



Inspection Report

Inspector Express

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Address

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Client Name: Julie Guerrant

Date: Oct 24, 2018

Job ID: Home-103

What you can expect from this report

On the following pages you will be provided with all the inspector's findings. Each category will contain what type of system or structure was inspected and if there were any major or minor concerns noted. A major concern is generally considered to be any repair that is significant and or poses a safety hazard. The inspector will often make recommendations to repair or upgrade specific items or systems. (e.g. upgrade bathroom or kitchen receptacles to ground fault interrupter receptacles.) These recommendations are often intended to improve a system or item with newer products and technologies.

All of the inspector's findings are approximations and not a definitive answer. It is impossible to predict exactly how long a system will last. Any estimate of cost to repair is an approximation for budgetary purposes only. Consult a qualified contractor for an exact estimate.

Before each category in the report there is a brief description of what is included in the inspection of that category. e.g. The exterior category contains items such as: windows, doors and trim. Check each description prior to reviewing the findings.

We have made every effort to make this report as comprehensive as possible. If you do not understand any part of this report, please do not hesitate to call our office at 331 201 9424



Company Representative

Richard Williams

Illinois License # 450011234

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Exterior

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

Doors › Entry

Type: Fiberglass

Condition: **Cracked pane** - Window-pane is cracked. This is a potential hazard and should be corrected as soon as possible.

Location : Front, Right



Damaged screen - Screening is damaged and in need of repair.

Location : First Floor

Ratings : Maintenance required



Ratings: Defective

Cost: 50

Windows › Windows

Type: Metal, Wood

Condition: **Need well cover** - Basement window is below grade in a window well. A protective cover should be installed to help prevent water penetrations.

Location : Second Floor, Attic

Ratings : Further evaluation needed



Ratings: Hazardous

Cost: 200

Electrical

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed, a qualified electrician should correct them.

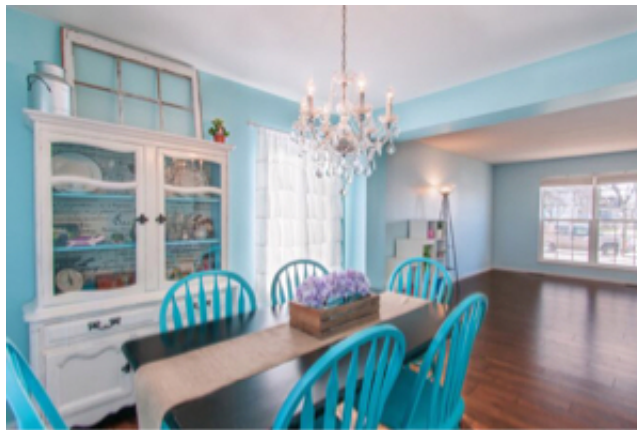
Panels › Main Panel

Type: Breaker, Fuse Panel

Location: Bathroom, Exterior

Condition: **Electrical panel loose** - The electrical panel is loose and should be secured.

Location : First Floor



Amps: 40

Voltage: 120

Note: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Ratings: Maintenance required

Cost: 200

Plumbing

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only interior waste systems are inspected. If any conditions are listed, a qualified plumber should repair them.

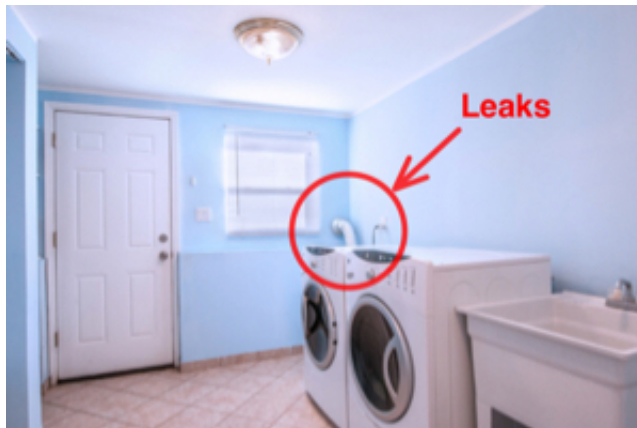
Specification

Age: 15 to 20 yrs

Condition: **Pump leaks** - Leaking was noted at the pump and should be repaired.

Location : Basement

Ratings : Needs to be serviced



GMP: 120

Min. Run: 80

Ratings: Defective

A/C

The inspector examines only central or built in air conditioners. Window units are personal property. If any conditions are listed, a qualified technician should correct them.

Specification

Age: 2 to 5 yrs

Location: Basement, Attic

Manufacturer: Samsung

Model: D155

Serial No.: 11000938TD3

Capacity (BTUs): 300

Ambient 35

Temperature (F):

Temp Drop (F): 5

Note: All air conditioning equipment should be serviced annually.

Ratings: Further evaluation needed

Unit Type

Type: Heat pump

Condition: **Clean compressor** - Compressor is in need of cleaning. No debris should be allowed to accumulate inside or around the compressor.

Location : Rear, Right, Second Floor



Note: Performance of different air conditioner types varies greatly. Observations are based on comparable units of the same type.

Ratings: Hazardous

Cost: 520

Kitchen/Laundry

If any conditions are listed in this section, a qualified contractor should correct them.

Countertop

Material: Laminate

Condition: **Loose countertop** - Countertop is loose and should be secured properly.

Location : First Floor, Front



Note: Overall condition and type of countertop(s) are noted in this section.

Ratings: Minor defect

Cost: 100

Bath

If any conditions are listed, a qualified professional should correct them.

Bath › Tub/Shower

Condition: Bathroom safety glazing - Doors and enclosures for showers, tubs, saunas, whirlpools, and windows within enclosures should be safety glass to minimize possible injury to persons in the event of cracking or breaking. Replace if not safety glass.

Location : First Floor



Fixture water off - Water to the fixture was off at the time of the inspection and was not fully inspected. Recommend testing when fixture is reactivated.

Location : Second Floor

