

The Uniform Building Inspection Report™



Single Family Residence:
4568 W Morrison Drive, Chicago, IL.

Prepared Exclusively for:
SAMPLE CLIENT

Inspection Date:
1/6/2016, 9:00:00 AM

Report Number:
S A M P L E

Inspection Company:
Platinum Home Inspections, Inc.
William A. Riga Sr., IL LIC# 450-001923
Chicago, IL.
(773) 972-2243

Commercial and Residential Building Analysis
Copyright © 2006 Platinum Home Inspections, Inc.



CERTIFIED MEMBER

Platinum Home Inspections, Inc. Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 4568 W Morrison Drive, Chicago, IL.

Report Number: SAMPLE

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than those authorized by the client.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.
4. The Visual Inspection Service is performed in accordance with the Illinois Standards of Practice and the Standards of Practice of the American Society of Home Inspectors (ASHI). "The parties to this contract agree that the Illinois Standards of Practice , 68 IL. Admin.. Code 1410, Sec. 1410.200, as amended, as well as the American Society of Home Inspectors (ASHI) Standards of Practice , most current revision, shall define the standard of duty and conditions, limitations, and exclusions of the inspection and are incorporated by references herein. Copies of these standards are available upon request. When the State of Illinois Standards and the ASHI Standards are found to be in conflict, the State of Illinois shall govern. Accordingly these standards, are intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.

The purpose of a home inspection is to give you the information needed to make an informed decision on the purchase. A Home Inspection is an examination of the exterior and interior components of residential real property. This includes the examination of the following: Grounds, Exterior (including roof, drainage & garage), Heating, ventilation, and air conditioning system (HVAC), Fireplaces and Solid Fuel Burning Appliances, Plumbing system, Electrical system, Interior, Insulation & Ventilation, Structural system / foundation

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

5. The following are NOT included in the inspection:

- Recalls or Callbacks of any kind and from any source: Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, (**radon gas, Unless specifically contracted**) lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to **animals, rodents, insects, wood destroying insects**, organisms, mold and mildew, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems
- Elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems, water wells and related pressure tanks and pumps
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

- All items indicated as being excluded in the ASHI Standards of Practice, most current revision, are also excluded herein.
- All pools or spas

6. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

7. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components.

8. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. There is no warranty, expressed or implied, of the inspection service or inspection report.

9. The Client agrees to submit to the Inspection Company, in written form, by certified mail within ten (10) business days after the discovery of the alleged defect. No repairs can be made , except for emergencies, prior to a reinspection by Platinum Home Inspections, Inc.. Any action must be commenced within one (1) year after the date of the inspection or will be deemed waived and forever barred.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

11. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers,' agents,' or employees' liability hereunder shall be limited and fixed in an amount equal to one hundred percent (100%) of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

12. NOTE: Any check returned for either non sufficient funds or closed account will be assessed a fee of \$50.00 to cover banking service charges.

13. The Inspection and Report are performed and prepared for the confidential and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this agreement.

14. This contract shall remain in effect from the date of signature for a period of 160 days for any reinspections or addendum inspections.

Condominium / COOP / Townhouse Purchases

Condominium / COOP / Townhouse common areas that are covered by an Association Monthly Fee are the responsibility of the association. The inspector has no knowledge of previous problems or future assessments pending for the building common areas. The client is advised to obtain the Minutes from the Association's Meetings for the past year to learn of any past problems which could effect the unit under consideration or future assessments for the building. Per the American Society of Home Inspectors (ASHI) the common areas of buildings are not a required inspection area because the inspector does not have full access to all common areas to make an in depth visual inspection therefore these areas are not included in this inspection.

The Fee Payable today at the end of the Visual Inspection and Report is: \$350.00

CLIENT: _____ (sign) _____ Date: _____

* CLIENT's Initials _____ indicates agreement to allow the INSPECTOR to release a copy of the report to:

CIRCLE YOUR CHOICE -----> Client's Real Estate Agent / Client's Attorney / Other _____

INSPECTION COMPANY: Platinum Home Inspections, Inc., Corporate License # 451-00730 Expires 11-30-2016

INSPECTOR: William A. Riga Sr (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching.

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Grounds Survey Findings:

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.

Grounds systems or components are indicated by type or described in the components section.

The condition of exterior faucets is addressed in this section, though any observed leaks may be reported in the Plumbing Section.

[E] 0014: [Vegetation around the property appeared to be in good condition at the time of the inspection.](#)

[The exterior and grounds as well as the drainage are the responsibility of the home owners association.](#)

[See series 0014 photo\(s\)](#)

Grounds Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

IRRIGATION (sprinklers):

SITE ELEMENTS:

01k Expansive/clay type soil

RETAINING WALL(S):

FENCE(S) & GATE(S):

04a(1) Masonry

04c(1) Wood

DECK(S), WALK(S), PATIO(S), DRIVE(S) & PARKING:

05b(2) Asphalt concrete

GROUND/PARKING LIGHTING:

MISC. GROUNDS DEVICES & OUTBUILDING(S):

02d Satellite dish

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Exterior / Roof Survey Findings:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance.

If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections. Exterior systems or components are indicated by type or described in the components section.

[P] [R] [R] 1020.01: The roof appears to be at the end of its useful life. Prepare to replace at this time. A second opinion is recommended.

The house roof is cracked and dried and aged prematurely. Should replace the roof at this time, by a licensed roofing contractor.

See series 1020.01 photo(s)

[P] 1510.01: Insulated window (I.G.) appears to have lost seal.

The window has lost its seal and needs to be replaced. See the windows which has been marked by an X with a grease pencil. Correction or modification of this finding decreases the probability of excessive deterioration of the noted component(s) and is recommended.

See series 1510.01 photo(s)



Photo: 1020.01 (1)



Photo: 1510.01 (1)

Exterior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

ROOF REVIEW METHOD:

17b The roof was partially viewed due the various reasons. Roof penetrations were not fully observed.
17e Viewed with binoculars
17f Viewed from ground

ROOF / DECK STYLES:

13b Hip
13t 4 to 6/12 pitch

ROOF/DECKFLOOR WATERPROOFING MATERIALS:

15b Comp shingles

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

WALL CLADDING MATERIALS (Siding), FLASHING & TRIM:

16a(1) Brick (all types)

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)
10c(2) Vinyl sash
10k Double hung sash
10n Picture window

ENTRY DOORS:

12a Hollow core
12c(2) Glass (small pane(s))

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener
14a(2) Obstruction sensor
The garage door operator(s) is/are equipped with (an) obstruction sensor safety reverse device(s). Test the operation on a regular basis.
14a(3) Pressure sensitive reverse mechanism
The garage door operator(s) is/are equipped with (a) pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted. 14b(1) Sectional
14g Metal (frame/skin)

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

HVAC Survey Findings:

(Includes Air Conditioning/Fireplace(s)/Stove(s) and Chimney(s), if present)

Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room. If installed, the fireplace(s) and parts of any chimney(s) were observed.

Significant visible deficiencies or potential concerns, if any, are reported below.

Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.



Photo: 2150.04 (1)

[H] [R] 2150.04: Heat system vent improper. THIS is a high efficiency Condensate Furnace and as such the vent pipe should be P.V.C. pipe. installation of a metal vent will cause corrosion due to the corrosive exhaust gasses. Recommend that the pipe be replaced with P.V.C. pipe and be exhausted through the side of the house as the manufacture intended. It is recommended that a qualified licensed contractor review the finding and correct as needed.

See series 2150.04 photo(s)

HVAC / Fireplace / Stove Components:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in the basement.

APPROXIMATE TEMPERATURES:

Outside Temp. = Outside temp. = 60 degrees

Unit 1 Temperature Differential = Not taken

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system

20c(1) Condenser/evaporator separate (split system)

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

HEATING SYSTEM(S):

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly recommended.

21e Forced air heat

21m(1) Self igniting pilot light

21n Visually restricted heat exchanger

24b Disposable or washable filters

THERMOSTAT(S) / ZONING:

22a Set-back thermostat

ELECTRONIC AIR CLEANER / HUMIDIFIER:

No electronic filter/air cleaning system noted

No humidifier noted

FIREPLACE(S), STOVE(S), CHIMNEY(S):

No fireplace or stove noted

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Plumbing Survey Findings:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed. All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed. (Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

[H] [H] 4150.03: Water heater pressure / temperature relief valve discharge line improper type.

The Temperature Pressure Relief discharge line is currently a flex material. The discharge line should be a non threaded end rigid three quarter pipe only which extends six to twelve inches above finish floor level. Correction is advised.. It is recommended that a qualified licensed contractor review the finding and correct as needed.

See series 4150.03 photo(s)

[E] [P] 4430: Water pipes or fittings corroded and/or leaking.

The union on top of the water heater is corroded and leaking. Recommend replacement of the defective union and any further correction needed.

See series 4430 photo(s)

[E] 4680: Fixture drain slow or clogged.

The drains are slow and will need to be routed or cleaned by a licensed plumber this condition exists on the second floor master bathroom. Repair, alteration, or replacement usually improves the efficiency of the component or system and is advised.

See series 4680 photo(s)

Plumbing Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is



Photo: 4150.03 (1)

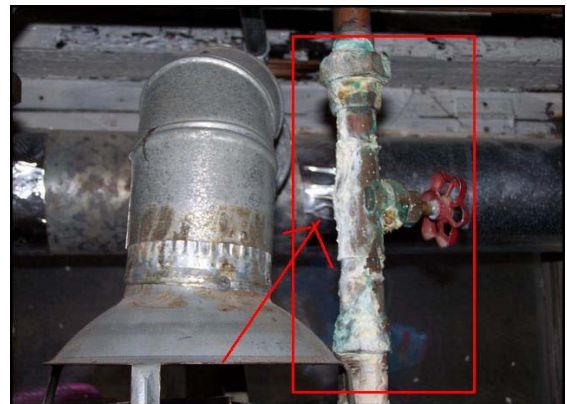


Photo: 4430 (1)



Photo: 4680 (1)

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

indicated, reference is to the visible and/or active components only.

MAIN WATER SOURCE AND VALVE:

- 45d Handle type main water valve installed
- 42a Municipal water supply indicated
- 45f Water supply approximate size = 1 1/4"

MAIN HEAT ENERGY SOURCE AND VALVE:

- 44a Natural gas
- Gas shutoff valve located at the meter only.

WATER HEATER(S) / WATER TREATMENT DEVICE(S):

- 43a(1) Natural gas water heater(s)

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the basement.
The approximate age of this water heater is 5 to 10 years.
Its approximate size is 50 gals.

LAUNDRY FACILITIES:

- 40a Washer connections
- 40c Gas dryer connections
- 40d Laundry sink

PIPE AND VENT TYPES:

- 41a(1) Sheet-metal appliance vents
- 41c Copper/brass water lines visible
- 41g Steel gas/oil lines visible
- 41j Flex gas/oil connectors visible
- 41n Cast iron drain lines visible
- 41p Galvanized drain lines visible

SEWAGE DISPOSAL:

- 46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.
- 46c Sewer extractor pump
- 46d Sump pump

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Electrical Survey Findings:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.



Photo: 5100.04 (1)

[E] [H] [R] 5100.04: Main panel faulty or otherwise amiss. The main entrance connector has been compromised. Conductors have been cut. Left in the present condition the component may continue to deteriorate or cause undue damage to other components. Corrections by a qualified licensed contractor are advised. See series 5100.04 photo(s)

[R] [H] 5230:
Double wires on breaker or fuse.
Two circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal that's designed for only 1 wire. This is a safety hazard since wires may loosen and cause arcing, sparking and fires. Recommend having a qualified, licensed electrician evaluate and repair. One possible solution is to install additional circuit breakers. It is recommended that a qualified licensed contractor review the finding and correct as needed. See series 5230 photo(s)

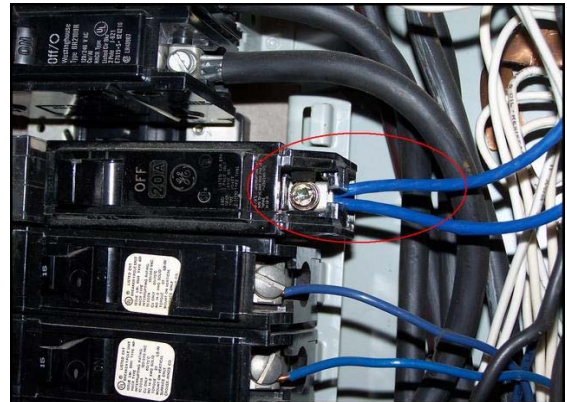


Photo: 5230 (1)

Electrical Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

MAIN / SUB-PANEL LOCATION(S):

Main service panel located in the basement.

SERVICE & SERVICE PANEL:

51b Overhead service
51f Interior main service panel
51g Single disconnect
51k Copper entrance conductors

SERVICE AMPERAGE / VOLTAGE, ETC:

52b 110/120 volt service
52c 220/240 volt service
52d Single phase
52g 100 to 200 amp service
52j The service amperage rating is 100 amps. (This was determined by the amperage rating of the main disconnect)

DISTRIBUTION:

53b Circuit breakers
53g Metal conduit
53j Copper wires
53n Armored cable (commonly called "BX")

GROUNDING METHOD, ETC.:

54 Grounding method not ascertained

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Bathroom Survey Findings:

Bathroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Bathroom walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some bathroom plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom specific systems or components are indicated by type or described in the components section.

No Bath Area Findings Noted.

Bath Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

BATHTUB TYPE(S):

60a(1) Cast iron bathtub(s)
60j (1) Refinished or painted bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

TUB/SHOWER WALLS:

62b Mastic tile walls
62h(1) The tub and/or shower door(s) appeared to be safety glaze

WASH BASIN(S):

64e(1) Cultured marble wash basin(s)
64g(1) The wash basin(s) and the countertop(s) are molded as a single unit
64k(1) Free-standing wash basin(s)

COUNTERTOP MATERIALS:

65e(5) There were no countertops in the bathroom(s)

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)

61c Diverter valve(s)

61d Pop-up stopper(s)

61e Drain access available

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted

66a(1) Openable window(s)

66b Exhaust fan(s)

66g GFCI Receptacle(s)

FLOOR(S):

67b(1) Tile floor(s)

67f Wood subfloor

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Interior Survey Findings:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans and central vacuuming (if present) were observed (and tested if electricity was on, and non-remote control switches were present).

Laundry room venting system, if installed, was observed (and tested if electricity was on). For limits of inspection of central vacuuming (if present), see inspection agreement.

Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency.

Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods.

When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

No Interior Findings Noted.

Interior Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures. Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

WALLS AND CEILINGS:

70b Drywall
70d(4) Wallpaper
70m Suspended ceilings

EXTERIOR AND INTERIOR DOOR TYPES:

71a Bi-fold door(s)
71b Bypass door(s)
71e Hinged door(s)
71f Sliding glass door(s)
71g(1) Metal door(s)
71h Dead bolt(s)
71m Weather stripped

INTERIOR STYLES, STAIRS, ETC.:

72c Nominal 8' ceilings
72e Below or at-grade room(s)
72f(1) Multi story
72f(2) Split level
72g(1) Wood stairway/steps
72h Furnished and/or occupied

FINISH FLOORING:

73a Carpet
73d Wood (may be simulated)

MISC. SYSTEMS:

74a(1) Smoke alarm
74a(2) Carbon Monoxide alarm
74h Ceiling fan(s)

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Kitchen Survey Findings:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement). Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section). Visible kitchen/break area specific systems or components are indicated by type or described in the components section.



Photo: 8190.01 (1)

[U] [R] 8190.01: Receptacle outlet(s) intended for kitchen countertop use not GFCI type.

Kitchen Wall Receptacles The outlets at kitchen countertop are within 72 inches of a water source. Although Ground Fault Circuit Interrupters was not required when the house was built it is recommended that any outlet with 72 inches of a water source be replaced with a Ground Fault Circuit Interrupter for safety reasons. The replacement of these outlets would be considered an upgrade and is advised.

See series 8190.01 photo(s)

[H] [R] 8450.01: Disposal electric supply wire not secure to unit.

The electrical supply to the disposal should not ave a exposed junction, or be able to be damaged by contact. Recommend that the electrical supply wire be attached with a permanent electrical connector. It is recommended that a qualified licensed contractor review the finding and correct as needed.

See series 8450.01 photo(s)



Photo: 8450.01 (1)

Kitchen Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

RANGE(S) / COOKTOP(S):

This Report Has Been Prepared Exclusively For: SAMPLE CLIENT

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

80a(1) Gas range or cooktop
80b Free-standing range

OVEN(S):

83a(1) Gas oven
83b Free-standing oven
83e Self-cleaning oven

VENTILATION:

81a Mechanical exhaust
81c Ventless filtered hood
81e Openable window

CABINETS:

84c Built-in or custom cabinets

COUNTERTOP(S) AND BACKSPLASH:

86c(2) Granite (may be simulated)

SINK(S):

82b Stainless steel sink
82d Self-rimming sink
82g Washerless faucet

REFRIGERATOR(S):

85a Ice maker connection
85c Electric refrigerator
85d Built-in refrigerator

LIGHTING AND ELECTRIC:

87a Counter outlets
87a(1) GFCI Protection
87c Incandescent lighting

OTHER APPLIANCES:

88d Disposal
88e Dishwasher

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

Structure Survey Findings:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking.

The inspector did look for evidence of past or present leaks.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible structure specific systems or components are indicated by type or described in the components section.



Photo: 9220.01 (1)

[H] [R] 9220.01: **Unsafe framing member potential.**
The main supporting 6x6 are nailed to the supporting fascia boards. It is recommend that all supporting members be through bolted with either hot dipped galvanized or stainless steel bolts.

It is recommended that a qualified licensed contractor review the finding and correct as needed.

See series 9220.01 photo(s)

Structure Components & Applications:

The following is a list of components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

BUILDING TYPE:

94a Single family residence

APPROXIMATE ERA OF CONSTRUCTION:

91d 1930 to 1949

STRUCTURAL COMPONENTS:

90d(2) Butted roof sheathing

90g 1 inch nominal thickness plank subfloor laid diagonally across joists

90m Block / brick construction

90t Wood framing

90v Singlewall construction

BUILDING SUPPORT METHODS, SUB-AREA AND/OR BASEMENT (if sub-area or basement present):

This Report Has Been Prepared Exclusively For: **SAMPLE CLIENT**

Property Address: 4568 W Morrison Drive, Chicago, IL.
Date of Inspection: 1/6/2006 Start Time: 9:00:00 AM Report Number: S A M P L E

93a Concrete pier and/or perimeter foundation
93e(2) Below grade sub-area with foundation partially below
grade
93j Post and pier/beam

ATTIC OBSERVATION METHOD:

96c From access opening

SUB-AREA OBSERVATION METHOD:

97a Fully traversed

INSULATION, VAPOR AND MOISTURE BARRIERS:

No vapor barrier noted
No moisture barrier noted

APPROXIMATE ATTIC AND FLOOR INSULATION THICKNESS:

(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)

95e 5 to 8 inches (attic)

ATTIC AND SUB-AREA VENTILATION:

No sub-area ventilation noted

92a Attic ventilation

ATTIC AND SUB-AREA ACCESS LOCATIONS:

An attic access is located in the guest bedroom closet.
There may be other attic access locations not listed here.
A sub-area access is located at the rear of the building.
There may be other sub-area access locations not listed here.

www.PlatinumHomeInspector.com

:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended.