

The Uniform Building Inspection Report™



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

Prepared Exclusively for:
SAMPLE CLIENT

Inspection Date:
1/6/2006, 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
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CERTIFIED MEMBER

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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.

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 Contract

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 main 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 Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment 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 reinspection or addendum inspections.

Condominium / Townhouse Purchases

Condominium / 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.

NOTE: "We will make every reasonable effort to keep the results of the inspection confidential and will provide a report to you only (unless otherwise directed by you in writing). However, we have no control over home security surveillance systems that may be present and activated during inspection, and it is possible that other parties might observed the inspection without our knowledge".

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

CLIENT: _____ (sign) _____ Date: _____

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

Client's Real Estate Agent / Client's Attorney

INSPECTION COMPANY: Platinum Home Inspections, Inc., Corporate License # 451-00730 Expires 11-30-2020

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

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Property Address: 4568 W Morrison Drive, Chicago, IL.
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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

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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.

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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)

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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)

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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

