

# PROPERTY INSPECTION REPORT



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Inspection Prepared For: John Doe

123 Main Street

Somewhere, IL 60431

Date of Inspection: 2/13/2026

This home inspection report documents the findings of a visual inspection of the readily accessible areas of the property at the time of the inspection. The purpose of this inspection is to provide the client with a general understanding of the condition of the home and to identify significant defects or conditions that may affect the safety, functionality, or value of the property. The inspection is intended to assist the client in making an informed decision regarding the purchase, maintenance, or ownership of the property.

The inspection was performed in accordance with applicable standards of practice and reflects the condition of the property only as observed on the date of the inspection. Conditions may change over time due to normal wear, weather, use, or lack of maintenance.

Once the inspection is completed and the report is delivered, we remain available to answer any questions you may have regarding the findings.

### **Mold Disclaimer**

The presence or absence of mold cannot be determined through a visual home inspection. If mold is a concern, further evaluation by a qualified mold assessment or environmental professional is recommended, including laboratory analysis and indoor air quality testing as deemed necessary.

### **Pest and Rodent Disclaimer**

This inspection does not include a comprehensive evaluation for pests or rodents. Evidence of pests or rodents may be concealed within walls, attics, crawlspaces, or other inaccessible areas and may not be visible at the time of the inspection. If pests or rodents are a concern, a qualified licensed pest control or wood-destroying organism (WDO) inspector should be consulted for further evaluation prior to closing.

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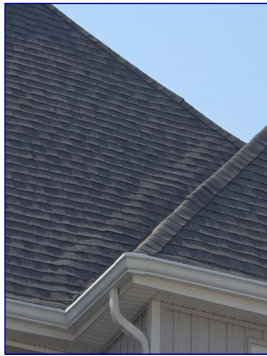


# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## Roof

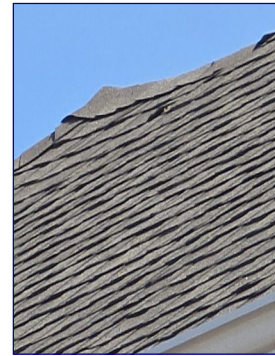
Page 7 Item: 1	Roof View	<ul style="list-style-type: none"> <li>• The asphalt roof shingles appear to be raised in multiple areas. Raised shingles may be more vulnerable to wind damage and water intrusion. Evaluation and repair by a qualified roofing contractor is recommended.</li> <li>• A damaged asphalt shingle was observed at the rear of the home. Damaged shingles can allow moisture intrusion and should be repaired or replaced by a qualified roofing contractor.</li> </ul>
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Possible raised shingles



Damaged asphalt shingle on southeast corner of roof



Possible raised shingles




Possible raised shingles

## Exterior

Page 9 Item: 2	Gutters	<ul style="list-style-type: none"> <li>• The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.</li> </ul>
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## Air Conditioner

Page 11 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> <li>• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the  performance before using.</li> </ul>
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**Garage**

Page 12 Item: 9	Floor	<ul style="list-style-type: none"> <li>Evidence of water intrusion was observed in the garage. Further evaluation and corrective action by a qualified contractor is recommended to determine the source and prevent future moisture damage.</li> </ul>
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Signs of water intrusion on garage floor

**Bathroom**

Page 15 Item: 2	Doors	<ul style="list-style-type: none"> <li>The primary bathroom entry door does not latch properly. Adjustment or repair by a qualified contractor is recommended.</li> </ul>
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**Bedroom**

Page 15 Item: 1	Door	<ul style="list-style-type: none"> <li>The primary bedroom entry door does not latch securely. Adjustment or repair by a qualified contractor is recommended.</li> </ul>
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**Attic/Structure/Framing/Insulation**

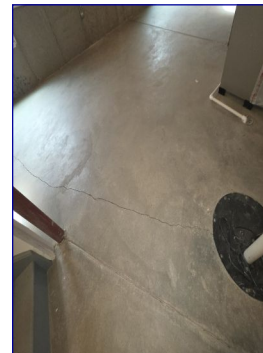
Page 16 Item: 7	Roof Structure	<ul style="list-style-type: none"> <li>The attic was not fully accessible</li> </ul>
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**Basement**

Page 18 Item: 2	Basement Floor	<ul style="list-style-type: none"> <li>There were one or more large settling cracks in the basement slab. Recommend a licensed contractor evaluation and repair.</li> <li>Mineral deposits consistent with efflorescence were present on the concrete basement floor. This condition suggests moisture migration through the slab. Further evaluation and corrective measures to address moisture sources are recommended.</li> </ul>
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Efflorescence on concrete basement floor



Basement concrete cracked floor

Page 18 Item: 4	Drainage	<ul style="list-style-type: none"> <li>The floor drain, as seen in the basement, was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.</li> </ul>
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**Heating System**

Page 21 Item: 1	Brand	<ul style="list-style-type: none"> <li>Seasonal dust buildup was observed on the furnace cabinet and accessible components. Preventative maintenance and cleaning are advised. A licensed HVAC contractor should evaluate and service the unit prior to closing to verify proper function and system performance.</li> </ul>
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# Overview

## 1. Scope of Inspection

- All components designated for inspection in the CREIA Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

## 2. Main Entrance Faces

- For the purpose of this inspection, this house faces north.

## 3. State of Occupancy

- Vacant

## 4. Weather Conditions

- Sunny
- Windy

## 5. Recent Rain/Snow

- No

## 6. Ground Cover

- Damp

## 7. Approximate Age

- 1-5 years

# House Photos

## 1. House Photo's



Front



Rear

# Grounds

## 1. Service Walks

- Materials
- Concrete
- Condition
- Satisfactory

## 2. Driveway/Parking

- Materials:
- Asphalt
- Condition:
- Satisfactory

## 3. Porch

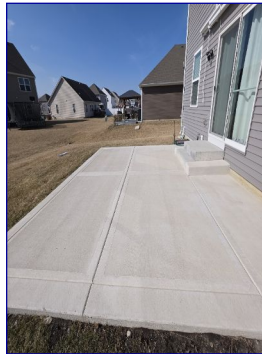
- Materials:
- None
- Condition:
- Not applicable

## 4. Steps/Stoop

- Materials:
- Concrete
- Condition:
- Satisfactory

## 5. Patio

- Materials:
- Concrete
- Condition:
- Satisfactory



Patio

## 6. Deck/Balcony

- Materials:
- None
- Condition:
- Not applicable

## 7. Landscape Affecting Foundation

- Negative grade: Satisfactory

# Grounds (continued)

## 8. Retaining Wall

Materials:  
 • None

## 9. Hose Bibs

Hose Bibs:  
 • Not tested  
 Condition:  
 • Not tested due to temperature

## 10. Window Wells

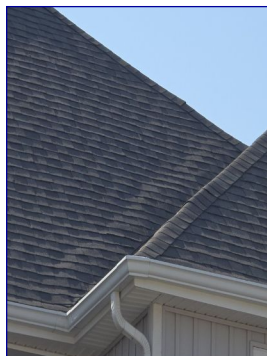
Materials:  
 • Satisfactory

# Roof

## 1. Roof View

Roof View:

- The asphalt roof shingles appear to be raised in multiple areas. Raised shingles may be more vulnerable to wind damage and water intrusion. Evaluation and repair by a qualified roofing contractor is recommended.
- A damaged asphalt shingle was observed at the rear of the home. Damaged shingles can allow moisture intrusion and should be repaired or replaced by a qualified roofing contractor.



Possible raised shingles



Damaged asphalt shingle on southeast corner of roof



Possible raised shingles



Possible raised shingles



Lower roof



Lower roof

# Roof (continued)



Roof



Roof



Roof



Roof



Roof

## 2. Roof General: Visibility

Visibility:

- All

Inspected From:

- With camera pole

## 3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable
- Hip

Layers/Age/Location:

- Layers 1
- Age: 1-5
- Location: House
- Location: Garage

## 4. Ventilation System

Type:

- Soffit
- Turbine

## 5. Flashing

Materials:

- Galv/Alum

# Roof (continued)

## 6. Valleys

Materials:

- Asphalt

## 7. Condition of Roof Covering

Condition:

- Recommend roofer evaluation

## 8. Skylights

Condition:

- None

## 9. Vents

Condition:

- Satisfactory

# Exterior

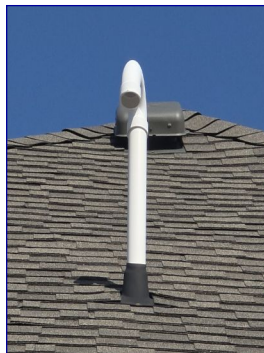
## 1. Chimney Chase

General:

- Location: South Side of Roof
- Viewed From: With Binoculars

Observations:

- Flue: Not visible



Chimney

## 2. Gutters

Materials:

- Vinyl/Plastic

Condition:

- Downspouts needed
- Extensions needed: South

Observations:

- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.

## Exterior (continued)



Southwest gutter downspout splash guard not in place

### 3. Siding

Materials:

- Brick
- Vinyl

Condition:

- Satisfactory

### 4. Trim

Materials:

- Aluminum/Steel

Condition:

- Satisfactory

### 5. Soffit

Materials:

- Aluminum/Steel

### 6. Fascia

Materials:

- Aluminum/Steel

### 7. Flashing

Materials:

- Aluminum/Steel

Condition:

- Satisfactory

### 8. Windows/Screens

Materials:

- Vinyl clad

Condition:

- Satisfactory

### 9. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- **GFCI** protected: Yes

# Exterior (continued)

## 10. Exterior Doors

- Main entrance door condition: Satisfactory
- Patio door condition: Satisfactory

## 11. Electric Condition

- Materials:
- Underground

# Air Conditioner

## 1. Exterior A/C - Heat Pump 1

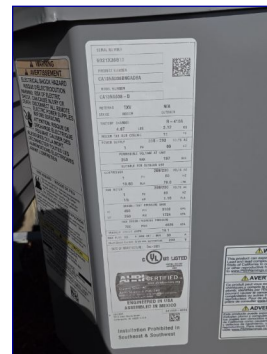
- Location: South
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Heat pump
- Condenser Fins: Need cleaning
- Insulation: Yes

Observations:

- The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the **BTU** performance before using.



2021 Carrier



Air conditioner data tag

# Garage

## 1. Type

- Type:
- Attached
  - 2-Car

## 2. Automatic Opener

- Operation:
- Operable

# Garage (continued)

## 3. Safety Reverse

Operation:  
• Operable

## 4. Roofing

Materials:  
• Same as house

## 5. Gutters

Gutters:  
• Same as house

## 6. Siding

Materials:  
• Same as house

## 7. Trim

Materials:  
• Same as house

## 8. Window

Materials:  
• None

## 9. Floor

Materials:  
• Concrete  
Condition:  
• Recommend evaluation/repair  
Observations:

• Evidence of water intrusion was observed in the garage. Further evaluation and corrective action by a qualified contractor is recommended to determine the source and prevent future moisture damage.



Signs of water intrusion on garage floor

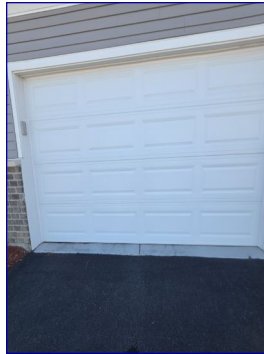


Interior two car garage view

## 10. Overhead Door(s)

Materials:  
• Fiberglass

# Garage (continued)



Exterior two car garage door view

## 11. Exterior Service Door

Condition:  
• None

## 12. Electrical Receptacles

- Electrical receptacles: Yes
- GFCI protected: Yes

## 13. Fire Separation Walls & Ceiling

- Fire Wall:
- Fire separation wall & ceiling: Present
  - Fire door: Satisfactory
  - Fire door self closure: Satisfactory

# Kitchen

## 1. Countertops

Condition:  
• Satisfactory

## 2. Cabinets

Condition:  
• Satisfactory

## 3. Plumbing

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

## 4. Walls & Ceiling

Condition:  
• Satisfactory

## Kitchen (continued)

### 5. Windows

Condition:  
• Satisfactory

### 6. Heating/Cooling Source

• Heating source: Yes

### 7. Floor

Floor:  
• Satisfactory

### 8. Appliances

Appliances:  
• Disposal, operable: Yes  
• Oven, operable: Yes  
• Range, operable: Yes  
• Dishwasher, operable: Yes  
• Exhaust fan, operable: Yes  
• Refrigerator, operable: Yes  
• Dishwasher airgap: No  
• Dishwasher drain line looped: Yes  
• GFCI Installed: Yes  
• GFCI Operable: Yes

## Laundry Room

### 1. Window

Installed:  
• No

### 2. Laundry Sink

• Laundry sink: N/A

### 3. Electrical

Electrical:  
• GFCI present: Yes

### 4. Appliances

Appliances:  
• Washing machine  
• Dryer  
• Operated

## Bathroom

### 1. Location

Location:  
• Master bath

# Bathroom (continued)

## 2. Doors

Observations:

- The primary bathroom entry door does not latch properly. Adjustment or repair by a qualified contractor is recommended.

# Bedroom

## 1. Door

Observations:

- The primary bedroom entry door does not latch securely. Adjustment or repair by a qualified contractor is recommended.

# Fireplace

## 1. Location

Location:

- None

## 2. Type

Type:

- Not applicable

# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways

Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Entry
- Location: Closet

## 2. Insulation

Insulation:

- Fiberglass

Materials:

- Satisfactory

## 3. Insulation Installed In

Insulation Installed In:

- Between ceiling joists

## 4. Vapor Barriers

Vapor Barrier:

- Not visible

## 5. Fans exhaust to

Fans Exhaust To:

- Not visible

## 6. Chimney Chase

Chimney Chase:

- Not visible

## 7. Roof Structure

Roof Structure:

- Rafters
- Trusses
- Wood

Observations:

- The attic was not fully accessible

## 8. Sheathing

Sheathing:

- OSB
- Satisfactory

## 9. Electrical

Electrical:

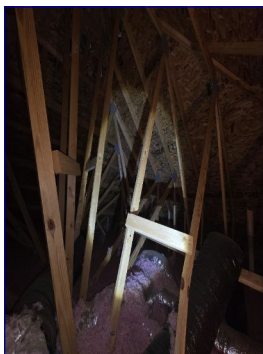
- Not visible

# Attic/Structure/Framing/Insulation (continued)

## 10. Attic/Structure/Framing/Insulation: Other



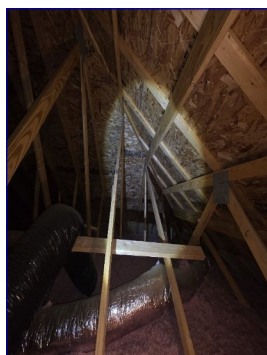
Attic



Attic



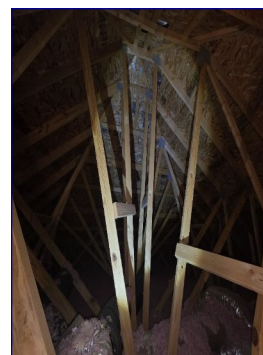
Attic



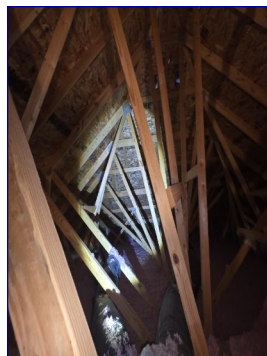
Attic



Attic



Attic



Attic



Attic

## Basement

### 1. Foundation

- Materials:
- Poured concrete
- Condition:
- Not fully visible

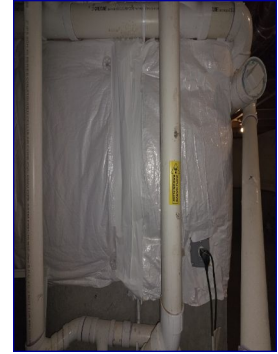
## Basement (continued)



Basement view



Basement view



Passive radon system

### 2. Basement Floor

#### Materials:

- Concrete

#### Condition:

- Cracked
- Efflorescence

#### Observations:

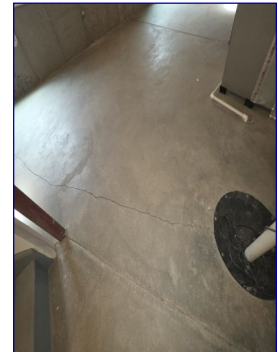
- There were one or more large settling cracks in the basement slab. Recommend a licensed contractor evaluation and repair.
- Mineral deposits consistent with efflorescence were present on the concrete basement floor. This condition suggests moisture migration through the slab. Further evaluation and corrective measures to address moisture sources are recommended.



Basement



Efflorescence on concrete basement floor



Basement concrete cracked floor

### 3. Window(s)

#### Condition:

- Satisfactory

### 4. Drainage

#### Sump pump, Floor drains:

- Sump Pump: Yes
- Sump Pump: Working
- Floor drains: Yes
- Floor drains: Drains not tested

#### Observations:

- The floor drain, as seen in the basement, was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.

## Basement (continued)

### 5. Girders/Beams

Materials:

- Steel

Condition:

- Not fully visible

### 6. Columns

Materials:

- Wood

Condition:

- Not fully visible

### 7. Joists

Materials:

- Wood

- 2x10

Condition:

- Not fully visible

### 8. Dry Today

Materials:

- Dry today

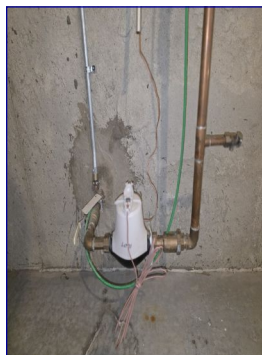
- Efflorescence

## Plumbing

### 1. Water Entry Piping

Type:

- Copper



Main water shut off

### 2. Visible Water Distribution Piping

Materials:

- Copper

### 3. Drain/Waste/Vent Pipe

Materials:

- PVC

# Plumbing (continued)

## 4. Traps - Proper P-Type/Drainage

Condition:

- Yes
- Drainage: Satisfactory

# Water Heater

## 1. Location

Materials:

- Laundry room

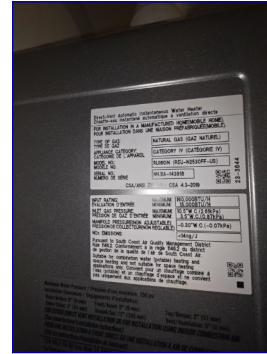
## 2. Brand Name

Brand Name::

- Rinnai



On demand water heater



Water heater data tag

## 3. Approximate Age

Materials:

- 1-5+

## 4. Capacity

Capacity

- On demand water heater

## 5. Fuel

Fuel:

- Gas

## 6. Relief Valve

Relief Vave:

- Not applicable

# Heating System

## 1. Brand

Brand:

- Brand: Carrier

Observations:

- Seasonal dust buildup was observed on the furnace cabinet and accessible components. Preventative maintenance and cleaning are advised. A licensed HVAC contractor should evaluate and service the unit prior to closing to verify proper function and system performance.



Furnace data tag



2021 Carrier furnace

## 2. Energy Source/Warm Air System

- Gas

## 3. Heat Exchanger

Heat Exchanger:

- Not visible

## 4. Distribution

Distribution:

- Metal duct

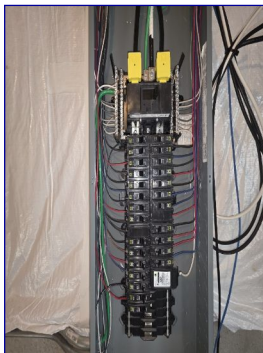
## 5. Flue Piping

Flue Piping:

- Not fully visible

# Electric - Main Panel

## 1. Main Panel General



200 amp electrical panel

# Electric - Main Panel (continued)

## 2. Location

Location:

- Basement

## 3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes

## 4. Amperage/Voltage

Amperage/Voltage:

- 200a

## 5. Breakers/Fuses

- Breakers/Fuses: Breakers

## 6. Main Wire

Main Wire:

- Copper

Condition:

- Satisfactory

## 7. Branch Wire

Type:

- Copper

- Conduit

Condition:

- Satisfactory