

# *Kinsella Home Inspections*

## Property Inspection Report



1600 Pennsylvania Avenue, Park Forest IL, 60466  
Inspection prepared for: Jane Smith  
Inspection Date: 1/15/2009 Time: 2:00pm  
Weather: Clear; -6 degrees  
Complete snow coverage  
No one was present at the home

Inspector: Chris Kinsella  
License # 450.010116  
Phone: 708-745-0446  
Email: [Chris@KinsellaHomeInspections.com](mailto:Chris@KinsellaHomeInspections.com)  
[www.KinsellaHomeInspections.com](http://www.KinsellaHomeInspections.com)



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 2 Item: 3	Ceiling Fans	missing fan blades
Laundry		
Page 15 Item: 11	Gas Valves	rusty
Heat/AC		
Page 16 Item: 1	Heater Condition	recommend service
Page 16 Item: 4	Gas Valves	worn valve
Page 17 Item: 10	Refrigerant Lines	could not fully inspect
Water Heater		
Page 18 Item: 3	Water Heater Condition	rust on casing, rusted unit, no water, could not test, evidence of leaking
Page 19 Item: 8	Plumbing	corrosion present, rust present
Page 19 Item: 11	Venting	loose connections
Garage		
Page 20 Item: 7	Garage Door Condition	damaged
Page 21 Item: 8	Garage Door Parts	loose hardware
Page 21 Item: 11	Roof Condition	snow covered
Page 21 Item: 13	Fire Door	door does not seal shut as required
Roof		
Page 23 Item: 1	Roof Condition	completely snow covered, recommend roofing contractor to evaluate, large tree branch leaning off house
Grounds		
Page 29 Item: 16	Water Shut-off Valve Condition	visible leaking, valve broken

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyers, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
				X

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
		X		

Observations: missing fan blades



fan blades missing

4. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall



hairline crack runs from wall to wall

5. Closets

Good	Fair	Poor	N/A	None
	X			

6. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations: operated

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

8. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations: Unable to test as electricity was not supposed to be on

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet  
Observations: stained

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

**13. Screen Doors**

Good	Fair	Poor	N/A	None
	X			

Observations: functional, worn hardware

**14. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations: operated

**15. Stairs & Handrail**

Good	Fair	Poor	N/A	None
				X

**16. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: drywall  
Observations: small cracking

**17. Window-Wall AC or Heat**

Good	Fair	Poor	N/A	None
				X

**18. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: aluminum, crank  
Observations: worn hardware, broken crank

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: North East#1, South East#2, South West#3

2. Bar

Good	Fair	Poor	N/A	None
				X

3. Cabinets

Good	Fair	Poor	N/A	None
				X

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

5. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

6. Closets

Good	Fair	Poor	N/A	None
		X		

Observations: doors off guides



7. Doors

Good	Fair	Poor	N/A	None
	X			

Observations: sticks at the jamb

8. Electrical

Good	Fair	Poor	N/A	None
			X	

9. Fireplace

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: carpet  
Observations: stained

11. Security Bars

Good	Fair	Poor	N/A	None
				X

12. Sliding Doors

Good	Fair	Poor	N/A	None
				X

13. Screen Doors

Good	Fair	Poor	N/A	None
				X

14. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

15. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: small holes



16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: aluminum, crank  
Observations: worn hardware, difficult to operate

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to inspect. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:  
• functional  
• faded

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

4. Counters

Good	Fair	Poor	N/A	None
X				

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations: test operated

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: tile

10. Heating

Good	Fair	Poor	N/A	None
				X

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations: corrosion present



13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

17. Enclosure

Good	Fair	Poor	N/A	None
X				

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

**20. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: drywall, laminate

**21. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: aluminum  
Observations: functional

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations: functional, doors did not close completely

2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: patched areas, evidence of past leaking

3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: normal wear

4. Dishwasher

Good	Fair	Poor	N/A	None
				X

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Materials: vinyl  
Observations: lifting at seams, chipped, holes present, soft areas

9. Garbage Disposal

Good	Fair	Poor	N/A	None
				X

10. Microwave

Good	Fair	Poor	N/A	None
				X

11. Cook top condition

Good	Fair	Poor	N/A	None
				X

12. Oven & Range

Good	Fair	Poor	N/A	None
				X

13. Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: did not test, no cold water present, no hot water present

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations: functional

16. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

17. Spray Wand

Good	Fair	Poor	N/A	None
			X	

Observations: did not operate

18. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

19. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

20. Sliding Doors

Good	Fair	Poor	N/A	None
				X

21. Screen Doors

Good	Fair	Poor	N/A	None
				X

22. Trash Compactor

Good	Fair	Poor	N/A	None
				X

23. Vent Condition

Good	Fair	Poor	N/A	None
				X

**24. Wall Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: drywall  
Observations: stained in areas

**25. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: aluminum, crank  
Observations: functional

Laundry

1. Locations

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations: one cabinet door scrapes ceiling tile



Minor scraping

3. Counters

Good	Fair	Poor	N/A	None
	X			

Observations: normal wear

4. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: acoustic  
Observations: small stains

5. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. GFCI

Good	Fair	Poor	N/A	None
				X

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

9. Doors

Good	Fair	Poor	N/A	None
X				

Observations: loose hardware

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: concrete  
Observations: stained

11. Gas Valves

Good	Fair	Poor	N/A	None
		X		

Observations: **rusty**

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations: did not test, no cold water present, no hot water present

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: drywall

14. Wash Basin

Good	Fair	Poor	N/A	None
X				

15. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: aluminum, crank  
Observations: worn hardware

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs to a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating system(s) and air conditioner using the thermostat or other controls. For a more thorough investigation of the system, please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: laundry room  
 Materials: gas, forced  
 Observations: older unit, rust present, missing cover, **recommend service**

2. Heater Base

Good	Fair	Poor	N/A	None
	X			

Observations: water damaged

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations: doors missing

4. Gas Valves

Good	Fair	Poor	N/A	None
		X		

Observations: **worn valve**

5. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations: functional

6. Venting

Good	Fair	Poor	N/A	None
X				

7. Filters

Good	Fair	Poor	N/A	None
		X		

Materials: inside heater  
 Observations: dirty

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations: functional

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations: dirty

10. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations: **could not fully inspect**

11. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Materials: electric

Materials: patio area

Observations: did not operate, older unit, recommend heating-A/C contractor to evaluate

Water Heater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations: deteriorated

2. Combustion

Good	Fair	Poor	N/A	None
			X	

Observations: could not fully inspect

3. Water Heater Condition

Good	Fair	Poor	N/A	None
		X		

Materials: gas

Materials: laundry room

Observations: rust on casing, rusted unit, no water, could not test, evidence of leaking



rust and faulty hood connection

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations: 40 gallons

5. Heater Enclosure

Good	Fair	Poor	N/A	None
		X		

Observations: rusted metal

6. Gas Valve

Good	Fair	Poor	N/A	None
X				

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: galvanized

8. Plumbing

Good	Fair	Poor	N/A	None
		X		

Materials: copper, galvanized  
Observations: corrosion present, rust present

9. Strapping

Good	Fair	Poor	N/A	None
				X

10. TPRV

Good	Fair	Poor	N/A	None
			X	

11. Venting

Good	Fair	Poor	N/A	None
		X		

Observations: loose connections

Garage

1. Cabinets

Good	Fair	Poor	N/A	None
				X

2. Counters

Good	Fair	Poor	N/A	None
				X

3. Electrical

Good	Fair	Poor	N/A	None
			X	

4. GFCI

Good	Fair	Poor	N/A	None
				X

5. 220 Volt

Good	Fair	Poor	N/A	None
				X

6. Flooring Condition

Good	Fair	Poor	N/A	None
	X			

Observations: cracking small, lifting

7. Garage Door Condition

Good	Fair	Poor	N/A	None
		X		

Materials: roll-up door  
Observations: could not access, **damaged**



8. Garage Door Parts

Good	Fair	Poor	N/A	None
		X		

Observations: **loose hardware**

9. Garage Opener Status

Good	Fair	Poor	N/A	None
				X

10. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
			X	

Observations: did not test n/a

11. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as the main structure

Materials: rolled roofing

Observations: snow covered

12. Exterior Door

Good	Fair	Poor	N/A	None
				X

13. Fire Door

Good	Fair	Poor	N/A	None
		X		

Observations: door does not seal shut as required

14. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

15. Wash Basin

Good	Fair	Poor	N/A	None
				X

16. Walls

Good	Fair	Poor	N/A	None
	X			

Observations: damaged drywall

17. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

18. Vent Screens

Good	Fair	Poor	N/A	None
				X

19. Windows

Good	Fair	Poor	N/A	None
		X		

Observations: stuck in position

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Materials: rear of structure  
Materials: bedroom

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations: 0

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: unknown  
Observations: functional

5. Fuses

Good	Fair	Poor	N/A	None
				X

6. Cable Feeds

Good	Fair	Poor	N/A	None
X				

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side, front of structure  
Observations: natural gas

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as main structure

Observations: completely snow covered, recommend roofing contractor to evaluate, large tree branch leaning off house



2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: could not fully inspect, inspected from ground only n/a

3. Flashing

Good	Fair	Poor	N/A	None
X				

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations: restricted by debris

5. Sky Lights

Good	Fair	Poor	N/A	None
				X

6. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

7. Vent Caps

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations: could not access

3. Duct Work

Good	Fair	Poor	N/A	None
			X	

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Exhaust Vent

Good	Fair	Poor	N/A	None
				X

6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: rolled out

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations: most n/a due to insulation

8. Structure

Good	Fair	Poor	N/A	None
X				

Observations: inspected from access only, limited space, could not access all areas

9. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations: recommend vents

10. Vent Screens

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: functional

2. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations: loose in areas



3. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations: peeling

4. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: brick, vinyl

5. Stucco

Good	Fair	Poor	N/A	None
				X

6. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations: did not close completely

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

Observations: slab not visible due to floor coverings

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations: partially visible, cracked small



3. Ventilation

Good	Fair	Poor	N/A	None
			X	

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Access Panel

Good	Fair	Poor	N/A	None
			X	

6. Post and Girders

Good	Fair	Poor	N/A	None
				X

7. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

8. Foundation Walls

Good	Fair	Poor	N/A	None
			X	

**9. Cripple Walls**

Good	Fair	Poor	N/A	None
			X	

**10. Anchor Bolts**

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

**11. Chimney Hearth**

Good	Fair	Poor	N/A	None
				X

**12. Foundation Electrical**

Good	Fair	Poor	N/A	None
				X

**13. Foundation Plumbing**

Good	Fair	Poor	N/A	None
				X

**14. Ducting**

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
			X	

Materials: concrete  
Observations: completely snow covered

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
			X	

Materials: same as main structure  
Observations: completely snow covered

3. Balcony

Good	Fair	Poor	N/A	None
				X

4. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

Observations: not visible

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
			X	

Observations: could not test

8. GFCI

Good	Fair	Poor	N/A	None
				X

9. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: chain link  
Observations: could not fully inspect

10. Gate Condition

Good	Fair	Poor	N/A	None

11. Grading

Good	Fair	Poor	N/A	None
	X			

Observations: very slight grade

12. Plumbing

Good	Fair	Poor	N/A	None
			X	

Materials: unknown

13. Sprinklers

Good	Fair	Poor	N/A	None
				X

14. Water Pressure

Good	Fair	Poor	N/A	None
			X	

Observations: water off to structure

15. Pressure Regulator

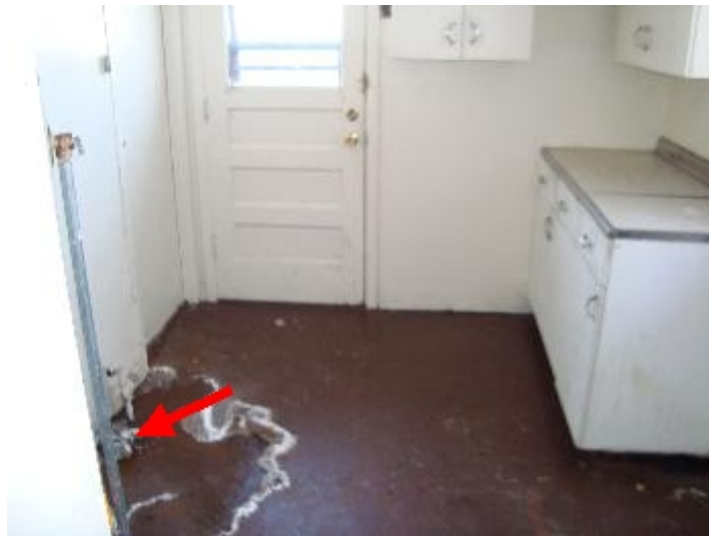
Good	Fair	Poor	N/A	None

16. Water Shut-off Valve Condition

Good	Fair	Poor	N/A	None
		X		

Materials: north side

Observations: water off to structure all water areas not tested, **visible leaking, valve broken**



This should not be your cost