

# ILLINOIS BUILDING INSPECTION, Inc.

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29 Tall Grass Court Streamwood, Illinois 60107



847-705-6800

Jerry Simon, president

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## HOUSE INSPECTION REPORT

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CLIENTS: Matthew \*\*\*\*\*

INSPECTION ADDRESS: \*\*\*\*Pine Street Batavia, Illinois

DATE OF INSPECTION: November 15th, 2016

REPORTED YEAR BUILT: 1902

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### Concerns/Problems Are Reported In The Following Manners

**MAJOR REPAIR** Problems that I think are likely to cost more than \$1,000.00 to remedy. (Bear in mind that bids from contractors often vary widely.)

**MINOR REPAIR** Problems that I think are likely to cost several hundred dollars or less to remedy, and regular maintenance items. These include conditions that you might ignore if you were already living in the house.

**SAFETY CONCERN** These are conditions that are a real threat to safety or health, regardless of costs to remedy.

**INVESTIGATE FURTHER** Conditions warranting further investigation by a specialist, including conditions that require destructive/invasive inspection, engineering, or analysis beyond the scope of this visual inspection. Often, you'll want to get cost estimates for deficiencies listed in this report.

**FYI** A general explanation of conditions—good or bad. Things you may or may not want to act on immediately.

## Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission, other than by the Client, is a violation of federal copyright law. **Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement.** Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of practice of both the State of Illinois and the American Society of Home Inspectors®. Components are identified and significantly defective items are reported. While I report on defects, as a courtesy, I may include maintenance items and cosmetic issues in this report.

Per the Illinois Standards of Practice, household systems and components may be excluded from the inspection and the inspection report. *By mutual agreement, any and all systems and components not mentioned in this report were specifically excluded from the inspection and this report.*

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## Conditions During the Inspection

The buyers and their real estate agent were present.

The house was furnished.

The weather was cool and cloudy. The outdoor temperature during the inspection was about 45 degrees.



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## ROOF

### ROOF AREA: HOUSE

The roof type is hip/gable combination.

The roof was examined by walking on it.

The roof covering is asphalt shingles (one apparent layer). Based on visible wear, its age was estimated to be fifteen to eighteen years.

Gutters are installed on the house.

Skylights are installed.

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## Observations and Recommendations

**FYI** The roof shingles are older, and they're showing signs of moderate wear & tear. It's my opinion that, barring highly adverse weather conditions, you should expect about another five years of useful shingle life.

**Major Repair** The roof gutters are severely corroded in numerous areas. I recommend the roof gutters and the downspouts be replaced.

# GARAGE

## Description

There is a detached garage near the house.

The garage overhead door is metal. The door has an automatic opener. The opener has an automatic electric eye to reverse the door when an object crosses the door's path.

The garage roof covering is asphalt shingles.

The exterior garage walls are clad with pressboard siding.

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## Observations and Recommendations

**Major Repair** The pressboard siding on the garage is severely deteriorated. I recommend the siding on the garage be replaced.

**Major Repair** The wooden soffits on the garage are severely rotted in several areas. Have all of this rotted wood replaced.

**FYI** There is a large crack in the foundation at the SW corner of the garage. If this foundation wall movement continues or worsens—*and only time will tell if it will*—costs to stabilize the foundation would make for a Major Repair.

Here. . .



**FYI** Like the shingles on the house roof, the garage roof shingles are also showing their advanced age. If you have the high amount of organic growth washed off the garage roof, that should extend the life of the garage roof shingles (such growth can retain moisture and promote premature/rapid shingle deterioration).

**Minor Repair** Have the holes in the roof shingles along the far eastern edge of the garage roof patched to prevent leakage.

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**Minor Repair** Get the tree limbs above the garage trimmed as needed; there are several tree branches lying atop the garage roof, and such falling limbs can easily damage the garage roof.

**Investigate Further** There was a lot of storage and clutter in the garage, greatly limiting what I could see. Once the garage is empty, it should be fully/properly inspected.



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## GRADING NEAR HOUSE

### Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water.

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### Observations and Recommendations

The grading around the house is adequate.

## EXTERIOR WALLS AND TRIM

### Description

The exterior walls are constructed of wood frame.

The primary wall cladding on the house is wood siding.

Trim on the house is primarily wood.

Soffits and fascia are constructed of wood.

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### Observations and Recommendations

**Major Repair** The paint on the exterior wood siding is peeling in quite a few areas. Re-painting the house would certainly make for a Major Repair.

**Investigate Further** Notwithstanding the above item, you should have the paint on the exterior wood siding tested for lead content. If this peeling paint contains lead, that can pose a health hazard; and, it could significantly add to the cost to re-paint the house.

**Major Repair** Much of the wood trim about the house, mostly around the windows, is severely rotted. Have all such rotted wood trim replaced.

**Investigate Further** Outside, underneath the now-enclosed front entryway, the insulation in the ceiling area here is a tattered mess; it appears rodents or critters have damaged this insulation. Have new insulation installed in these ceiling/entryway floor areas. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way (it's really a cramped area to access and work in, and the labor costs could be significant). Please consult with an insulation contractor about what it will take and cost to address this.

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## DRIVEWAY, PORCHES, DECK, WALKWAYS

### Description

The driveway is constructed of concrete. The walkways are constructed of concrete.

The front porch is wood. The deck is constructed of wood.

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## Observations and Recommendations

**Safety Concern** The deck has several deficiencies that can promote a catastrophic deck collapse. These deficiencies include the following: there is a high amount of lateral sway in the deck; the deck metal joist hangers are severely corroded; the deck ledger board isn't flashed, and that can cause the ledger fasteners to fail; a deck support column lacks complete support, and others are leaning; a main wooden deck support beam is severely rotted. Also, the wobbly deck guard railings pose a falling hazard. Both sets of deck stairways lack handrailings, posing a falling hazard; and, both sets of deck steps have inconsistent riser heights, posing stumbling/falling hazards. Plus, the deck warrants a complete cosmetic restoration. My advice is that the entire deck should be replaced.

**Safety Concern** The loose and rotted outer floor board at the front porch poses a falling hazard. Have this board replaced A.S.A.P.

Here . . .



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## WINDOWS AND EXTERIOR DOORS

### Description

The windows are hung style.

The exterior doors are wood.

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## Observations and Recommendations

**Major Repair** Several of the wooden storm windows are severely rotted. Have these storm window sashes replaced.

**Investigate Further** The rear sliding door does not, at all, readily slide open. Have a carpenter check this, and have the door repaired or replaced as needed.

# BASEMENT

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## Observations and Recommendations

**Safety Concern** The short vertical offsets in the basement floor are not, at all, readily noticeable and as such pose stumbling/falling hazards. Have bright yellow \*warning\* stripes painted along these floor offsets.

Like in these areas. . .



**Investigate Further** There was a very high amount of storage and clutter in the basement, same greatly limiting what I could see. Once the basement is empty, it should be fully/properly inspected.

**Safety Concern** The basement stairway has inconsistent step widths and riser heights, and these steps and risers pose stumbling/falling hazards. The basement stairway lacks a handrailing, and that poses a falling hazard. This stairway also lacks a side guard railing, and that poses a falling hazard for children. The “open” stair risers pose a falling hazard for small children. The low headroom at the base of the basement stairway poses a head-collision hazard. Have the entire basement stairway replaced or rebuilt as needed, and have any related remodeling work done as needed to eliminate these hazards.

**Safety Concern** Have a handrailing installed along the exterior basement bulkhead stairway; lack of a handrailing here poses a falling hazard.

# ELECTRICAL SYSTEM

## Description

The 120/240 volt, 100 amp service enters the house from overhead.

The main service panel is located in the basement. The main panel contains circuit breakers.

The main disconnect is a 100 amp circuit breaker located in the main panel.

Service grounding connections were observed at a metal water pipe.

The readily visible wiring is copper in rigid and flexible metal pipe and some copper in non-metallic sheathed cable.

Receptacles are the modern three-slot/hole grounded type.

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## Observations and Recommendations

**Investigate Further** There are rodent droppings inside the main electrical panelboard. Mice tend to ingest/damage insulation on electrical wires, and that could pose a fire hazard. I didn't see any wiring damage, but err on the side of caution and have an electrician check for and address as/if warranted any rodent damage to the electrical wires in the main electrical panelboard.

**FYI** I don't check low-voltage wiring, however, I also found a lot of rodent droppings in the garage and outside under the now-enclosed front entryway. Don't be surprised if rodents have damaged any of the low-voltage wiring in the house; low-voltage wiring isn't typically protected (in metal pipe) from such potential damage.

**Safety Concern** The main electrical disconnect circuit breaker isn't properly located on the west basement wall, just inside where the exterior electrical meterbox is located. When the main breaker is turned off, all of the wiring in the house should be de-energized, but with this main breaker location, *the main electrical service entrance wires running across the basement ceiling would remain dangerously energized when the breaker is off*. You should have an electrician install a new main electrical disconnect circuit breaker in a safe, appropriate location.

**Safety Concern** The main electrical panelboard's neutral bus bar is not bonded to the panelboard enclosure/cabinet; the bond strap isn't connected to the neutral bus bar, and this poses a potential shock hazard. An electrician should install panel bonding. (Note: \*bonding\* issues like this one will have to be otherwise addressed when the above item—the improper main electrical service disconnect circuit breaker location—is fixed; bonding should only be present at the "service equipment", and such service equipment location will change with the installation of a new main disconnect breaker.)

**Safety Concern** There are electrical boxes with open knockout holes in the house. Electrical boxes should fully enclose the wiring inside to contain sparks or arcs that may occur during an electrical short; this is a fire-safety item. Also, if the boxes are readily accessible, children tend to stick their fingers in such open holes, posing a shock hazard. And, mice like to get inside electrical boxes through such holes and ingest the wiring insulation; this would pose a fire hazard. All open holes should be capped. Box/hole locations: above the main electrical panelboard in the basement; outside, under the now-enclosed front entryway.

**Safety Concern** Some of the lower branch circuit wiring is older “rag” wire. At this age, the insulation on the wires is typically deteriorated to the point that the risk of fire is increased significantly. I strongly recommend you have an electrician perform an invasive inspection to check for and address as/if needed any hidden wiring problems. This inspection should include the removal of all light fixtures, light switches, and wall receptacles about the entire house.

**Safety Concern** Inside the main electrical panelboard, wires are double-tapped off one of the left-side lower circuit breaker lugs. Such multiple-tapped wires can loosen and over-heat, posing a fire hazard. An electrician should re-wire to eliminate this hazard.

**Investigate Further** There is non-metallic sheathed cable wiring in the basement (exiting the top of the main electrical panelboard), and also outside under the house below the now-enclosed front entryway. I don’t know if the local code permits the use of this type of wiring, but since the rest of the dwelling has wiring enclosed in metal pipe, I’m guessing they don’t. I recommend you check with the local code authority to see if they permit the use of non-metallic sheathed cable wiring. If they don’t, an electrician should replace this wiring with code-approved wiring.

Even if non-metallic sheathed cable electrical wiring is permitted for use:

**Safety Concern** There is some improperly installed non-metallic sheathed cable electrical wiring down in the basement. Instead of the wiring running up-through the ceiling joists, some of the wiring is run below the joists. This makes the wiring more readily subject to abuse and damage, posing potential safety hazards. I recommend an electrician properly re-install this wiring.

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## PLUMBING SYSTEM

### Description

The water is supplied by the municipal system.

The waste system is municipal sewers.

Readily visible plumbing supply pipes are galvanized iron.

Readily visible plumbing waste and drain pipes are a mixture of metal and plastic.

The main shut off valve for the water supply piping was found in the basement.

The main sewer cleanout is located in the basement.

The main gas shut-off is located at the exterior gas meter.

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## Observations and Recommendations

**FYI** The water supply functional flow in the house is marginal. It's likely the old galvanized water piping still being used is clogged-up with calcium and sediment deposits. If this is the case, the piping will need replacement, and probably sooner rather than later—if not right away; your call. (Costs to replace water piping are significant.)

**Safety Concern** The main gas meter is located in the driveway. This poses a potential explosion hazard; I worry that an automobile could hit the meter, especially if the driveway has snow or ice on it. I recommend you have protective concrete-filled steel posts (bollards) installed to protect the meter.

**Investigate Further** The drain line for the basement clothes washer isn't \*vented\*, and this can promote poor drainage here. Have a plumber check this, and have the plumber vent this drain line as needed.

**Major Repair** The first floor powder room bath is lacking ventilation. Have a ventilation fan installed in this bath.

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## HEATING SYSTEM

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### Observations and Recommendations

(I didn't touch the thermostat; it looks like it's being precariously held to the wall with a rubber band.)

**Investigate Further** The masonry flue chimney that serves the furnace is highly deteriorated; much of the mortar is missing on this chimney. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way (it's a bit of a task to access and work on this rooftop chimney, and labor costs could add up). Please consult with a Masonry Contractor about what it will take and cost to address this. Like in these areas. . .



## Ductwork:

**Safety Concern** Some of the heating ducts in the basement ceiling are covered with apparent asbestos taping (*Chrysotile*). Asbestos can cause lung cancer. Asbestos fibers could have blown about the ductwork, into the furnace, and about the house. The taping should be tested for asbestos content. If the testing is positive for asbestos, dust samples from each level of the house and from inside the ductwork should be lab-tested for asbestos contamination. Asbestos mitigation should be performed as/if warranted by the testing results. You should note that costs for asbestos mitigation are typically significant.



Like this apparent Chrysotile. . .

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## MISCELLANEOUS ITEMS

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### Observations and Recommendations

**Safety Concern** The short steps at the top of the main upper stairway pose stumbling/falling hazards (step heights should be consistent within 3/8's of an inch). Have this stairway re-built as needed to eliminate this concern.

***Please don't ignore the interior and exterior stair/step concerns mentioned in this report; falling on steps/stairs is a prime cause of injury in a house.***

## SUMMARY

1. **FYI** The roof shingles are older, and they're showing signs of moderate wear & tear. It's my opinion that, barring highly adverse weather conditions, you should expect about another five years of useful shingle life.
2. **Major Repair** The roof gutters are severely corroded in numerous areas. I recommend the roof gutters and the downspouts be replaced.
3. **Major Repair** The pressboard siding on the garage is severely deteriorated. I recommend the siding on the garage be replaced.
4. **Major Repair** The wooden soffits on the garage are severely rotted in several areas. Have all of this rotted wood replaced.
5. **FYI** There is a large crack in the foundation at the SW corner of the garage. If this foundation wall movement continues or worsens—*and only time will tell if it will*—costs to stabilize the foundation would make for a Major Repair.
6. **Investigate Further** There was a lot of storage and clutter in the garage, greatly limiting what I could see. Once the garage is empty, it should be fully/properly inspected.
7. **FYI** Like the shingles on the house roof, the garage roof shingles are also showing their advanced age. If you have the high amount of organic growth washed off the garage roof, that should extend the life of the garage roof shingles (such growth can retain moisture and promote premature/rapid shingle deterioration).
8. **Minor Repair** Have the holes in the roof shingles along the far eastern edge of the garage roof patched to prevent leakage.
9. **Minor Repair** Get the tree limbs above the garage trimmed as needed; there are several tree branches lying atop the garage roof, and such falling limbs can easily damage the garage roof.
10. **Major Repair** The paint on the exterior wood siding is peeling in quite a few areas. Re-painting the house would certainly make for a Major Repair.
11. **Investigate Further** Notwithstanding the above item, you should have the paint on the exterior wood siding tested for lead content. If this peeling paint contains lead, that can pose a health hazard; and, it could significantly add to the cost to re-paint the house.
12. **Major Repair** Much of the wood trim about the house, mostly around the windows, is severely rotted. Have all such rotted wood trim replaced.

13. **Investigate Further** Outside, underneath the now-enclosed front entryway, the insulation in the ceiling area here is a tattered mess; it appears rodents or critters have damaged this insulation. Have new insulation installed in these ceiling/entryway floor areas. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way (it's really a cramped area to access and work in, and the labor costs could be significant). Please consult with an insulation contractor about what it will take and cost to address this.
14. **Safety Concern** The deck has several deficiencies that can promote a catastrophic deck collapse. These deficiencies include the following: there is a high amount of lateral sway in the deck; the deck metal joist hangers are severely corroded; the deck ledger board isn't flashed, and that can cause the ledger fasteners to fail; a deck support column lacks complete support, and others are leaning; a main wooden deck support beam is severely rotted. Also, the wobbly deck guard railings pose a falling hazard. Both sets of deck stairways lack handrailings, posing a falling hazard; and, both sets of deck steps have inconsistent riser heights, posing stumbling/falling hazards. Plus, the deck warrants a complete cosmetic restoration. My advice is that the entire deck should be replaced.
15. **Safety Concern** The loose and rotted outer floor board at the front porch poses a falling hazard. Have this board replaced A.S.A.P.
16. **Major Repair** Several of the wooden storm windows are severely rotted. Have these storm window sashes replaced.
17. **Investigate Further** The rear sliding door does not, at all, readily slide open. Have a carpenter check this, and have the door repaired or replaced as needed.
18. **Investigate Further** There was a very high amount of storage and clutter in the basement, same greatly limiting what I could see. Once the basement is empty, it should be fully/properly inspected.
19. **Safety Concern** The short vertical offsets in the basement floor are not, at all, readily noticeable and as such pose stumbling/falling hazards. Have bright yellow \*warning\* stripes painted along these floor offsets.
20. **Safety Concern** The basement stairway has inconsistent step widths and riser heights, and these steps and risers pose stumbling/falling hazards. The basement stairway lacks a handrailing, and that poses a falling hazard. This stairway also lacks a side guard railing, and that poses a falling hazard for children. The "open" stair risers pose a falling hazard for small children. The low headroom at the base of the basement stairway poses a head-collision hazard. Have the entire basement stairway replaced or rebuilt as needed, and have any related remodeling work done as needed to eliminate these hazards.
21. **Safety Concern** Have a handrailing installed along the exterior basement bulkhead stairway; lack of a handrailing here poses a falling hazard.

22. **Investigate Further** There are rodent droppings inside the main electrical panelboard. Mice tend to ingest/damage insulation on electrical wires, and that could pose a fire hazard. I didn't see any wiring damage, but err on the side of caution and have an electrician check for and address as/if warranted any rodent damage to the electrical wires in the main electrical panelboard.
23. **FYI** I don't check low-voltage wiring, however, I also found a lot of rodent droppings in the garage and outside under the now-enclosed front entryway. Don't be surprised if rodents have damaged any of the low-voltage wiring in the house; low-voltage wiring isn't typically protected (in metal pipe) from such potential damage.
24. **Safety Concern** The main electrical disconnect circuit breaker isn't properly located on the west basement wall, just inside where the exterior electrical meterbox is located. When the main breaker is turned off, all of the wiring in the house should be de-energized, but with this main breaker location, *the main electrical service entrance wires running across the basement ceiling would remain dangerously energized when the breaker is off*. You should have an electrician install a new main electrical disconnect circuit breaker in a safe, appropriate location.
25. **Safety Concern** The main electrical panelboard's neutral bus bar is not bonded to the panelboard enclosure/cabinet; the bond strap isn't connected to the neutral bus bar, and this poses a potential shock hazard. An electrician should install panel bonding. (Note: \*bonding\* issues like this one will have to be otherwise addressed when the above item—the improper main electrical service disconnect circuit breaker location—is fixed; bonding should only be present at the "service equipment", and such service equipment location will change with the installation of a new main disconnect breaker.)
26. **Safety Concern** There are electrical boxes with open knockout holes in the house. Electrical boxes should fully enclose the wiring inside to contain sparks or arcs that may occur during an electrical short; this is a fire-safety item. Also, if the boxes are readily accessible, children tend to stick their fingers in such open holes, posing a shock hazard. And, mice like to get inside electrical boxes through such holes and ingest the wiring insulation; this would pose a fire hazard. All open holes should be capped. Box/hole locations: above the main electrical panelboard in the basement; outside, under the now-enclosed front entryway.
27. **Safety Concern** Some of the lower branch circuit wiring is older "rag" wire. At this age, the insulation on the wires is typically deteriorated to the point that the risk of fire is increased significantly. I strongly recommend you have an electrician perform an invasive inspection to check for and address as/if needed any hidden wiring problems. This inspection should include the removal of all light fixtures, light switches, and wall receptacles about the entire house.
28. **Safety Concern** Inside the main electrical panelboard, wires are double-tapped off one of the left-side lower circuit breaker lugs. Such multiple-tapped wires can loosen and over-heat, posing a fire hazard. An electrician should re-wire to eliminate this hazard.

29. **Investigate Further** There is non-metallic sheathed cable wiring in the basement (exiting the top of the main electrical panelboard), and also outside under the house below the now-enclosed front entryway. I don't know if the local code permits the use of this type of wiring, but since the rest of the dwelling has wiring enclosed in metal pipe, I'm guessing they don't. I recommend you check with the local code authority to see if they permit the use of non-metallic sheathed cable wiring. If they don't, an electrician should replace this wiring with code-approved wiring. Even if non-metallic sheathed cable electrical wiring is permitted for use:
30. **Safety Concern** There is some improperly installed non-metallic sheathed cable electrical wiring down in the basement. Instead of the wiring running up-through the ceiling joists, some of the wiring is run below the joists. This makes the wiring more readily subject to abuse and damage, posing potential safety hazards. I recommend an electrician properly re-install this wiring.
31. **FYI** The water supply functional flow in the house is marginal. It's likely the old galvanized water piping still being used is clogged-up with calcium and sediment deposits. If this is the case, the piping will need replacement, and probably sooner rather than later—if not right away; your call. (Costs to replace water piping are significant.)
32. **Safety Concern** The main gas meter is located in the driveway. This poses a potential explosion hazard; I worry that an automobile could hit the meter, especially if the driveway has snow or ice on it. I recommend you have protective concrete-filled steel posts (bollards) installed to protect the meter.
33. **Investigate Further** The drain line for the basement clothes washer isn't \*vented\*, and this can promote poor drainage here. Have a plumber check this, and have the plumber vent this drain line as needed.
34. **Major Repair** The first floor powder room bath is lacking ventilation. Have a ventilation fan installed in this bath.
35. **Investigate Further** The masonry flue chimney that serves the furnace is highly deteriorated; much of the mortar is missing on this chimney. I don't know if this will be a Major Repair Item or a Minor Repair Item; it could go either way (it's a bit of a task to access and work on this rooftop chimney, and labor costs could add up). Please consult with a Masonry Contractor about what it will take and cost to address this.
36. **Safety Concern** Some of the heating ducts in the basement ceiling are covered with apparent asbestos taping (*Chrysotile*). Asbestos can cause lung cancer. Asbestos fibers could have blown about the ductwork, into the furnace, and about the house. The taping should be tested for asbestos content. If the testing is positive for asbestos, dust samples from each level of the house and from inside the ductwork should be lab-tested for asbestos contamination. Asbestos mitigation should be performed as/if warranted by the testing results. You should note that costs for asbestos mitigation are typically significant.

37. **Safety Concern** The short steps at the top of the main upper stairway pose stumbling/falling hazards (step heights should be consistent within 3/8's of an inch). Have this stairway re-built as needed to eliminate this concern.

## SUPPORT AFTER THE INSPECTION<sup>1</sup>

**YOUR QUESTIONS:** Ask all the questions you want, and I'll do my best to answer them. All I ask is that you read the whole report first. Feel free to call me tomorrow, next week, or even next year.

**THE QUESTIONS OF OTHERS:** If a seller, a seller's representative, or a seller's repair person calls me with a question about your inspection, I'll politely inform them that I can't talk about your inspection, unless you're in on the conversation or unless you give me specific permission to do so. I'll suggest they set up a conference call with you, and call me back.

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### LASTLY. . .

- Perform a diligent final-walkthrough (don't let anyone rush you...damage or problems can arise between the time of the inspection and the day of closing).
- If repairs are going to be made with regards to this inspection report, I recommend you obtain paid, itemized receipts for such repairs, as well as any related repair warranties.
- Re-key your door locks.
- While I make every effort to identify existing or potential problems, it is not possible for an inspector to predict the future. I do guarantee that most everything in the house will eventually fail, and I recommend that you budget for unforeseen repairs, replacements, and maintenance.

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## END OF REPORT

*Inspector: Jerry Simon, president*



*Illinois Building Inspection, Inc.*

*Illinois License #450.000114 Expires 11-30-2018*

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<sup>1</sup> Re-Inspection Policy: I'm often asked if it would be possible to re-inspect the problem areas disclosed in the inspection, after repairs are made. The fee is \$250.00 for this service, and it includes a written follow-up report.