



Mid-Illinois Home Inspection

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Report Information



Client Information

Client Name	XXXXX XXXXXX
Client Phone Number	217-359-XXXXX
Client E-mail Address	XXXXX@gmail.com
Real Estate Agent Information	Re-Max

Property Information

Property Address	1213 XXXXX Champaign, IL
Approximate Age	53 years
Approximate Square Footage	1730 sq. ft.
Number of Bedroom/Bath	3 bedroom/ 1 1/2 bath
Main Entrance Faces	North
Property Type	Residential
Garage	1 car/attached

Inspection Information

Inspection Date	1/13/2012
Inspection Start/End Time	3:00pm/5:30pm
Weather Conditions	Cloudy/Flurries
Outside Temperature	20 degrees
Inspection Fee	\$250.00
People Present	Buyer/buyer agent

Mid-Illinois Home Inspection

Report Summary Page

Overall Summary

Amy, Thanks for letting me help with your home evaluation. Please call or e-mail if you have additional questions.

The house is fairly solid for it's age, but, as you know, needs quite a bit of repair and upgrading.

Addressing the electrical issues and having the furnace serviced and checked would be the two most pressing items for safety reasons. The older windows are probably another high-priority issue.

The attics and crawlspace looked solid, and structurally things look good, which is a big plus. Not every electrical issue is in this report. There were so many I made some general statements in the Main Interior and Electrical sections.

Good luck with your decision.

- Please remember that furniture, storage, and/or wall hangings are not moved to permit inspection and may block defects.

- Also, make sure any appliances work to your satisfaction at the final walk-through.

Below is a summary of some issues that may be of particular interest.

Section	Item#	Comments
Grounds	1.3.1	Lots of overgrown shrubbery could trap moisture and damage the house exterior.
Grounds	1.4.2	Fence gate and other areas appear to need repair.
Exterior Structure	2.1.2	The front storm door works poorly.
Exterior Structure	2.2.2	The vinyl siding has gaps between panels and other defects due to age and improper installation. The brick facade is separating at the corner of the garage and requires repair. The block portions need scraping and painting. An exterior awning is deteriorated.
Exterior Structure	2.2.3	Soffit and fascia have missing pieces and need repair in several areas.
Exterior Structure	2.3.2	The older wood frame windows need replacement and are mostly non functional.
Exterior Structure	2.5.2	Downspout extensions are needed to take water away from the foundation.
Exterior Structure	2.6.1	The older electrical service will require replacement when electrical upgrades are done.
Exterior Structure	2.6.2	Exterior outlets are not functioning and they need to be replaced with exterior ground fault outlets for safety.
Exterior Structure	2.6.3	Some exterior wiring looks to be installed improperly, including an exposed junction above the garage. There is also a low hanging phone cable in the backyard.
Roofing	3.1.5	Worn roof shingles indicate the roof is near the end of its useful life. The wall-to-roof caulk seam is cracked and requires resealing.
Roofing	3.2.1	Caulking around roof vents needs monitoring for leaks.
Chimney	4.1.3	The chimney is rusted, needs caulking at its base, and is missing a cap to prevent water infiltration.
Garage	5.1.4	Exterior garage door is blocked and unviewable. The rear window is missing.
Garage	5.1.6	Garage door does not open, and has an older opener that may be non-functional.
Garage	5.1.8	As with other areas of the house, the electrical has improperly installed wiring and needs repair by a experienced electrician.
Cooling	7.1.2	A/C compressor return line not insulated.
Heating	8.1.4	The heating unit is operating, but needs a heating professional to provide service and additional evaluation. There is a scorched area at the access panel. The exhaust system needs repair and may allow exhaust fumes to enter the living area.
Heating	8.1.7	The laundry room is probably too small to allow the proper amount of combustion air for both the water heater and furnace. Closing the door and starving combustion could cause a dangerous Carbon Monoxide build-up.
Electrical Service	10.1.4	The panel is loaded beyond its capacity with 30 amp fuses on 12 and 14 gauge wiring.
Electrical Service	10.1.5	The electrical needs professional repairs to correct many defects and dangerous situations including overloaded circuits, exposed wiring and double taps.
Electrical Service	10.2.3	All the branch wiring is ungrounded two wire that needs upgrading.
Electrical Service	10.3.2	The dryer sub panel does not have separate ground/ neutral bus as is normal convention.
Main Interior	11.3.1	Exposed wiring, missing cove plates, and improper extension cords throughout the house need repair

Section	Item#	Comments
		and correction. The dining room light dimmer switch is bad.
Main Interior	11.3.2	The lighting needs professional repair to correct defects.
Kitchen	13.1.2	Kitchen floor needs replacement.
Kitchen	13.2.1	Kitchen electrical needs upgrading and gfi outlets for safety.
Kitchen	13.4.2	Broken cooktop knob.
Kitchen	13.4.3	Cooktop hood not functioning.
Main Bathroom	14.1.2	Bathroom floor grout coming loose.
Main Bathroom	14.2.1	The main bathroom needs gfi outlets for safety. The tub jets require proper wiring not an extension cord.
Main Bathroom	14.3.1	Bathroom counters worn.
Main Bathroom	14.4.1	Tub jets not tested due to improper wiring.
Main Bathroom	14.4.2	Broken shower diverter.
Main Bathroom	14.4.3	Cracked toilet tank cover.
Half Bathroom	15.1.2	Downstairs bathroom floor needs grouting
Half Bathroom	15.3.1	Downstairs bath needs gfi outlets for safety.
Half Bathroom	15.3.3	The downstairs bath fan is noisy.
Main Bedroom	16.3.3	Install carbon monoxide detectors and smoke detectors within fifteen feet of sleeping areas.
Laundry	19.4.1	Utility sink leaking.

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PRC = poor condition	NR = needs repair N/A = not applicable

1 Grounds

1.1 Grading

1.1.1 Grading Slope Appears adequate, but snow cover may be hiding defects.

1.1.2 Drainage Appears adequate, but snow cover may be hiding defects.

1.2 Driveway/Sidewalk & Walkways

1.2.1 Driveway Type Concrete.

1.2.2 Driveway Condition SER Comments: Snow cover may be concealing cracking and settling.

1.2.3 Sidewalk/Walkways Type Concrete.

1.2.4 Sidewalk/Walkways Condition SER Comments: Snow cover may be concealing cracking and settling.

1.3 Landscaping

1.3.1 Vegetation Lots of overgrown shrubbery could trap moisture and damage the house exterior.

1.3.2 Lawn Unviewable.

1.4 Fences

1.4.1 Fence Material Chain link.

1.4.2 Fence Condition SWC Comments: Fence gate and other areas appear to need repair.

1.5 Items Not Inspected

1.5.1 Items Not Inspected. Backyard shed.

1.6 Section Notes

- Erosion control and earth stabilization measures are not evaluated.
- The inspection does not include an assessment of geological, geo-technical, or hydrological conditions, or environmental hazards.
- Recreational facilities, boundary fences, and outbuildings are not evaluated.

2 Exterior Structure

2.1 Entrance Doors

2.1.1 Front Entrance Type Concrete step.

2.1.2 Front Entrance Condition SWC Comments: The front storm door works poorly.

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2.1.3 Rear Entrance Type Concrete step.

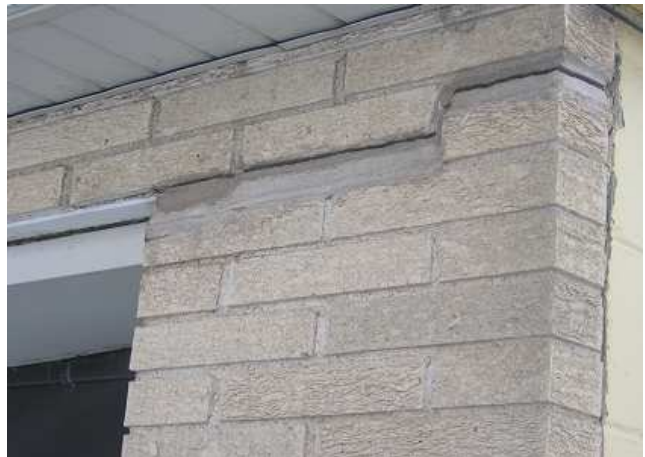
2.1.4 Rear Entrance Condition **SER**

2.2 Exterior Siding

2.2.1 Exterior Wall Covering Vinyl. Brick facade. Concrete block.

2.2.2 Exterior Wall & Trim Conditions **NR**

Comments: The vinyl siding has gaps between panels and other defects due to age and improper installation. The brick facade is separating at the corner of the garage and requires repair. The block portions need scraping and painting. An exterior awning is deteriorated.



2.2.3 Eave/Soffit/Fascia Conditions **NR**

Comments: Soffit and fascia have missing pieces and need repair in several areas.

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2.3 Exterior Window Frames

2.3.1 Window Frame Description

Some wood frame awning windows in the back. Vinyl replacement windows in the front.

2.3.2 Window Frame Conditions

NR

Comments: The older wood frame windows need replacement and are mostly non functional.



2.4 Hose Bibs

2.4.1 Hose Bib Locations

One on the north side. One on the south side.

2.4.2 Hose Bibs Condition

N/A

Comments: Untestable due to low temperatures.

2.5 Gutters and Downspouts

2.5.1 Gutters and Downspouts Composition

Aluminum.

2.5.2 Gutters and Downspouts Condition

SWC

Comments: Downspout extensions are needed to take water away from the foundation.

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2.6 Exterior Electric

- 2.6.1 Electric Service** SWC Comments: The older electrical service will require replacement when electrical upgrades are done.
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- 2.6.2 Exterior Outlets** NR Comments: Exterior outlets are not functioning and they need to be replaced with exterior ground fault outlets for safety.
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- 2.6.3 Exterior Lighting and Wiring** NR Comments: Some exterior wiring looks to be installed improperly, including an exposed junction above the garage. There is also a low hanging phone cable in the backyard.



2.7 Exterior Foundation

- 2.7.1 Foundation Type** Crawlspace and slab.
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- 2.7.2 Foundation Material** Concrete block and concrete.
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- 2.7.3 Foundation Condition** SER Comments: The slab is primarily unviewable.

2.8 Section Notes

-Screening, shutters, awnings, or similar seasonal accessories are not inspected.

3 Roofing

3.1 Roof Covering

The roof is intact, but needs repair and eventual replacement.

- 3.1.1 Method of Inspection and Visibility** Walked on.
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- 3.1.2 Roof Style** Gable.
-
- 3.1.3 Roof Covering Material** Asphalt shingles
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3.1.4 Number of Layers

One.

3.1.5 Roof Condition**SWC**

Comments: Worn roof shingles indicate the roof is near the end of its useful life. The wall-to-roof caulk seam is cracked and requires resealing.

**3.1.6 Roof Approximate Age**

15+ years.

3.2 Vent and Skylight Penetrations**3.2.1 Plumbing Vents****SWC**

Comments: Caulking around roof vents needs monitoring for leaks.

3.3 Section Notes

- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae are not inspected.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

4 Chimney

4.1 Chimney**4.1.1 Chimney Material**

Metal.

4.1.2 Chimney Flues**SER**

Comments: Primarily unviewable.

4.1.3 Chimney Condition**NR**

Comments: The chimney is rusted, needs caulking at its base, and is missing a cap to prevent water infiltration.

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4.2 Section Notes

-Chimney flues/interiors are not accessible and viewable.

5 Garage

5.1 Garage/Carport

5.1.1 Garage Type		1 car. Attached.
5.1.2 Structural Conditions	SER	
5.1.3 Foundation/Floor Conditions	SER	
5.1.4 Window/Exterior Door Conditions	SWC	Comments: Exterior garage door is blocked and unviewable. The rear window is missing.
5.1.5 Interior Door	SER	
5.1.6 Vehicle Door Type/Conditions	NR	Comments: Garage door does not open, and has an older opener that may be non-functional.
5.1.7 Automatic Door Opener Condition	SER	Comments: Not functioning.
5.1.8 Electrical/Lighting	NR	Comments: As with other areas of the house, the electrical has improperly installed wiring and needs repair by a experienced electrician.

6 Crawl Space

6.1 Crawl Space Specifics

6.1.1 Crawl Access	Laundry room.
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6.1.2 Wall Conditions	SER	Comments: Blown on insulation is primarily intact, but may conceal defects.
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6.1.3 Floor Conditions	SER	Comments: Evidence of an older plumbing leak.
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6.1.4 Ceiling Conditions		Good condition.
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6.1.5 Supports	SER	Comments: Block supports.
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6.1.6 Crawl Space Ventilation	SER	
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6.2 Other Crawl Space Conditions

6.2.1 Viewable Mechanicals	SER	
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6.2.2 Viewable Electrical	SER	
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6.2.3 Sump Pump Condition	SER	Comments: None.
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6.2.4 Insulation/Vapor Barrier		Intact.
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7 Cooling**7.1 Air Conditioning/Cooling**

7.1.1 Central A/C Description		Goodman. 96031528. 195-93-E05
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7.1.2 Central A/C Condenser Condition	SWC	Comments: A/C compressor return line not insulated.
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7.1.3 Central A/C Operational Condition	SER	Comments: Did not operate unit because the outside temperature is less than 65 degrees.
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7.2 Section Notes

- Window mounted air conditioning units are not inspected.
- Electronic air filters are not inspected.
- The adequacy and distribution of the cooling system is not determined.

8 Heating**8.1 Heating**

8.1.1 Location of Unit		Laundry room.
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8.1.2 Heating Type		Goodman GMP 100-3, 214-93-e Forced air. Age: approx. 20 years
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8.1.3 Energy Source		Natural gas.
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8.1.4 Unit Condition

NR

Comments: The heating unit is operating, but needs a heating professional to provide service and additional evaluation. There is a scorched area at the access panel. The exhaust system needs repair and may allow exhaust fumes to enter the living area.



8.1.5 Distribution Type

Ductwork.

8.1.6 Distribution Conditions

SER

8.1.7 Ventilation Conditions

SWC

Comments: The laundry room is probably too small to allow the proper amount of combustion air for both the water heater and furnace. Closing the door and starving combustion could cause a dangerous Carbon Monoxide build-up.

8.1.8 Heat Exchanger

Accurate assessment of the heat exchanger is beyond the scope of this inspection.

8.1.9 Filter Type and Condition

SER

Comments: 20x25 at the top of the unit.

8.2 Fuel System

8.2.1 Main Shut-off Location

At the meter.

8.2.2 Fuel Line Material

Black pipe.

8.2.3 Fuel Line Condition

SER

8.3 Section Notes

- Please change your filters on a regular basis.
- The adequacy of heat supply or distribution balance is not evaluated. (This would require heat loss calculations and an extensive building survey that is normally performed when the initial heating capacity is selected.)
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger and ductwork interior are not fully viewable and not able to be fully evaluated by this inspection.
- Humidifier, or dehumidifier, and electronic air filters are not inspected.

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-Solar space heating equipment is not inspected.

9 Plumbing

9.1 Water Main Line

9.1.1 Main Shut-off Location Laundry room.

9.1.2 Main Line Material Copper line.

9.1.3 Main Line & Valve Conditions SER

9.2 Water Supply Lines

9.2.1 Supply Line Material Combination. Galvanised, copper, cpvc

9.2.2 Supply Line Conditions SER

9.3 Drain/Waste/Vent Lines

9.3.1 Drain Line Material Combination. Cast iron, pvc.

9.3.2 Drain Line Conditions SER

9.3.3 Venting Two roof vents indicate proper venting.

9.3.4 Main Cleanout Location Laundry room.

9.4 Water Heater

9.4.1 Water Heater Type Bradford White Z4024 274, MI40T6FBN2

9.4.2 Water Heater Location Laundry room.

9.4.3 Water Heater Capacity 40 gallon.

9.4.4 Water Heater Condition SER

9.4.5 Water Heater Approximate Age

9.5 Washer/Dryer

9.5.1 Washer Condition SER

9.5.2 Dryer Condition SER

9.6 Section Notes

-Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface (main sewer line) are not inspected. The main sewer line may be significantly aged or be of inferior materials in an older home, but not viewable by this inspection.
 -Water quantity and water quality are not tested.

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- Clothes washing machine connections are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected.
- We do not operate safety valves or shut-off valves.

10 Electrical Service

10.1 Main Electrical Panel

10.1.1 Electric Panel Location		Garage.
10.1.2 Panel Amperage Rating		60 amp
10.1.3 Circuit Protection Type		Fuses.
10.1.4 Electric Panel Conditions	NR	Comments: The panel is loaded beyond its capacity with 30 amp fuses on 12 and 14 gauge wiring.
10.1.5 Electrical Functionality.		The electrical needs professional repairs to correct many defects and dangerous situations including overloaded circuits, exposed wiring and double taps.

10.2 Branch Wiring/Conductors

10.2.1 Conductor Type		Copper.
10.2.2 Wiring Method		Older Romex style.
10.2.3 Wiring Condition	SWC	Comments: All the branch wiring is ungrounded two wire that needs upgrading.

10.3 Electrical Sub Panel

10.3.1 Sub Panel Location		Laundry.
10.3.2 Sub Panel Conditions	SWC	Comments: The dryer sub panel does not have separate ground/neutral bus as is normal convention.

10.4 Section Notes

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- We do not measure amperage, voltage or impedance as a part of the home inspection.

11 Main Interior

Mid-Illinois Home Inspection

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11.1 Walls/Ceilings/Floors

11.1.1 Room Ceiling/Wall Conditions

SER

11.1.2 Room Floor Conditions

SER

11.1.3 Closet Conditions

SER

11.1.4 Heat Source

Yes.

11.2 Windows/Doors

11.2.1 Interior Window Conditions

SWC

Comments: Older windows need replacement.

11.2.2 Interior Door Conditions

SER

11.2.3 Window Types

Double hung vinyl, Wood awning.

11.3 Electrical

11.3.1 Electrical Conditions

NR

Comments: Exposed wiring, missing cover plates, and improper extension cords throughout the house need repair and correction. The dining room light dimmer switch is bad.

11.3.2 Lighting Conditions

NR

Comments: The lighting needs professional repair to correct defects.

**11.4 Stairs**

11.4.1 Stairs Location

Interior.

11.4.2 Stairs Condition

SER

Mid-Illinois Home Inspection

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11.5 Whole House Fan**11.5.1 House Fan Condition****SER**

Comments: Turns on.

11.6 Section Notes

- Carpeting, window treatments, central vacuum systems, paint, wallpaper, and other finish treatments are not evaluated.
- A representative number of windows were tested during this inspection. Not every window was fully tested.
- An analysis of indoor air quality is not part of this inspection.

12 Attic**12.1 Attic****12.1.1 Access Location**

Interior closets.

12.1.2 Attic Viewed From

Both viewed from the access.

12.1.3 Roof Frame Type

Rafters.

12.1.4 Roof Frame Condition**SER****12.1.5 Roof Deck Underside****SER****12.1.6 Attic Ventilation Type**

Gable vents, deck vents, soffit vents.

12.1.7 Attic Ventilation Condition**SER****12.1.8 Attic Insulation Type**

Blown in.

12.1.9 Attic Insulation Condition**SER**

Comments: 10+ inches. Adequate.

12.1.10 Viewable Electrical**SER**

Comments: None

12.1.11 Viewable Mechanicals**SER**

Comments: None

12.2 Section Notes

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis.
- Any estimates of insulation R values or depths are rough average values.

13 Kitchen**13.1 Walls/Ceilings/Floors****13.1.1 Room Ceiling/Wall Conditions****SER**

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13.1.2 Room Floor Conditions SWC Comments: Kitchen floor needs replacement.

13.1.3 Heat Source Yes.

13.2 Electrical

13.2.1 Electrical Conditions SWC Comments: Kitchen electrical needs upgrading and gfi outlets for safety.

13.2.2 Lighting Conditions SER

13.3 Kitchen Sink/Counter Tops/Cabinets

13.3.1 Counter Condition SER Comments: Older counters due for upgrade.

13.3.2 Cabinet Conditions SER

13.3.3 Sink Plumbing Conditions SER

13.3.4 Sink Faucet Condition SER

13.4 Appliances

13.4.1 Stove/Range Type Amana oven, Kenmore cooktop. Gas.

13.4.2 Stove/Range Condition SWC Comments: Broken cooktop knob.

13.4.3 Hood/Fan Conditions NR Comments: Cooktop hood not functioning.

13.4.4 Dishwasher Condition SER Comments: Turns on.

13.4.5 Refrigerator Condition SER Comments: Hotpoint. Running. -5/34 degrees.

13.4.6 Disposal Condition N/A Comments: None

13.5 Section Notes

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Please test appliances to your satisfaction.

14 Main Bathroom**14.1 Walls/Ceilings/Floors**

14.1.1 Room Ceiling/Wall Conditions SER

14.1.2 Room Floor Conditions SWC Comments: Bathroom floor grout coming loose.

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14.1.3 Heat Source

Yes.

14.2 Electrical

14.2.1 Electrical Conditions

NR

Comments: The main bathroom needs gfi outlets for safety. The tub jets require proper wiring not an extension cord.

14.2.2 Lighting Conditions

SER

14.2.3 Ventilation Fan Conditions

N/A

Comments: No bath fan.

14.3 Bathroom Sink

14.3.1 Counter/Cabinet Conditions

SWC

Comments: Bathroom counters worn.

14.3.2 Sink Faucet Conditions

SER**14.4 Shower/Tub/Toilet**

14.4.1 Tub Condition

SWC

Comments: Tub jets not tested due to improper wiring.

14.4.2 Bath Faucet Conditions

NR

Comments: Broken shower diverter.

14.4.3 Toilet Condition

SWC

Comments: Cracked toilet tank cover.

15 Half Bathroom**15.1 Walls/Ceilings/Floors**

15.1.1 Room Ceiling/Wall Conditions

SER

15.1.2 Room Floor Conditions

SWC

Comments: Downstairs bathroom floor needs grouting

15.1.3 Heat Source

Yes.

15.2 Windows/Doors

15.2.1 Interior Door Conditions

SER**15.3 Electrical Conditions**

15.3.1 Electrical Conditions

NR

Comments: Downstairs bath needs gfi outlets for safety.

15.3.2 Lighting Conditions

SER

15.3.3 Ventilation Fan Conditions

SWC

Comments: The downstairs bath fan is noisy.

15.4 Bathroom Sink

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15.4.1 Counter/Cabinet Conditions **SER**

15.4.2 Sink Faucet Conditions **SER**

15.5 Shower/Tub/Toilet

15.5.1 Toilet Condition **SER**

16 Main Bedroom**16.1 Walls/Ceilings/Floors**

16.1.1 Room Ceiling/Wall Conditions **SER**

16.1.2 Room Floor Conditions **SER**

16.1.3 Closet Conditions **SER**

16.1.4 Heat Source Yes.

16.2 Windows/Doors

16.2.1 Interior Window Conditions **NR** Comments: Window repairs needed as stated earlier.

16.2.2 Interior Door Conditions **SER**

16.3 Electrical

16.3.1 Electrical Conditions **NR** Comments: Repairs needed as stated in the Main Interior and electrical sections.

16.3.2 Lighting Conditions **NR** Comments: Repairs needed as stated in the Main Interior and electrical sections.

16.3.3 Smoke Detector Present? Install carbon monoxide detectors and smoke detectors within fifteen feet of sleeping areas.

16.3.4 Carbon Monoxide Detector Present? No.

17 Bedroom Two**17.1 Walls/Ceilings/Floors**

17.1.1 Room Ceiling/Wall Conditions **SER**

17.1.2 Room Floor Conditions **SER**

17.1.3 Closet Conditions **SER**

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17.1.4 Heat Source Yes.

17.2 Windows/Doors

17.2.1 Interior Window Conditions **SER**

17.2.2 Interior Door Conditions **SER**

17.3 Electrical

17.3.1 Electrical Conditions **NR** Comments: Repairs as stated in the Main Interior and Electrical sections.

17.3.2 Lighting Conditions **NR** Comments: Repairs as stated in the Main Interior and Electrical sections.

17.3.3 Smoke Detector Present? No. Install within fifteen feet.

17.3.4 Carbon Monoxide Detector Present? No. Install within fifteen feet.

18 Bedroom Three**18.1 Walls/Ceilings/Floors**

18.1.1 Room Ceiling/Wall Conditions **SER**

18.1.2 Room Floor Conditions **SER**

18.1.3 Closet Conditions **SER**

18.1.4 Heat Source Yes.

18.2 Windows/Doors

18.2.1 Interior Window Conditions **NR** Comments: Repairs as stated earlier in earlier sections.

18.2.2 Interior Door Conditions **SER**

18.3 Electrical

18.3.1 Electrical Conditions **SWC** Comments: Repairs as stated in the Main Interior and Electrical sections.

18.3.2 Lighting Conditions **SWC** Comments: Repairs as stated in the Main Interior and Electrical sections.

18.3.3 Smoke Detector Present? No. Install within fifteen feet.

18.3.4 Carbon Monoxide Detector Present? No. Install within fifteen feet.

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SER = appears serviceable	SWC = serviceable with condition issue
PRC = poor condition	NR = needs repair N/A = not applicable

19 Laundry

19.1 Walls/Ceilings/Floors

19.1.1 Room Ceiling/Wall Conditions	SER
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19.1.2 Room Floor Conditions	SER
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19.2 Windows/Doors

19.2.1 Interior Window Conditions	NR	Comments: Repairs as stated earlier.
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19.2.2 Interior Door Conditions	SER
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19.3 Electrical

19.3.1 Electrical Conditions	SWC	Comments: Repairs needed as stated in the Main Interior and Electrical sections.
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19.3.2 Lighting Conditions	SWC	Comments: Repairs needed as stated in the Main Interior and Electrical sections.
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19.4 Sink/Counter Tops/Cabinets

19.4.1 Sink Plumbing Conditions	NR	Comments: Utility sink leaking.
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19.4.2 Sink Faucet Condition	SER
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19.5 Appliances

19.5.1 Washer	Turns on.
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19.5.2 Dryer	Turns on.
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19.6 Section Notes

-Thermostats, timers and other specialized features and controls are not tested.
 -Overall performance of appliances is outside the scope of this inspection.