



Morrone Home Inspection

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Report Information

Client Information

Client Name Johnny Doe
Client Phone (312) 555-5555

Property Information

Property Address 7272 Chicago Way
Chicago, IL 60678
Approximate Year Built 1948
Approximate Square Footage 1,963
Number of Bedroom - Bath 3 Bedrooms
2 Bathrooms
Direction House Faces South

Inspection Information

Inspection Date 7/8/2022
Inspection Start - End Time 10:00 am - 12:00 pm
Weather Conditions Recently rained
Outside Temperature 85 Degrees
Price for Inspection(s) \$350.00
Inspector Name
Giovanni Morrone
License Number
450010494

REPORT SUMMARY PAGE

Section	#Item	#Comment
Grounds	1.2.2	Asphalt on driveway has wear, and seal coat fading throughout driveway. Concrete sidewalks has settlement cracking. Recommend to repair, or replace.
Exterior	2.3.3	Peeling paint, and wood rot is present to window trim, and sash on bottom north side windows. Recommend to repair, or replace.
Roofing	3.1.5	Granule fading, and discoloration is present to shingles on roof. Approximate life on roof is about 5 years. Recommend roofing specialist to further investigate.
Roofing	3.1.8	Gutters are leaking at corners causing wood rot to soffit, and fascias. Recommend roofing specialist to further investigate.
Roofing	3.1.9	Spalling of brick is present to chimney. Tuck pointing is needed to brick, and top of chimney. Recommend to remove algae. Recommend mason to further investigate.
Heating - Air	4.1.4	Corrosion to supply line near relief valve, and supply inlet. Recommend boiler technician to further investigate. Approximate life on boiler is about 20 years if properly maintained.
Interiors	7.1.3	Hardwood floors have some stain, and stain fading. Possibly due to high traffic areas.
Interiors	7.2.1	Gears to crank case for bedroom windows are broken, and making windows hard to open. Recommend to repair, or replace.
Bath(s)	9.3.1	No electrical power is present to GFCI outlet in basement bathroom. Recommend electrician to further investigate.
Basement	10.1.3	Floor drain in laundry room has a very slow drain. Recommend plumber to send camera through drain line to check for any obstruction. Recommend plumber to further investigate.
Garage - Laundry	11.1.3	No gutters, and downspouts are not installed to roof. Possibly causing soffit and fascias to warp, and rot. Recommend roofing specialist to further investigate.
Garage - Laundry	11.1.8	Slight wood rot to bottom of door trim
Foundation - Crawl Space	12.1.5	Foundation wall in basement is limited due to finished basement. Settlement cracking to foundation wall is visible to exterior, and in laundry room near window. Foundation in crawl space appears serviceable. Recommend foundation/waterproofing specialist to further investigate.

AS = Appears Serviceable Inspected

NR = Needs Repair

SA = Safety Issue

NI = Not

NA = Not Applicable

1 Grounds

1.1 Grading

Grading Slope

Very steep towards house from south, and steep away from house on north side.

1.1.2 Grading Conditions

AS

Pitch of grading on south side will have water running towards house.

1.2 Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s)

Driveway - Asphalt
Sidewalks - Concrete, and flag stone.

1.2.2 Driveway - Sidewalk Conditions

NR

Asphalt on driveway has wear, and seal coat fading throughout driveway. Concrete sidewalks has settlement cracking. Recommend to repair, or replace.



**1.2.3 Driveway - Sidewalk
Conditions**

NR



1.3 Vegetation

1.3.1 Vegetation Conditions

AS

1.4 Retaining Wall

Retaining Wall Material

Stone

1.4.2 Retaining Wall Conditions

AS



2 Exterior

2.1 Front - Back Entrance

Front Entrance type

Uncovered porch

2.1.2 Front Entrance Conditions

AS

Settlement crack is present to concrete landing on front porch. Recommend to repair, or replace.



Back Entrance Type

Side entrance with flag stone patio

2.1.4 Back Entrance Conditions

AS

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Section : 2 Exterior

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2.2 Exterior Walls

Structure Type Wood frame

Exterior Wall Covering Brick, and wood

2.2.3 Exterior Wall & Trim Conditions

NR

Brick appears serviceable. Wood rot, and peeling paint is present to soffits. Wood rot is at corners. Possibly due to leaky gutters at corners. Recommend to repair, or replace. Recommend siding specialist to further investigate.

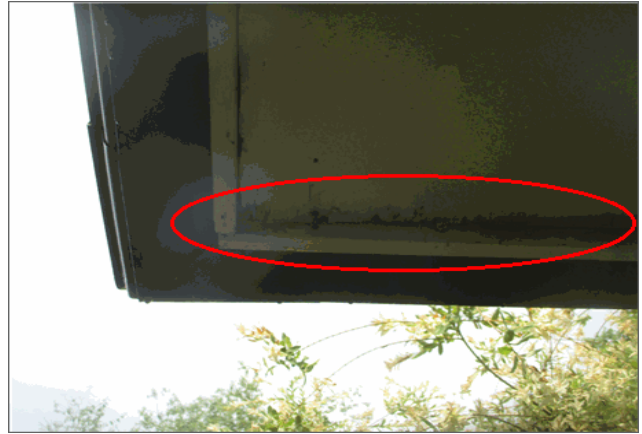


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Section : 2 Exterior

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2.3 Exterior Windows - Doors

Window Type Awning casement, and double hung

Window Material(s) Awning windows are wood, and double hung is vinyl.

2.3.3 Window Conditions

NR Peeling paint, and wood rot is present to window trim, and sash on bottom north side windows. Recommend to repair, or replace.



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Section : 2 Exterior

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2.3.4 Exterior Door Conditions

AS

2.4 Exterior Water Faucet(s)

2.4.1 Faucet Location

AS

East and west side

2.4.2 Faucet Conditions

AS

3 Roofing

3.1 Roof Covering

Method of Inspection

Walked on roof

Roof Style

Hip

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Section : 3 Roofing

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Roof Covering Material Composition shingles

Number of Layers 1

3.1.5 Roof Condition

NR

Granule fading, and discoloration is present to shingles on roof. Approximate life on roof is about 5 years. Recommend roofing specialist to further investigate.



3.1.6 Flashing Conditions

AS

3.1.7 Condition of Roof Penetrations

AS

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3.1.8 Gutter & Downspout Conditions

NR

Gutters are leaking at corners causing wood rot to soffit, and fascias. Recommend roofing specialist to further investigate.



3.1.9 Chimney Conditions

NR

Spalling of brick is present to chimney. Tuck pointing is needed to brick, and top of chimney. Recommend to remove algae. Recommend mason to further investigate.



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Section : 3 Roofing

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3.1.10 Chimney Conditions

NR



3.2 Attic Area

Access Location

Upper hallway closet for lower attic (could not fully inspect due to cardboard cover and small access)
Upper hallway ceiling for upper attic

Method of Inspection

Viewed from access

Roof Frame Type

Rafters

3.2.4 Roof Frame Condition

AS

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Section : 3 Roofing

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Ceiling Frame Type

Joists

3.2.6 Ceiling Frame Condition

AS

Attic Ventilation Type

Turtle vents

3.2.8 Attic Ventilation Conditions

AS

Attic Insulation Type

Blown in

3.2.10 Attic Insulation Conditions

AS

3.2.11 Attic Fan Condition

AS

Section : 3 Roofing

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4 Heating - Air

4.1 Heating

Location of Unit Basement

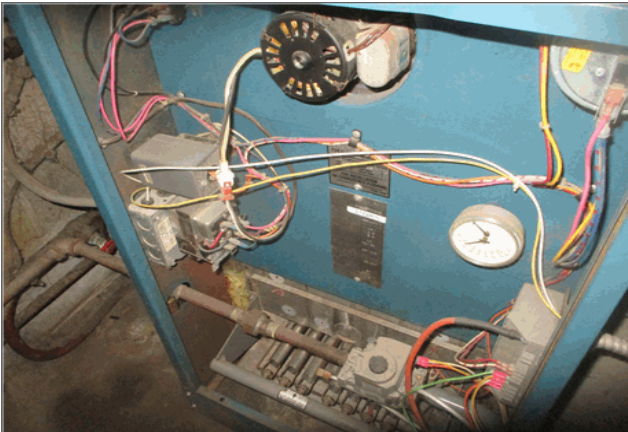
Heating Type Boiler

Energy Source Gas

4.1.4 Unit Conditions

NR

Corrosion to supply line near relief valve, and supply inlet. Recommend boiler technician to further investigate. Approximate life on boiler is about 20 years if properly maintained.



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Section : 4 Heating - Air

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Distribution Type Radiant baseboards

4.1.6 Distribution Conditions **AS**

4.1.7 Ventilation Conditions **AS**

4.1.8 Thermostat Condition **AS**

4.1.9 Other Conditions **NA**

4.2 Air Conditioning - Cooling

Type of Cooling System None present

AC Unit Power N/A

4.2.3 AC Unit Conditions **NA**

4.2.4 AC Line Conditions **NA**

Section : 4 Heating - Air

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5 Electrical

5.1 Service Drop - Weatherhead

Electrical Service Type - Material Overhead with aluminum conductors

Number of Conductors 2

5.1.3 Electrical Service Condition

AS



5.1.4 Grounding Conditions

AS

5.2 Main Electrical Panel

Main Disconnect Location At main panel

Electric Panel Location Basement

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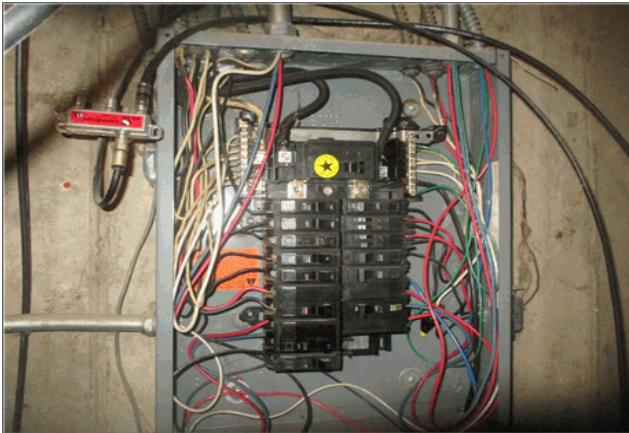
Section : 5 Electrical

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Panel Amperage Rating 100 Amp

Circuit Protection Type Breakers

5.2.5 Electrical Panel Conditions AS



5.3 Wiring - Conductors

Conductor Type Plastic sheathing

Wiring Methods Copper

6 Plumbing

6.1 Water Main Line

Main Shut-off Location Basement in laundry room near boiler

Main Line Material Copper

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Section : 6 Plumbing

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6.1.3 Main Line & Valve Conditions

AS



6.2 Water Supply Lines

Supply Line Material

Copper

6.2.2 Supply Line Conditions

AS

6.3 Drain - Waste Lines

Drain Line Material

Copper

6.3.2 Drain Line Conditions

AS

6.4 Plumbing Vent System

Plumbing Vent Pipe Material

Copper

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Section : 6 Plumbing

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6.4.2 Plumbing Vent Condition

AS

6.5 Water Heater(s)

Water Heater Type

Gas tank

Water Heater Location

Basement

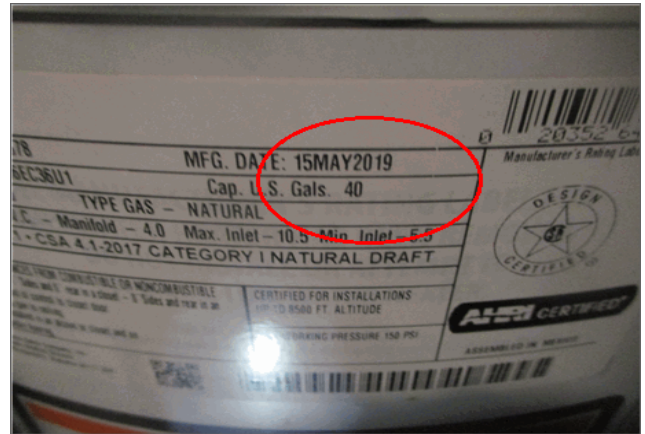
Water Heater Capacity

40 Gallon

6.5.4 Water Heater Conditions

AS

Slight rusting to supply connector. Recommend plumber to further investigate. Unit is a 2019. Approximate life on unit is about 8 years if properly maintained.



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7 Interiors

7.1 Walls - Ceilings - Floors

7.1.1 Wall Conditions

AS

7.1.2 Ceiling Conditions

AS

7.1.3 Floor Conditions

NR

Hardwood floors have some stain, and stain fading. Possibly due to high traffic areas.



Morrone Home Inspection

Section : 7 Interiors

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7.1.4 Closet Conditions

AS

7.1.5 Heating Source Conditions

AS

7.2 Windows - Doors

7.2.1 Interior Window Conditions

NR

Gears to crank case for bedroom windows are broken, and making windows hard to open. Recommend to repair, or replace.



7.2.2 Interior Door Conditions

AS

7.3 Electrical Conditions

7.3.1 Electrical Conditions

AS

Morrone Home Inspection

Section : 7 Interiors

AS = Appears Serviceable **NR = Needs Repair** **SA = Safety Issue** **NI = Not Inspected** **NA = Not Applicable**

7.3.2 Lighting Conditions AS

7.3.3 Ceiling Fan Conditions AS

7.3.4 Smoke Detector Conditions AS

8 Kitchen

8.1 Walls - Ceilings - Floors

8.1.1 Wall Conditions AS

8.1.2 Ceiling Conditions AS

8.1.3 Floor Conditions AS

8.1.4 Closet Conditions AS

Morrone Home Inspection

Section : 8 Kitchen

AS = Appears Serviceable **NR = Needs Repair** **SA = Safety Issue** **NI = Not Inspected**
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8.1.5 Heat Source Conditions

AS

8.2 Windows - Doors

8.2.1 Kitchen Window Conditions

AS

8.2.2 Kitchen Door Conditions

AS

8.3 Electrical Conditions

8.3.1 Electrical Conditions

AS

8.3.2 Lighting Conditions

AS

8.3.3 Ceiling Fan Conditions

AS

8.4 Kitchen Sink - Counter Tops - Cabinets

8.4.1 Counter Condition

AS

Morrone Home Inspection

Section : 8 Kitchen

AS = Appears Serviceable

NR = Needs Repair

SA = Safety Issue

NI = Not

Inspected

NA = Not Applicable

8.4.2 Cabinet Conditions

AS

8.4.3 Sink Plumbing Conditions

AS

8.4.4 Sink Faucet Condition

AS

8.4.5 Garbage Disposal Condition

NA

8.5 Appliances

Stove - Range Type

Gas stove

8.5.2 Stove - Range Condition

AS

8.5.3 Hood - Fan Condition

AS

8.5.4 Dishwasher Condition

AS

Morrone Home Inspection

Section : 8 Kitchen

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8.5.5 Refrigerator Condition

AS

9 Bath(s)

9.1 Walls - Ceilings - Floors

9.1.1 Wall Conditions

AS

9.1.2 Ceiling Conditions

AS

9.1.3 Floor Conditions

AS

9.1.4 Closet Conditions

AS

9.1.5 Heat Source Conditions

AS

9.2 Windows - Doors

Morrone Home Inspection

Section : 9 Bath(s)

AS = Appears Serviceable

NR = Needs Repair

SA = Safety Issue

NI = Not

Inspected

NA = Not Applicable

9.2.1 Bathroom Window
Conditions

AS

9.2.2 Bathroom Door Conditions

AS

9.3 Electrical Conditions

9.3.1 Electrical Conditions

NR

No electrical power is present to GFCI outlet in basement bathroom. Recommend electrician to further investigate.



9.3.2 Lighting Conditions

AS

9.3.3 Ventilation Fan Condition

AS

9.4 Bathroom Sink

Morrone Home Inspection

Section : 9 Bath(s)

AS = Appears Serviceable

NR = Needs Repair

SA = Safety Issue

NI = Not

Inspected

NA = Not Applicable

9.4.1 Counter - Cabinet
Conditions

AS

9.4.2 Sink Plumbing Conditions

AS

9.4.3 Sink Faucet Condition

AS

9.5 Shower - Tub - Toilet

9.5.1 Shower Enclosure
Condition

AS

9.5.2 Tub Condition

AS

9.5.3 Faucet Condition

AS

9.5.4 Toilet Condition

AS

Morrone Home Inspection

Section : 10 Basement

AS = Appears Serviceable

NR = Needs Repair

SA = Safety Issue

NI = Not

Inspected

NA = Not Applicable

10.1 Walls - Ceilings - Floors

10.1.1 Wall Conditions

AS

10.1.2 Ceiling Conditions

AS

10.1.3 Floor Conditions

NR

Floor drain in laundry room has a very slow drain. Recommend plumber to send camera through drain line to check for any obstruction. Recommend plumber to further investigate.



10.1.4 Closet Conditions

AS

10.1.5 Heat Source Conditions

AS

10.2 Windows - Doors

Morrone Home Inspection

Section : 10 Basement

AS = Appears Serviceable **NR = Needs Repair** **SA = Safety Issue** **NI = Not Inspected** **NA = Not Applicable**

10.2.1 Basement Window Conditions

NR

Casement windows on south wall are hard to open. Possible crank repair to casements. Recommend to repair, or replace.

10.2.2 Basement Door Conditions

AS

10.3 Electrical Conditions

10.3.1 Electrical Conditions

AS

10.3.2 Sump Pump Conditions

NA

10.3.3 Other Basement Conditions

NA

11 Garage - Laundry

11.1 Garage

Garage Type

Detached

11.1.2 Exterior Siding Condition (if detached)

AS

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Section : 11 Garage - Laundry

AS = Appears Serviceable

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SA = Safety Issue

NI = Not Inspected

Inspected

NA = Not Applicable

11.1.3 Roof Condition (if detached)

NR

No gutters, and downspouts are not installed to roof. Possibly causing soffit and fascias to warp, and rot. Recommend roofing specialist to further investigate.



11.1.4 Wall Conditions

AS

11.1.5 Ceiling Conditions

AS

11.1.6 Floor Conditions

AS

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Section : 11 Garage - Laundry

AS = Appears Serviceable Inspected

NR = Needs Repair

SA = Safety Issue

NI = Not

NA = Not Applicable

11.1.7 Window Conditions

AS

11.1.8 Door Conditions

NR

Slight wood rot to bottom of door trim



11.1.9 Vehicle Door Condition

NR

Water damage is present at bottom of garage door. Possibly due to water run off from steep descending driveway. Recommend to repair, or replace.

11.1.10 Automatic Door Opener Condition

AS

11.1.11 Electrical - Lighting Conditions

AS

Section : 11 Garage - Laundry

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11.2 Laundry Room

11.2.1 Laundry Room Conditions

AS

12 Foundation - Crawl Space

12.1 Foundation

Access Method Entered finished basement, and crawl space

12.1.2 Access Condition

AS

Foundation Type Basement, and crawl space

Foundation Material Poured concrete

12.1.5 Foundation Condition

NR

Foundation wall in basement is limited due to finished basement. Settlement cracking to foundation wall is visible to exterior, and in laundry room near window. Foundation in crawl space appears serviceable. Recommend foundation/waterproofing specialist to further investigate.



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Section : 12 Foundation - Crawl Space

AS = Appears Serviceable **NR = Needs Repair**
Inspected **NA = Not Applicable**

SA = Safety Issue **NI = Not**



Column Type Steel pole with steel beam

12.1.7 Column Conditions AS

12.1.8 Ventilation Conditions AS

12.2 Flooring Structure

Flooring Support Type Joists

12.2.2 Flooring Support Conditions AS

12.3 Crawl Space Insulation - Vapor Barrier

12.3.1 Insulation Conditions AS

Morrone Home Inspection

Section : 12 Foundation - Crawl Space

AS = Appears Serviceable

NR = Needs Repair

SA = Safety Issue

NI = Not

Inspected

NA = Not Applicable

12.3.2 Vapor Barrier Conditions

AS

12.4 Other Conditions

12.4.1 Other Crawl Space
Conditions

NA
