



YOUR INSPECTION REPORT

Your Trusted Inspector.

PREPARED BY:
Gregory Bradle



FOR THE PROPERTY AT:
1234 Sample Inspection Rd.
Eureka, IL 61530

PREPARED FOR:
SAMPLE CLIENT

INSPECTION DATE:
Friday, July 12, 2019



**LUCENT
HOME
INSPECTIONS**

Your trusted inspector

Lucent Home Inspections
202 Elm Circle
Eureka, IL 61530

309.300.0007

<https://lucenthomeinspections.com>
greg@lucenthomeinspections.com



AMERICAN SOCIETY OF HOME INSPECTORS
GREAT LAKES CHAPTER



Scan to download
report

REPORT SUMMARY

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • [Near end of life expectancy](#)

Budget to replace entire roof within 5 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Entire roof

Task: Inspect annually

Time: Less than 5 years

Cost: Major

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face: • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Composition shingles

Condition: • [Near end of life expectancy](#)

Budget to replace entire roof within 5 years.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Entire roof

Task: Inspect annually

Time: Less than 5 years

Cost: Major

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

Condition: • [Loose, damaged, patched, open seams](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Northeast

Task: Repair or replace

Time: As soon as practical

Cost: Less than \$100 - \$200



Deteriorated/damaged shingles on dormer ridge

ROOFING

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

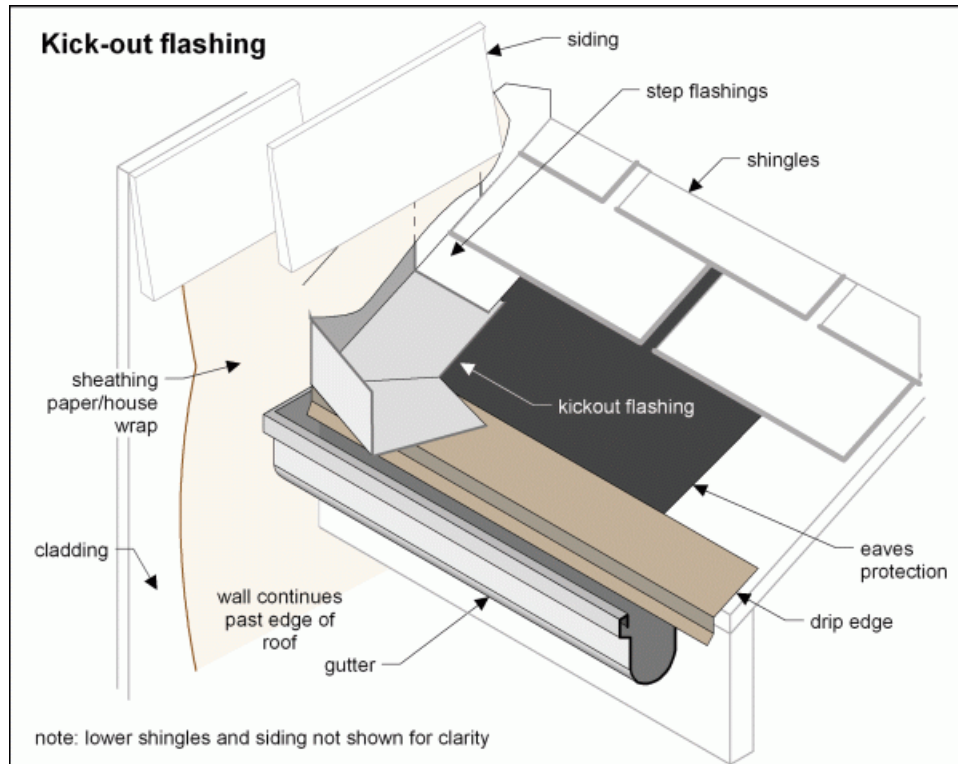
Condition: • [Kickout flashing - missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North

Task: Monitor

Time: Annually



Kickout flashing - missing

EXTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Driveway: • Concrete • Gravel

Walkway: • Concrete

Garage: • Attached

Recommendations

WALLS \ Flashings and caulking

Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South Exterior Wall

Task: Provide

Time: Less than 1 year

Cost: Less than \$100



Missing caulk around utility penetration

WALLS \ Vinyl siding

Condition: • [Buckled or wavy](#)

Location: South Deck

Task: Replace

Time: When remodelling

Cost: Minor

EXTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

- REPORT SUM
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Deformed vinyl siding, from high temp - grill

Condition: • Cracks/holes, loose or missing pieces

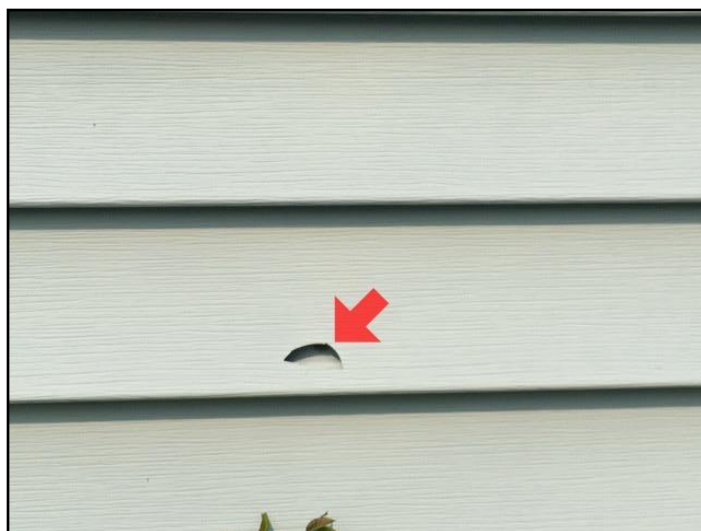
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various sides of the home

Task: Replace

Time: Less than 1 year

Cost: \$100 - \$200



Holes/cracks in vinyl siding

EXTERIOR GLASS/WINDOWS \ Storms and screens

Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

Location: Various windows around the house

Task: Repair or replace

EXTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

- REPORT SUM
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Time: Regular maintenance

Cost: Minor



Example of a screen with a hole

DOORS \ Exterior trim

Condition: • [Paint or stain needed](#)

Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: South Exterior Wall Garage

Task: Provide paint or wrap with aluminum

Time: Less than 1 year

Cost: Minor



Paint needed on garage service door

DOORS \ Hardware

Condition: • Missing or damaged

EXTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Increased heating and cooling costs | Poor security

Location: South Exterior Wall

Task: Provide

Time: When necessary

Cost: Less than \$100



Missing door knob - inoperable from exterior

LANDSCAPING \ General notes

Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: East Exterior Wall Garage

Task: Clean

Time: Regular maintenance

Cost: Less than \$100

EXTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

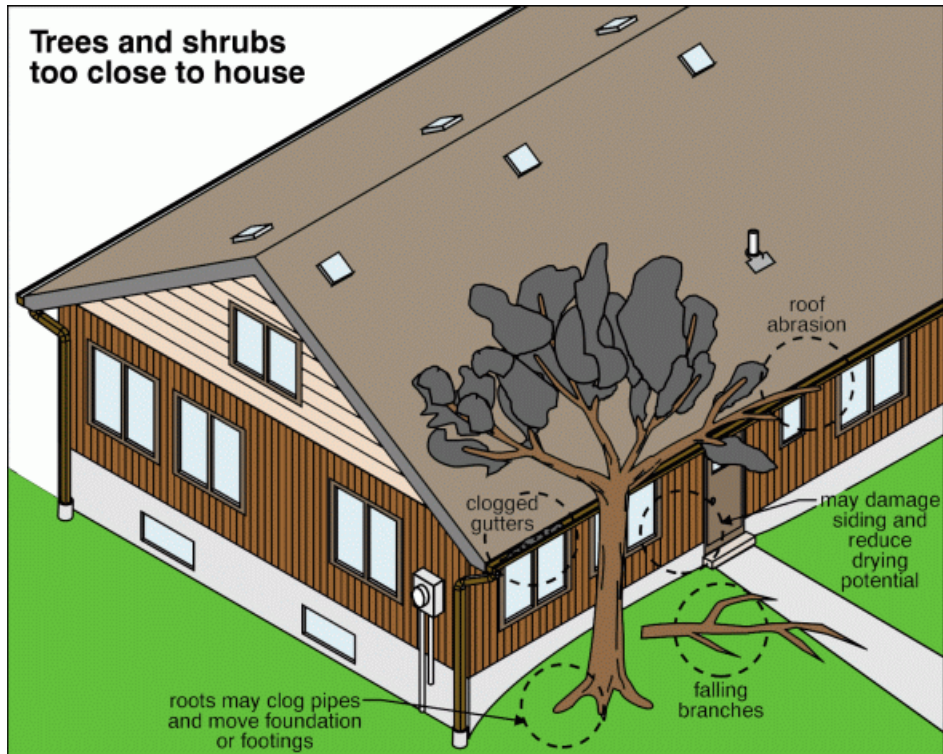
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Vegetation/shrubs too close to building

GARAGE \ Vehicle doors

Condition: • Weatherstripping damaged or missing.

Location: North Exterior Wall

Task: Replace

Time: Less than 1 year

Cost: Less than \$100

- REPORT SUM
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



Weatherstripping damaged or missing.

GARAGE \ Vehicle door operators

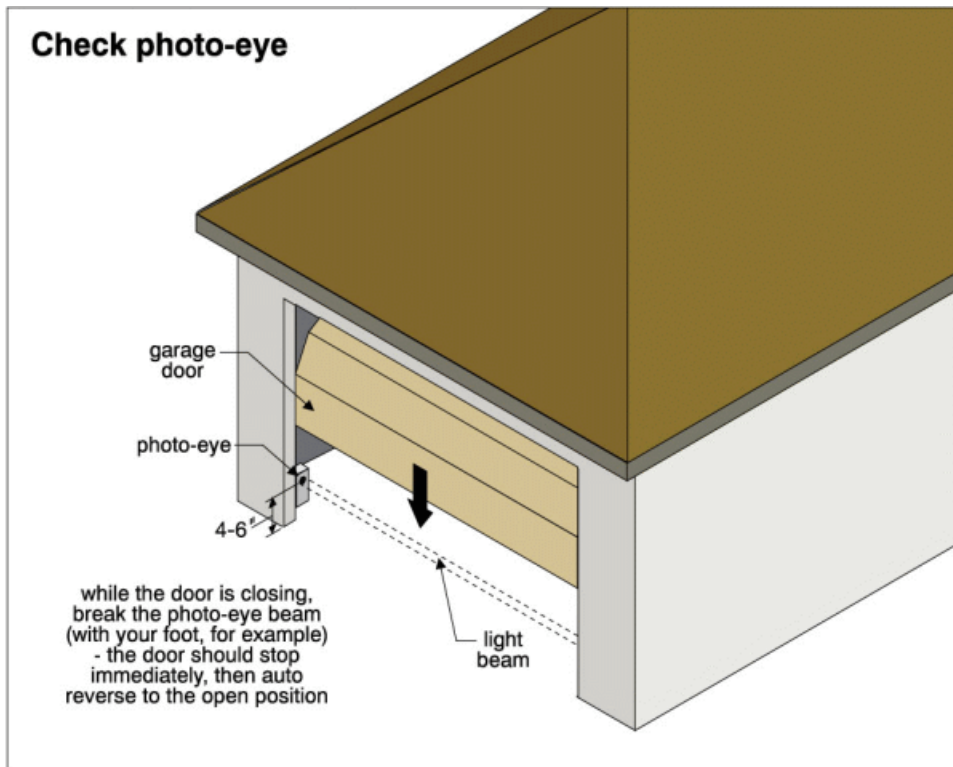
Condition: • [Sensors inoperative](#)

Implication(s): Physical injury

Task: Provide

Time: As soon as possible

Cost: \$100 - \$400 (depends on approach)



STRUCTURE

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • Insulation

Attic/roof space: • Inspected from access hatch

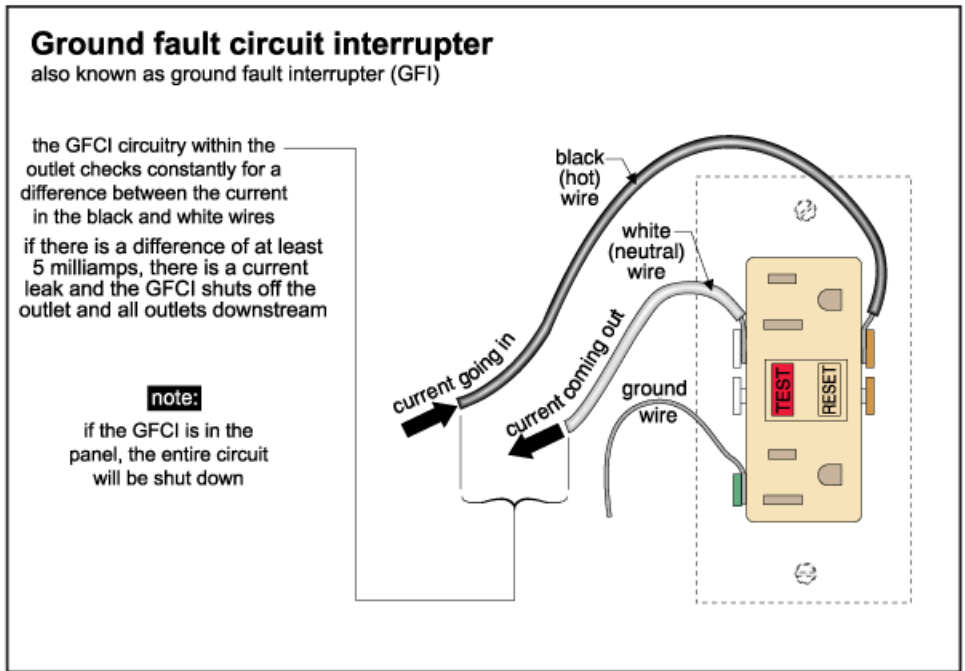
- REPORT SUM
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Description

- Service size:** • [200 Amps \(240 Volts\)](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- Electrical panel manufacturers:** • Square D
- Distribution wire (conductor) material and type:** • [Copper - non-metallic sheathed](#)
- Smoke alarms (detectors):** • [Present](#)
- Carbon monoxide (CO) alarms (detectors):** • Present

Recommendations

- DISTRIBUTION SYSTEM \ Outlets (receptacles)**
- Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)
- Implication(s):** Electric shock
- Location:** Exterior, Kitchen, and Garage
- Task:** Provide
- Time:** Less than 1 year
- Cost:** \$100 - \$300



- Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)
- Implication(s):** Electric shock
- Location:** Master Bathroom & Laundry Room
- Task:** Repair
- Time:** As soon as practical

ELECTRICAL

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Cost: Less than \$100 - \$200

HEATING

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Heat pump manufacturer: • Water Furnace

Model number: NDV064A111CTL *Serial number:* 080901693

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 64,000 BTU/hr

Approximate age: • [11 years](#)

Location of the thermostat for the heating system: • Hallway

Limitations

Inspection prevented/limited by: • System was shut off

Heat exchanger: • Not visible

COOLING & HEAT PUMP

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Heat pump type: • [Ground source](#)

Manufacturer: • Water Furnace

Model number: NDV064A111CTL *Serial number:* 080901693

Cooling capacity: • 64,000 BTU/hr

Location of the thermostat for the cooling system: • Hallway

INSULATION AND VENTILATION

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof insulation material: • Fiberglass (loose)

Attic/roof insulation amount/value: • 16 inches

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation amount/value: • Not visible

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Limitations

Attic inspection performed: • From access hatch

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Service piping into building: • Polybutylene

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#) • Tank

Water heater fuel/energy source: • [Electric](#) • Propane

Water heater manufacturer:

- Rheem
Serial number: 0908243530
- State
Serial number: D93245813

Water heater tank capacity: • 50 gallons

Water heater approximate age:

- 11 years
Rheem
- 27 years
State

Water heater typical life expectancy: • 10 to 15 years

Waste and vent piping in building: • [PVC plastic](#)

Main fuel shut off valve at the: • Exterior

Location of fuel storage tank/system: • Exterior

Limitations

Items excluded from a building inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

WATER HEATER \ Life expectancy

Condition: • Past life expectancy
Budget to replace both water heaters in the near future.

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement Utility Room

Task: Provide

Time: Less than 1 year

Cost: \$100 - \$200



Rheem water heater TPR valve ext. missing

Condition: • [Discharge tube too short](#)

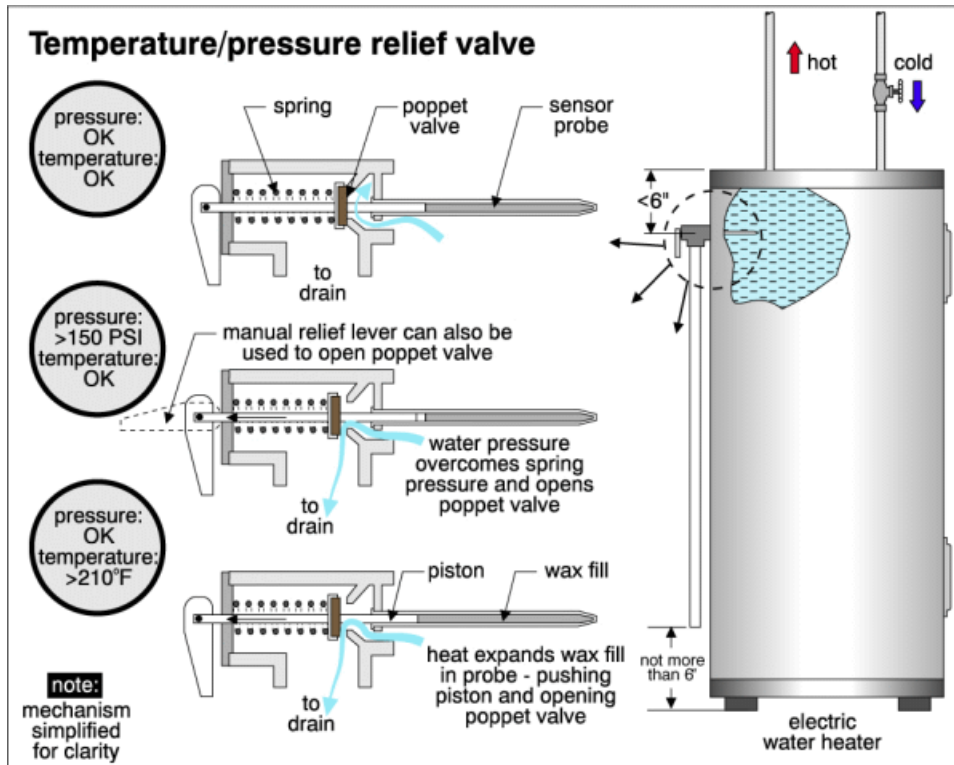
Implication(s): Scalding

Location: Basement Utility Room

Task: Improve

Time: Less than 1 year

Cost: \$100 - \$200





State water heater TPR valve ext. too short

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Repair

Time: Less than 1 year

Cost: Less than \$100



Caulking missing/deteriorated

INTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged • [French](#) • Metal-clad • Garage door - metal

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Range hood discharges to the exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Inspection limited/prevented by: • Carpet • Storage in closets and cabinets / cupboards

Recommendations

STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)
(especially for small children)

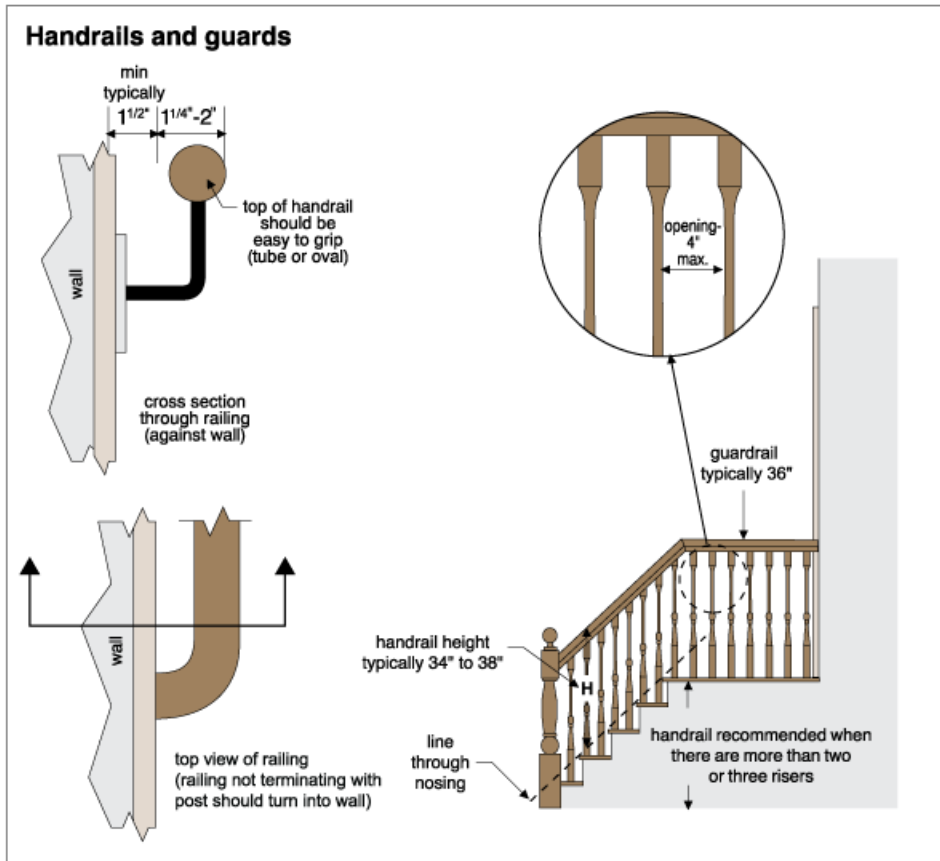
Implication(s): Fall hazard

Location: First Floor Staircase

Task: Correct

Time: Less than 1 year

Cost: Less than \$100 - \$500 (depends on approach)



Balusters too far apart

EXHAUST FANS \ Duct

Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

INTERIOR

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Attic

Task: Correct

Time: When remodelling

Cost: \$100 - \$300



2 bath exhaust fans not vented to exterior

END OF REPORT

REFERENCE LIBRARY

1234 Sample Inspection Rd., Eureka, IL July 12, 2019

Report No. 1001, v.2

<https://lucenthomeinspections.com>

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

