

May 6, 2008

Buss Inspection  
Services, Inc

RE: 123 Sunny Dr  
Somewhere, IL 60123

Mr Dave Smith

At your request, and in your presence, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

**REPORT SUMMARY**

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed:

**INSPECTION CONDITIONS**

*OTHER INFORMATION:*

**ADVISE VIEWING REPORT AND SUMMARY ONLINE TO ENABLE EMBEDDED VIDEOS TO BE VIEWED. --Allow 30 seconds for video to load before pushing play.**

**GROUNDS**

DRIVEWAY:

*TYPE AND CONDITION:*

Concrete, Unable to view due to snow cover.

PATIO:

*CONDITION:*

Unable to view due to snow cover.

**ROOF SYSTEM**

MAIN ATTIC AND INSULATION

*SECONDARY GARAGE ATTIC AND CONDITIONS:*

There is an Issue that was observed in the garage attic above the east attic dormer window, there is a large hole observed on either side of the east dormer window(3"x5") that could allow water, snow, or insects into the attic (There is already a bird nest built in this area due to the nesting material on the floor in the attic- Advise repair.

ROOF:

*ROOF ACCESS:*

Viewed from ground with binoculars, Unable to fully view due to height/pitch/

GUTTERS & DOWNSPOUTS:

DOWNSPOUT TYPE & CONDITION:

Metal -- Advise installation of downspout extensions to vent water away from foundation, Downspout located at south patio to left of patio doors has detached from it's wall mount - Advise repair.

**EXTERIOR - FOUNDATION - BASEMENT**

BASEMENT/CRAWLSPACE:

SUMP PUMP/CONDITION:

Two sump pumps are installed, both sump pumps function properly, the east center sump pump exterior drainage pipe below grade is cracked and leaking, this pipe is draining along the foundation wall, this condition has caused the drain pipe to settle due to erosion causing the pipe to drop below grade, also drainage is looping into sump pit - Advise repair by a qualified plumbing contractor (**WATCH DRAIN PIPE ISSUE VIDEO BELOW**)

WATCH VIDEO - CLICK HERE :

["http://bussinspections2.phanfare.com/video/3;38216522;"](http://bussinspections2.phanfare.com/video/3;38216522;)

OTHER OBSERVATIONS:

Water was observed dripping onto floor in the south basement under the kitchen below range, this water appears to be flowing from the 2nd floor master bathroom whirlpool, water was not present until whirlpool was drained (**SEE VIDEO OF LEAK IN BASEMENT BELOW**)

WATCH VIDEO - CLICK HERE :

["http://bussinspections2.phanfare.com/video/3;38216531;"](http://bussinspections2.phanfare.com/video/3;38216531;)

**GARAGE - CARPORT**

GARAGE DOOR(S):

CONDITION:

Safety reverse light beams are mounted too high and should be lowered to 3" to 6" above the garage floor for safety purposes--Advise repair.

**INTERIOR**

DOORS:

INTERIOR DOORS:

1st floor lavatory and laundry room door will not latch - Advise repair.

CLOSET DOORS:

2nd floor closet door to right of the laundry room entrance has a damaged upper ball bearing latch - Advise repair.

WINDOWS:

TYPE & CONDITION:

Casement, Fixed , All windows were not tested due quantity and time allowed.

WINDOW SCREENS:

All window screens were not installed - Advise all window screens be installed - (Screens were viewed stored in garage attic)

CEILINGS:

CEILING FANS :

Ceiling fan in main room by kitchen could not be tested due fan controller missing batteries - Advise testing.

SMOKE / FIRE DETECTOR:

COMMENTS:

Carbon monoxide and smoke detectors were present but were not tested.

**KITCHEN - APPLIANCES - LAUNDRY**

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Low water volume is noted at the kitchen sink - Advise further evaluation by a qualified contractor.

REFRIGERATOR:

CONDITION:

Water dispenser did not function when tested - Advise repair.

UTILITY SINK:

CONDITION:

Laundry room sink is missing water pressure - Advise repair by a qualified plumbing contractor.

WASHER AND DRYER:

CLOTHES WASHER:

Clothes washer could not be tested due to lack of power, it appears the power cord was inserted into the washer cabinet for shipment and now cannot be retrieved from inside washer cabinet - Advise repair by a qualified appliance contractor.

**BATHROOMS**

BATHROOM AREA: 1ST FLOOR LAVATORY

BATHROOM ENTRANCE DOOR:

Lavatory entrance door will not latch - Advise repair.

BATHROOM AREA: MASTER

TUB/SHOWER PLUMBING FIXTURES:

Whirlpool bath could not be tested due to lack of power to the whirlpool pump - Advise further evaluation and repair by a qualified contractor.

**HEATING - AIR CONDITIONING**

AIR CONDITIONING:

SYSTEM CONDITION:

A/C was not tested due to cold exterior conditions.

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**PLUMBING**

SUPPLY LINES:

OTHER OBSERVATIONS:

Water pressure is low at the kitchen sink and also at the 2nd floor utility sink -- Advise repair by a qualified contractor.

EJECTOR PUMP / CONDITION:

CONDITION:

Two ejector pits are present, both could not be tested due to lack of water source - Advise monitoring to

confirm function.

HOSE FAUCETS:

OPERATION:

Hose bib at the s/w corner at patio was tested and was very difficult to turn off, this appears to be a malfunctioning shut off valve, hose bib at the east exterior between the a/c condensers was leaking and could not be turned off - Advise repair by a qualified plumbing contractor.

Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Other minor items are also noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting **Buss Inspection Services, Inc** to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us at- **(847) 516-5665**

Sincerely,

*J. Peter Buss*  
Principal Inspector

Buss Inspection Services, Inc.  
(847) 516-5665 (office)  
[www.bussinspections.com](http://www.bussinspections.com)