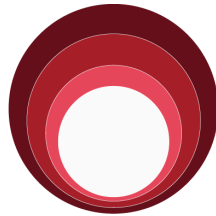


Home Inspection Report

of
Address

for
Client Name

on
Date, 2025



SIGNATURE

INSPECTIONS™

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Mundelein, IL. 60060

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Immediately below is the inspector's opinion of what they feel is crucial. Please read the entire report as it describes the condition of the home at the time of the inspection and includes additional deficiencies that the client may feel are important.

1. **HVAC:** The undetermined age Kenmore air conditioning system operated. The 2017 Ameristar furnace operated. Professional servicing of the HVAC system should be done prior to closing and on a regular basis going forward. The below issues should be addressed at the time of servicing:
 - a. The exterior air conditioning unit has dirty and damaged condenser fins. This condition can reduce cooling efficiency and place additional strain on the system.
 - b. The furnace cabinet contains seasonal dust accumulation. In addition, the air filter is not properly sealed, which may allow unfiltered air and debris to enter the system.
2. **ROOF:** Uplifted asphalt shingles were observed on the rear roof. This condition may allow water intrusion and reduce the effectiveness of the roof covering. Recommend repair by a qualified roofing contractor to prevent potential leaks and extend roof life. **GARAGE:** Tree limbs near the garage roof are touching the roofing surface. This contact can cause damage to shingles, gutters, and roofing over time, and may provide a pathway for pests. Also, a cable wire was observed laying across the garage roof. While terminated, this condition is unsightly and may contribute to roof wear over time.
3. **ELECTRIC:**
 - a. The garage contains an ungrounded electrical outlet. Ungrounded outlets do not provide adequate protection for modern appliances or electronics and may present a safety concern.

*Due to the nature of electricity, all electrical issues large or small should always be addressed by an electrician before closing.

EXTERIOR & GARAGE:

- A. Several downspout extensions terminate too close to the foundation. This condition may allow water to pool near the structure, increasing the risk of moisture intrusion or foundation damage.
- B. The garage concrete floor is uneven. As a result, the overhead door does not sit flush when closed, leaving a gap on the east side that may allow moisture, pests, or air infiltration. Recommend evaluation and correction by a qualified contractor to improve function and sealing.
- C. The overhead garage door failed to operate when the control button was activated, indicating a possible mechanical or electrical issue with the opener or door components.
- D. Areas of the brick exterior and chimney show evidence of prior tuckpointing repairs. These areas appear to have been recent to address mortar joint deterioration.

INTERIOR:

- E. The basement wall has what appear to be previously repaired cracks.
- F. Three windows in the primary bedroom show evidence of broken thermal seals, which may reduce energy efficiency and result in condensation or fogging between panes.
- G. Window screens at the main staircase and dining room are torn, which may reduce insect protection and affect appearance.
- H. The dining room window fails to stay open, which may present an operational and safety concern.
- I. The kitchen window is loose and detaches when operated, which may present a safety hazard and affect proper function.

A pest / rodent inspection was not performed. Inspectors are not qualified to determine the past or present presence of pests / rodents. If pests / rodents are a concern then a qualified pest inspector should be consulted prior to closing. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



Front



Rear



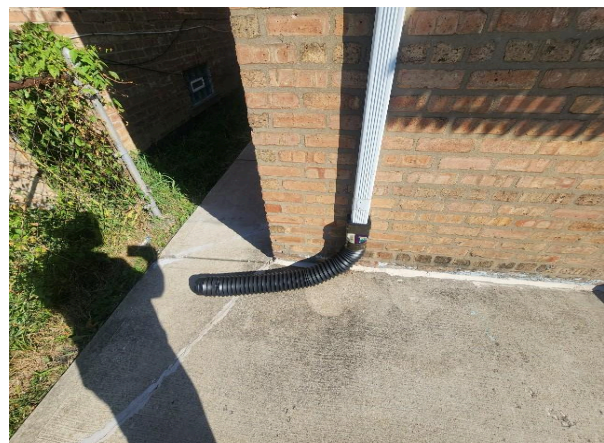
Patio



Downspout extension does not extend enough from the foundation



Downspout extension does not extend enough from the foundation



Downspout extension does not extend enough from the foundation



Undetermined age Kenmore air conditioner



Roof



Roof



Roof



Roof



Roof



Roof



Roof



Uplifted asphalt shingles



Roof



Roof



Roof



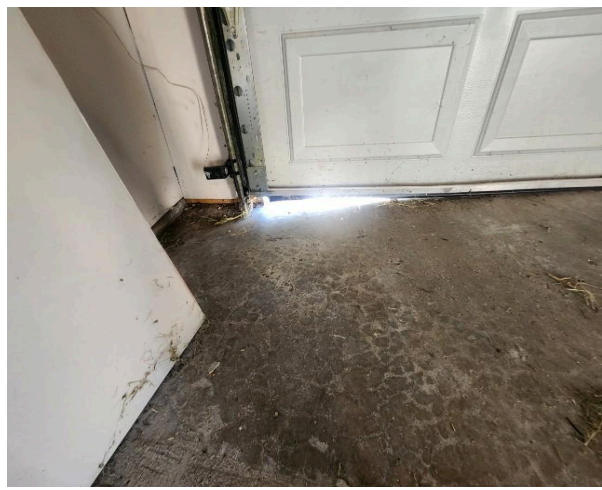
Chimney



One car garage



Garage



Garage overhead door not flushed with floor



Garage ungrounded outlet



Garage roof



Garage roof



Garage roof



Garage roof



Attic



Attic



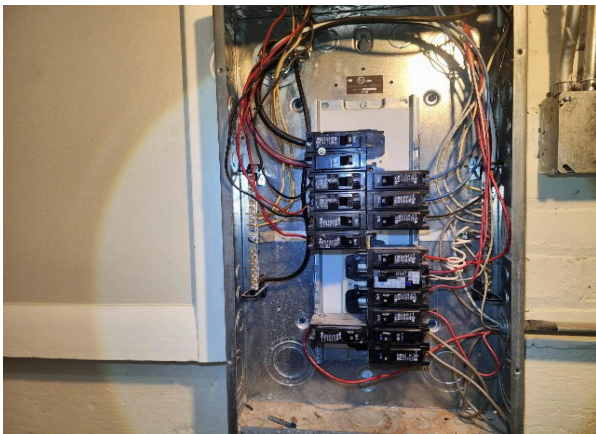
Attic



Attic



Attic



100 amp electrical panel



Basement



Previous repaired crack in basement wall



Previous repaired crack in basement wall



2017 Ameristar furnace



Furnace unsealed filter



2025 Sure Comfort water heater

BLANK

General

Age / Year Built:	257 years/1768
Type:	Single Family
Weather:	Dry
Temperature:	81-90 Degrees
Direction Facing:	North
Status:	Vacant
Time:	10:00 AM

Comments:

The below items in red should be addressed by a qualified professional prior to closing.

The purpose of this home inspection is to discover significant defects in the major systems of the home. Additional remarks and comments pertaining to minor systems may be added as a courtesy to the client but are not inclusive of all minor defects in the home.

The presence of mold cannot be detected by visual identification and requires lab testing. If mold is a concern then lab testing should be completed by a qualified professional.

The below is a visible account of the home on the day of the inspection. This is not a prediction of the future condition or a representation of past occurrences.

Roof System

Roof Type:	Gable
Approximate Age:	10-15 years old
Visible Layers:	One
Roof Material:	Asphalt
Viewed From:	The Ground & Eaves
Visibility:	All
Limited By:	Nothing
Roof Condition:	Uplifted shingles

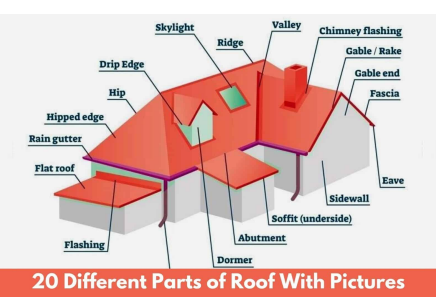
Comments:

Remarks:

Valleys:	Asphalt	
Valley Condition:	Satisfactory	
Roof Flashing:	Aluminum	
Flashing Condition:	Satisfactory	
Vents:	Soffit	Top
Vent Condition:	Satisfactory	Satisfactory
Skylights:	None	
Skylight Condition:	-	
Plumbing Vents:	Present	
Vent Condition:	Satisfactory	
Gutters:	Aluminum	
Gutter Condition:	Satisfactory	

Comments:

Helpful Tips:



Understanding the Roof: Roofs age over time. The quality of materials used as well as weather conditions can effect the process. This illustration shows a variety of signs indicating an aging roof. Periodically checking the roof for these issues should be a part of the normal home maintenance process.

Chimneys

Chimney 1

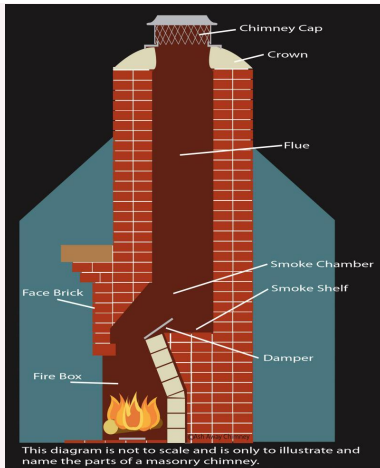
Chimney Type:	Brick
Location:	Back
Chimney Condition:	Satisfactory
Flue Type:	Tile
Flue Condition:	Not Visible

Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

Chimney Remarks:

Comments:

Helpful Tips:



Understanding Chimneys: Homes with Masonry chimneys are effected by weather and environmental conditions. Like any other exterior feature of a home, chimneys require regular maintenance. Sealing concrete cap cracks, filling in loose mortar joints and replacing missing or damaged bricks will help maintain the life of these chimneys.

Exterior

Siding Type:	Brick & Vinyl
Siding Condition:	Satisfactory
Trim / Soffit Type:	Metal
Trim Condition:	Satisfactory

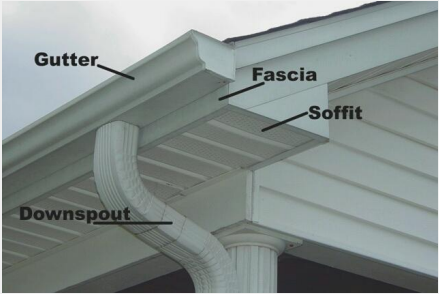
A board by board search of the siding and trim was not performed.

Window Material:	Vinyl Clad
Window Condition:	Satisfactory
Doors:	Front
Door Condition:	Satisfactory
Doors:	Back
Door Condition:	Satisfactory
Exterior Electric:	Overhead
Electric Condition:	Satisfactory
Electric Outlets:	Front
Outlet Condition:	Wired Properly

Back
Wired Properly

Comments:

Helpful Tips:



Understanding Gutters: Gutters are the home's initial protection from the great amount of water deposited on the roof. Gutters should move water far enough away from the foundation to prevent seepage and to protect the interior of the home. Clean gutters and downspout extensions are important to this process.

Grounds

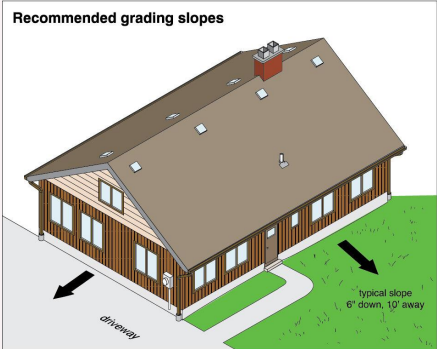
Walks:	Concrete
Walk Condition:	Cracked & Settled
Driveway:	Concrete
Driveway Condition:	Cracked & Settled
Stoops/Steps:	Front
Stoops/Steps Type:	Concrete
Condition:	Satisfactory
Railings	Front
Material	Metal
Condition:	Satisfactory
Improvements:	Patio
Material	Concrete
Condition:	Cracked
Window Wells:	None
Water Spigots:	Operated
Retaining Wall:	None
Wall Condition:	-
Negative Grading:	None Visible
Water Protections:	Missing Essential Protections

Water is destructive and any home without all three foundation protections: gutters, positive grading, and drain tiles - is subject to water penetration.

Comments:

Helpful Tips:

Recommended grading slopes



Understanding Landscaping: The best protection from water entry a home can have begins on the exterior. Proper grading, with the ground pitching away from the home, is most essential. Clean gutters and a working drain tile system complete the home's water defense.

Detached 1 Car Garage

Roof Type:	Same as the House
Approx Roof Age:	Same as the House
Visible Layers:	Same as the House
Roof Material:	Same as the House
Roof Condition:	Same as House
Siding Type:	Same as the House
Siding Condition:	Satisfactory
Trim / Soffit Type:	Same as the House
Trim Condition:	Satisfactory

Overhead Door(s):	Door One
Type:	Metal
Door Condition:	Satisfactory
Automatic Opener:	Does Not Operate
Safety Reverse:	Not Tested
Springs:	Satisfactory

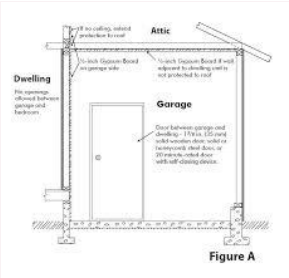
Window(s):	Satisfactory
Screens	Satisfactory
Floor:	Cracked & Settled
Side Door:	Satisfactory
Door to House:	Not Applicable
Electrical:	Mis-Wired
Structure:	Satisfactory

Comments:

Garage Remarks:

Garage Remarks:

Helpful Tips:



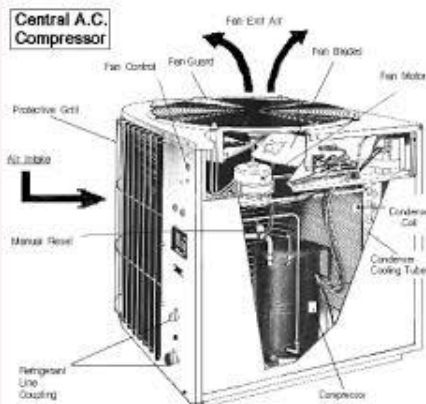
Understanding the Garage: Attached garages have special requirements for the protection of the home's inhabitants. This diagram shows several of the possible hazards that should be considered. Maintaining these features will ensure a safe living environment.

Central Air

	Central Air
Brand:	Kenmore
Age or Year:	Not Determined
Operation:	Operated
Condition:	Dirty Fins

Comments:

Helpful Tips:



Understanding Central Air: It is crucial that air flows through the fins and into the condensing unit. Any blockage can restrict this air flow. Keeping these fins clear of yard debris and creating sufficient clearance of landscaping materials will insure a properly operating cooling system.

Heating

Brand:	Ameristar
Location:	Basement
Type:	Forced Air
Age or Year:	2017
Fuel:	Gas
Distribution:	Ductwork
Condition:	Dirty
Vent Pipes:	Not Fully Visible
Furnace Operation:	Operated
Heat Exchanger:	Not Fully Visible
Filter:	Not Sealed for Safety & Efficiency
Humidifier:	None

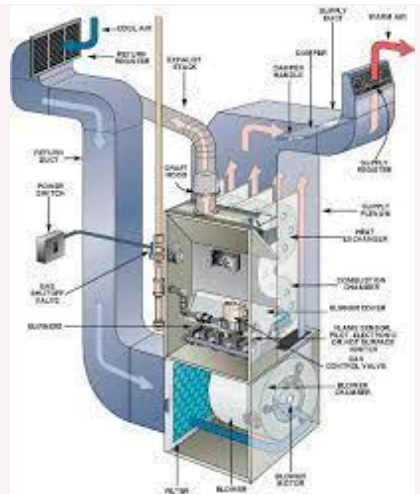
Only a small section of the heat exchanger is visible. Professional evaluation is strongly recommended prior to closing.
The HVAC system has 3 parts: production, distribution, and exhaustion. These parts work together and all should be checked during the HVAC service prior to closing.
Changing or altering any one part may necessitate altering the others. The HVAC professional should make the final determination.

Heating Remarks: The heat exchanger should be checked for cracks no matter how old.
The HVAC system needs professional evaluation prior to the closing.

Comments:

Helpful Tips:

Understanding a Furnace: These are the elements of a typical residential forced air heating system. As this diagram demonstrates the heat exchanger is hidden from view. A damaged or faulty heat exchanger can allow harmful CO gases to enter the living area. That is why it is crucial to the safety of the inhabitants that the system be serviced and evaluated on a regular basis with particular attention paid to the heat exchanger.



Plumbing

Supply Source:	Public
Main Shut Off:	Basement
Distribution Material	Copper
Material Condition:	Satisfactory
Water Pressure:	Adequate

Waste:	Sewer
Waste Material:	Cast Iron
Material Condition:	Satisfactory
Drainage:	Adequate
Sanitary Pit:	None

The underground pipes, inside and out, were not visible and not inspected.

Water Heater:	Sure Comfort
Location:	Basement
Age or Year:	2025
Capacity:	40 Gallons
Fuel:	Gas
Condition:	Satisfactory

Clothes Washer:	None
Clothes Dryer:	None

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.
Plumbing leaks always begin slowly and take time to fully reveal themselves. We are limited to the amount of water we can run during an inspection.
The passage of time between the inspection and the closing makes it crucial that all the fixtures be operated and checked at the final walkthrough.
It is recommended that dryer venting be cleaned out on a regular basis for fire safety. The interior of venting is not visible.

Plumbing Remarks:

Plumbing Remarks:

Comments:

Electrical

Panel:	Main
Panel Location:	Basement
Approximate Amps:	100
Voltage:	240
Type:	Breakers
Service Conductor:	Copper
Sheathing:	Conduit
Branch Wiring:	Copper

Overall Problems: [See Summary Page](#)

Electrical Remarks: **The electrical system all or in part needs professional evaluation prior to the closing.**

Comments:

Helpful Tips:



Understanding Electrical Panel Clearance: It is important that proper clearance be maintained in front of an electric panel. This will ensure easy access in case of an emergency. The door to the panel should open and close easily and freely.

Basement

Percent Finished:	None
Stairs:	Satisfactory
Window(s):	Satisfactory
Screen(s)	Satisfactory
Door(s)	Satisfactory

Supports:	Joists
Percent Visible:	25 Percent
Size:	2x10
Material:	Wood
Condition:	Not Fully Visible

Beams	Steel
Percent Visible:	75 Percent
Condition:	Painted

Posts:	Steel
Percent Visible:	All
Condition:	Painted

Walls:	Concrete
Percent Visible:	75 Percent
Condition:	Patched Cracks

Floors:	Concrete
Condition:	Typical Cracks

Moisture:	Dry Today
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Protection:	
Sump Pump:	Operates
Backup Sump:	None
Floor Drain:	Present

Remarks:	The basement walls and floors and ceiling could not be examined without removing material which is prohibited. No judgment is being made about the conditions present here.
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Comments:	NOTE: Basements without a drain tile system are subject to water seepage.
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Attic

Name:	Attic
Access Type:	Scuttle
Access Location:	Hall
Inspected From:	The Opening
% Visible:	50
Limited By:	The structure and insulation

Structure:	Rafters
Structure Size:	2x8
Roof Sheathing:	Plywood
Condition:	Not Fully Visible

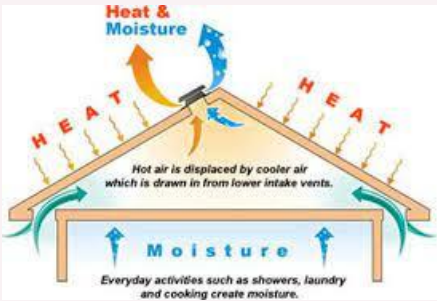
Insulation:	Fiberglass
Insulation Depth:	12-18 inches
Installed In:	The Floor
Vapor Barrier:	Not Visible
Condition:	Satisfactory

Vent Fans:	Not Fully Visible
Electrical:	Not Fully Visible

Remarks:	The attic was not fully accessible.
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Comments:

Helpful Tips:



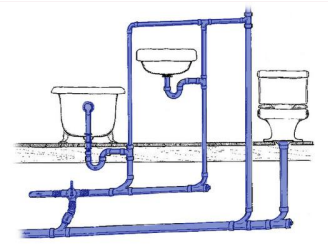
Understanding the Attic: Proper insulation and ventilation aid in the comfort of the home during both the Summer and Winter. A good rule to follow is to have the temperature in the attic be the same as the temperature outside.

Bathrooms

Ceilings, walls, and floors were inspected with emphasis on water leakage. All accesible fixtures, outlets, and switches were tested unless otherwise noted. Any issues discovered during this process are noted below.

Location	Item	Issue
No Issues Observed		

Helpful Tips:



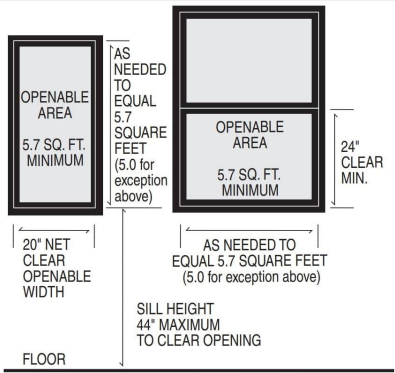
Understanding Drainage: While not fully visible behind the walls, plumbing vents and proper drainage slope are essential to the movement of water and the prevention of sewer gas entry. Without a proper trap/vent combination, sewer gases can enter the home and create unsavory odors.

Rooms

Ceilings, walls, and floors were inspected with emphasis on water leakage. The interior spaces of the property were evaluated to determine if a significant defect is present. Any issues discovered during this process are noted below.

Location	Item	Issue
The Dining Room	window	does not stay open
The Dining Room	window screen	is torn
The Primary Bedroom	windows	have broken thermal seals
The Upper Staircase	window screen	is torn

Helpful Tips:



Understanding Bedroom Safety: Bedroom windows are designed for proper access and egress in case of an emergency. Properly sized and properly placed windows are crucial to bedroom safety. Homeowners who add a bedroom in the basement should make sure that properly sized windows are present.

Kitchen

Ceilings:	Satisfactory
Walls:	Satisfactory
Floors	Satisfactory
Windows:	Not securely attached
Window Screen(s):	Satisfactory
Heat Source:	Yes
Switches:	Yes
Outlets:	GFCI Protected
Counter Tops:	Satisfactory
Cabinets:	Satisfactory
Faucet:	Satisfactory
Pipes:	Satisfactory
Drainage:	Satisfactory
Water Pressure:	Satisfactory
Microwave:	Turned On
Refrigerator:	Was Turned On
Range:	Turned On
Oven:	Turned On
Dishwasher:	Operated
Vent Fan:	Recirculates
Garbage Disposal:	Turned On

Comments:

The appliances were tested solely to determine if they operated. Adequacy of performance is beyond the scope of a home inspection.

The most common area of failure between the inspection and closing is at the appliances. These should be checked again at final walkthrough before closing.

Interior Basics

Window Material:	Vinyl
Window Type:	Double Hung
Window Operation:	Do Not Stay Open
Window Problems:	Broken Seals
Window Screen(s):	Torn

Fireplace:	None
Fireplace Type:	-
Damper:	-
Flue:	-

Fireplace systems are tested for operation (the gas and damper). Determining the adequacy of the system is beyond the scope of a visual home inspection. Interiors of flues and chimneys are not visible. A chimney professional should evaluate the flue and chimney prior to closing.

Stairs:	Basement	Main
Stair Conditions:	Satisfactory	Satisfactory

Whole House Fan:	None
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Smoke & CO Detectors:	Present
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Final Notes

Present:	Buyer(s)	Buyer's Agent
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Remarks:

Comments:

Final Walkthrough

Oven/Range Off:	☒
Lights Off:	☒
Furnace Covered:	☒
Water Off at Fixtures:	☒

Thermostat(s) Reset:	☒
Thermostat(s) Set For Radon Test:	N/A
Electric Panel Covered & Breakers On:	☒
Sump Pump(s) Plugged In:	☒

Inspectors:	Larry Booth #450.103163 (exp. 11/30/2026)
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