



Inspection Report

SAMPLE REPORT

Property Address:

123 Main St
Anywhere USA IL 12345



Michael Allan & Associates, Inc.

Michael A. Meyer

IL LIC 450.000496

**P.O. Box 9
Cary, IL 60013
847-382-6065**

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Date: 11/28/2010	Time: 02:15 PM	Report ID: sample1
Property: 123 Main St Anywhere USA IL 12345	Customer: SAMPLE REPORT	Real Estate Professional: Your Agent

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Minor Repair = These are issues that, in the opinion of the inspector, are minor repairs to items not functioning to their intended functions and may be common on many inspections.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

Illinois

In Attendance:

Customer,Parents,seller and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years

Home Faces:

West

Temperature:

34` F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in previous 3 days:

No

Radon Test:

Yes

1. Structural Components & Below Grade Area

Standard of Practice

When, pursuant to written agreement with a client, the structural system/ foundation is inspected, the home inspector shall:

- 1) Inspect the structural components including the foundation and framing; and
- 2) Describe the foundation and report the methods used to inspect the under-floor crawl space, floor, wall, ceiling, roof, structure and report the methods used to inspect the attic.

Styles & Materials

Foundation: Poured concrete	Percent of Foundation not visible: 50%	Columns or Piers: Steel columns
Floor Structure: Wood joists Not visible	Wall Structure: Wood Not Visible	Ceiling Structure: Wood Not visible
Roof Structure: Engineered wood trusses	Roof-Type: Gable	

		IN	MR	NI	RR	NP
1.0	VISIBLE FOUNDATIONS (Report signs of abnormal water penetration into the building or signs of abnormal condensation on building components.)		X		X	
1.1	COLUMNS/PIERS	X				
1.2	FLOORS (Structural)	X				
1.3	WALLS (Structural)	X				
1.4	CEILINGS (structural)	X				
1.5	ROOF STRUCTURE	X				
1.6	SUMP PUMP(s)	X				
1.7	BASEMENT/LOWER LEVEL	X				
1.8	CRAWLSPACE (floor, insulation & ventilation)	X				

IN MR NI RR NP

IN=Inspected, MR=Minor Repair, NI=Not Inspected, RR=Repair or Replace, NP=Not Present

1.0 Typical vertical foundation cracks noted, signs of previous seepage at south window well in basement, monitor/repair as necessary



1.0 Picture 1



1.0 Picture 2

1.7 Limited view in basement due to storage.



1.7 Picture 1

1.8 Limited view in crawlspace due to storage.



1.8 Picture 1

2. Heating

Standard of Practice

When, pursuant to the written agreement with a client, the heating system is inspected, the home inspector shall:

- 1) Inspect the installed heating equipment, the vent systems, flues, and chimneys; and
- 2) Describe the energy source, the heating method by its distinguishing characteristics.

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Public Gas Supply

Age of Furnace(s) / Boiler(s):

8 years

Number of Heat Systems:

One

Heat System Location:

Basement

Filter Type:

Disposable

Distribution Type:

Air ducts

		IN	MR	NI	RR	NP
2.0	HEATING EQUIPMENT OPERATION				X	
2.1	EXHAUST VENTING SYSTEMS	X				
2.2	DISTRIBUTION SYSTEMS (includes ducts, piping, pumps, motor & heat source in each room)	X				
2.3	Filter	X				
2.4	HUMIDIFIER					X
2.5	DRAINAGE LINES	X				
2.6	SUPPLEMENTARY HEAT					X

IN MR NI RR NP

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2.0 Rust/water stains in furnace and on ductwork under A/C lines, HVAC person should evaluate and correct as necessary.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

3. Cooling

Standard of Practice

When, pursuant to the written agreement with a client, the cooling system is inspected, the home inspector shall:

- 1) inspect the installed central and through-wall cooling equipment; and
- 2) describe the energy source, the cooling method by its distinguishing characteristics.

Styles & Materials

Cooling Equipment Type:
CENTRAL AIR CONDITIONER UNIT(S)

Cooling Equipment Energy Source:
ELECTRICITY

Age of Condenser(s):
9 years

Number of AC Units:
One

		IN	MR	NI	RR	NP
3.0	COOLING AND AIR HANDLER EQUIPMENT			X		
3.1	NORMAL OPERATING CONTROLS			X		

IN MR NI RR NP

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3.0 The air conditioning was **not** tested. During cold weather, the air conditioner should not be operated, as it can be damaged. Typically, we do not operate air conditioners if the temperature during the prior 24 hours has been below 65 degrees. The A/C should be operated as temperatures allow.

4. Plumbing System

Standards Of Practice

When, pursuant to the written agreement with a client, the plumbing system is observed, the home inspector shall describe in detail the interior water supply and distribution including all fixtures and faucets, drains, waste and vent systems including all fixtures, the water heating equipment, the vent systems, flues, and chimneys, the fuel storage and fuel distribution systems, the drainage sumps, sump pumps, and related piping, and the location of main water and main fuel shut-off valves.

Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste:

PVC

Water Heater Power Source:

Natural gas

Water Heater Age:

8 years

Water Heater Capacity:

50 Gallon

Water Heater Location:

Basement

Number of Water heater(s):

One

Main Water Shut Off

Location:

Crawl Space

Main Gas Shut Off Valve

Location:

Gas meter at Exterior

IN MR NI RR NP

		IN	MR	NI	RR	NP
4.0	WATER SUPPLY LINES	X				
4.1	DRAIN, WASTE AND VENT SYSTEMS	X				
4.2	FIXTURES AND FAUCETS	X				
4.3	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				
4.4	FUEL STORAGE (tanks)					X
4.5	GAS LINES & SHUT OFF VALVES	X				
4.6	EJECTOR PUMP	X				
4.7	Cross Connection(s)	X				X

IN MR NI RR NP

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5. Electrical System

Standard of Practice

When, pursuant to the written agreement with a client, the electrical system is inspected, the home inspector shall:

- 1) Inspect the service drop, the service entrance conductors, cables, and raceways, the service equipment and main disconnects, the service grounding, the interior components of service panels and sub panels, the conductors, the over-current protection devices, installed lighting fixtures, switches, and receptacles, the ground fault circuit interrupters;
- 2) Describe the amperage and voltage rating of the service, the location of main disconnects and sub panels, the wiring methods; and
- 3) Report on the presence of solid conductor aluminum branch circuit wiring, on the absence of smoke detectors and carbon monoxide detectors.

Styles & Materials

Electrical Service Conductors:

Below ground
Copper
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Conduit

Main Panel Location:

Basement

Main Disconnect Location:

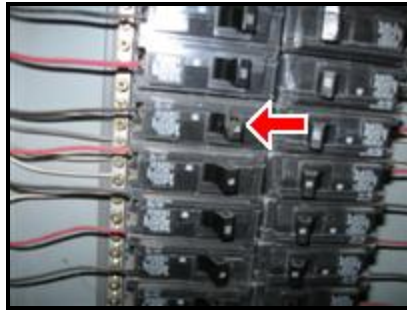
Inside of the main panel

		IN	MR	NI	RR	NP
5.0	SERVICE ENTRANCE CONDUCTORS	X				
5.1	SERVICE AND GROUNDING EQUIPMENT AND MAIN OVERCURRENT DEVICE	X				
5.2	MAIN DISTRIBUTION AND SUB PANELS	X				
5.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE		X		X	
5.4	FIXTURES, SWITCHES & RECEPTACLES (A representative number)		X			
5.5	BRANCH CIRCUIT WIRING METHODS	X				
5.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
5.7	SMOKE DETECTORS	X				
5.8	CARBON MONOXIDE DETECTORS	X				

IN MR NI RR NP

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5.3 (1) Handle broken on 1 circuit breaker, breaker still functional, replace as necessary.



5.3 Picture 1

(2) Over-fused circuit (20 amp breaker on 15 amp wire), electrician should evaluate/correct as necessary.

5.4 Pull chain not working at upper attic light. Light not working above kitchen sink (bulb ?). Repair as necessary.

6. Kitchen

Standard of Practice

Please note that the state standards of practice do not include an inspection of the kitchen appliances and equipment. However, our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls ceilings, cabinets, and countertops.

Styles & Materials

Cabinetry:

WOOD

Countertop:

LAMINATE

Cooking Fuel:

NATURAL GAS

Floor Covering(s):

Wood

Exhaust/Range Hood:

HOOD DESIGNED TO RE-CIRCULATE THROUGH A FILTER

		IN	MR	NI	RR	NP
6.0	COUNTERTOP/CABINETS	X				
6.1	FOOD DISPOSER	X				
6.2	DISHWASHER	X				
6.3	RANGES/OVENS/COOKTOPS	X				
6.4	REFRIGERATOR	X				
6.5	MICROWAVE COOKING EQUIPMENT	X				
6.6	VENTING SYSTEM	X				
6.7	Clothes Washer			X		
6.8	Clothes Dryer			X		

IN MR NI RR NP

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6.7 Clothes in units - NOT TESTED - operate appliances on final walk-thru

7. Interiors

Standard of Practice

When, pursuant to the written agreement with a client, the interior is inspected, the home inspector shall inspect the walls, ceilings, and floors, the steps, stairways, and railings, the countertops, installed cabinets, doors and windows, garage doors and garage door operators.

Styles & Materials

Floor Covering(s):

Carpet
Wood
Vinyl

Wall Material:

Drywall

Ceiling Materials:

Drywall

Window Types:

Single-hung
Thermal/Insulated
Fixed

		IN	MR	NI	RR	NP
7.0	CEILINGS		X			
7.1	WALLS	X				
7.2	FLOORS	X				
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				
7.4	DOORS (REPRESENTATIVE NUMBER)		X			
7.5	WINDOWS (REPRESENTATIVE NUMBER)		X			
7.6	BATH FANS	X				
7.7	FIREPLACE/STOVE (wood/gas)					X
7.8	SHOWER WALLS & DOORS	X				

IN MR NI RR NP

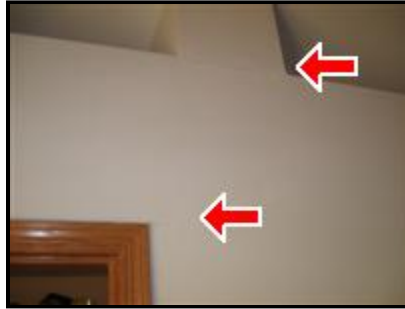
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7.0 Moisture stain at family room ceiling, dry at time of inspection, monitor/correct as necessary.



7.0 Picture 1

7.1 Typical cracks noted.



7.1 Picture 1

7.4 Track guide absent at 1st floor hall closet door. Laundry room door does not close, hits floor. Correct as necessary

7.5 Window locks do not engage at NW bed room, north window. Correct as necessary.



7.5 Picture 1

8. Attic

Standard of Practice

When, pursuant to the written agreement with a client, the insulation and ventilation are inspected, the home inspector shall:

- 1) inspect the insulation and vapor retarders in unfinished spaces, the ventilation of attics and foundation areas, the mechanical ventilation systems; and
- 2) describe the insulation and vapor retarders in unfinished spaces, the absence of insulation in unfinished spaces at conditioned surfaces.

Styles & Materials

Method used to observe attic:
Entered and viewed all accessible areas

Attic Access:
Scuttle Hole

Attic Insulation:
R-30 or better
Blown and Batt Fiberglass

Attic Ventilation:
Soffit Vents
Passive Vents in roof

Vapor Retarder:
Yes

		IN	MR	NI	RR	NP
8.0	Access	X				
8.1	Moisture Stains		X		X	
8.2	Insulation	X				
8.3	Ventilation		X			

IN MR NI RR NP

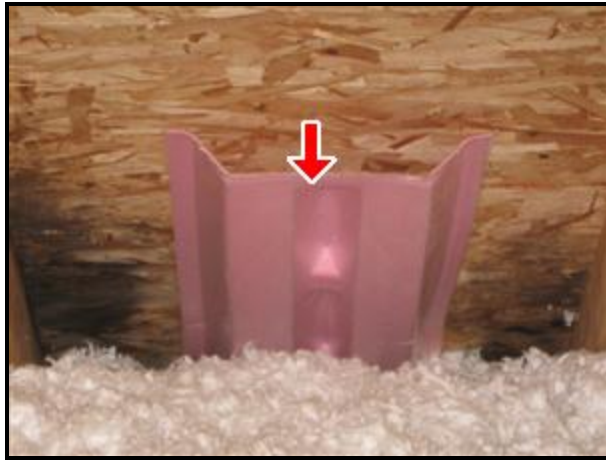
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8.1 Mold like substance in small area of 1 truss bay at east side of attic, correct as necessary. Monitor moisture levels in house and attic to prevent further moisture issues.



8.1 Picture 1

8.3 Insulation into eaves (restricting soffit vents), correct as necessary.



8.3 Picture 1

9. Roofing

Standard of Practice

When, pursuant to the written agreement with a client, the roof system is inspected, the home inspector shall:

- 1) Inspect the roof covering, the roof drainage systems, the flashings, the skylights, chimneys, and roof penetrations; and
- 2) Describe the roof covering and report the methods used to inspect the roof.

Styles & Materials

Roof Covering:
Asphalt/Fiberglass

Viewed roof covering from:
Binoculars
Roof edge

Estimated Age of Roof:
8 Years

Number of layers of roofing:
1 layer

Gutters:
Metal Gutters and Downspouts

		IN	MR	NI	RR	NP
9.0	ROOF COVERINGS		X			
9.1	FLASHINGS	X				
9.2	CHIMNEYS					X
9.3	ROOF DRAINAGE SYSTEMS	X				
9.4	SKYLIGHTS					X

IN MR NI RR NP

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9.0 Some nail pops noted (lifted shingles), repair as necessary



9.0 Picture 1

10. Garage

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

		IN	MR	NI	RR	NP
10.0	GARAGE WALLS/CEILING (INCLUDING FIREWALL SEPARATION)	X				
10.1	GARAGE FLOOR	X				
10.2	GARAGE DOOR (S)	X				
10.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
10.4	GARAGE DOOR OPERATORS/SAFETY REVERSE	X				

IN MR NI RR NP

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10.0 Limited view in garage due to storage.

11. Exterior

Standard of Practice

When, pursuant to the written agreement with a client, the exterior is inspected, the home inspector shall:

- 1) Inspect the exterior wall covering, flashing, trim, all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings, the eaves, soffits, and fascias where accessible from the ground level, the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building, walkways, patios, and driveways leading to dwelling entrances; and
- 2) Describe the exterior wall covering.

Styles & Materials

Cladding Material:

Vinyl
Brick

Trim Material:

Wood
Aluminum

Window Exterior:

Vinyl

Exterior Entry Doors:

Metal
Vinyl

		IN	MR	NI	RR	NP
11.0	DOORS (Exterior)		X			
11.1	WINDOWS	X				
11.2	WALL CLADDING, FLASHING AND TRIM		X			
11.3	EAVES, SOFFITS AND FASCIAS	X				

IN MR NI RR NP

IN=Inspected, MR=Minor Repair, NI=Not Inspected, RR=Repair or Replace, NP=Not Present

11.0 Sliding door lock sticks, hard to operate. Correct as necessary.

11.2 Absent louver on dryer vent exhaust. Absent aluminum trim at front peak and loose trim at north peak. Repair/correct as necessary.



11.2 Picture 1



11.2 Picture 2



11.2 Picture 3

12. Grounds

Standard of Practice

When, pursuant to the written agreement with a client, the exterior is inspected, the home inspector shall:

1) Inspect attached decks, balconies, stoops, steps, porches, and their associated railings, the eaves, soffits, and fascias where accessible from the ground level, the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building, walkways, patios, and driveways leading to dwelling entrances.

Styles & Materials

Driveway:
Asphalt

Walkways:
Concrete

Patio Surface:
Brick Pavers

		IN	MR	NI	RR	NP
12.0	GRADING AND DRAINAGE		X			
12.1	DRIVE AND WALKWAYS	X				
12.2	WINDOW WELLS		X			
12.3	VEGETATION	X				
12.4	STOOPS, STEPS, AREAWAYS, PORCHES, AND APPLICABLE RAILINGS	X				
12.5	DECKS/BALCONIES, STEPS AND RAILINGS					X
12.6	PATIO/TERRACE	X				

IN MR NI RR NP

IN=Inspected, MR=Minor Repair, NI=Not Inspected, RR=Repair or Replace, NP=Not Present

12.0 Low areas and reverse pitch noted at foundation, grading should slope away.



12.0 Picture 1

12.2 Clean leaves/debris from window wells, stone too high in rear well, should be below window sill.



12.2 Picture 1

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Michael Allan & Associates, Inc.

General Summary



Phone: (847) 382-6065

Fax: (847) 639-1642

P.O. Box 9

Cary, IL 60013

Michael Allan & Associates, Inc.

**P.O. Box 9
Cary, IL 60013
847-382-6065**

Customer
SAMPLE REPORT

Address
123 Main St
Anywhere USA IL 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Structural Components & Below Grade Area

1.0 VISIBLE FOUNDATIONS (Report signs of abnormal water penetration into the building or signs of abnormal condensation on building components.)

Minor Repair, Repair or Replace

Typical vertical foundation cracks noted, signs of previous seepage at south window well in basement, monitor/repair as necessary



1.0 Picture 1



1.0 Picture 2

2. Heating

2.0 HEATING EQUIPMENT OPERATION

Repair or Replace

Rust/water stains in furnace and on ductwork under A/C lines, HVAC person should evaluate and correct as necessary.



2.0 Picture 1



2.0 Picture 2



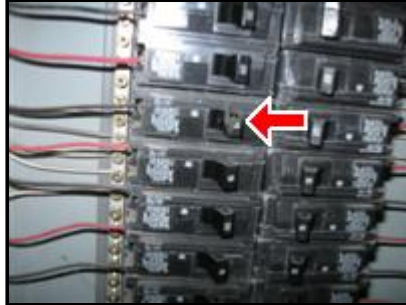
2.0 Picture 3

5. Electrical System

5.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Minor Repair, Repair or Replace

(1) Handle broken on 1 circuit breaker, breaker still functional, replace as necessary.



5.3 Picture 1

(2) Over-fused circuit (20 amp breaker on 15 amp wire), electrician should evaluate/correct as necessary.

5.4 FIXTURES, SWITCHES & RECEPTACLES (A representative number)

Minor Repair

Pull chain not working at upper attic light. Light not working above kitchen sink (bulb ?). Repair as necessary.

7. Interiors

7.0 CEILINGS

Minor Repair

Moisture stain at family room ceiling, dry at time of inspection, monitor/correct as necessary.



7.0 Picture 1

8. Attic

8.1 Moisture Stains

Minor Repair, Repair or Replace

Mold like substance in small area of 1 truss bay at east side of attic, correct as necessary. Monitor moisture levels in house and attic to prevent further moisture issues.



8.1 Picture 1

8.3 Ventilation

Minor Repair

Insulation into eaves (restricting soffit vents), correct as necessary.



8.3 Picture 1

9. Roofing

9.0 ROOF COVERINGS

Minor Repair

Some nail pops noted (lifted shingles), repair as necessary



9.0 Picture 1

11. Exterior

11.0 DOORS (Exterior)

Minor Repair

Sliding door lock sticks, hard to operate. Correct as necessary.

11.2 WALL CLADDING, FLASHING AND TRIM

Minor Repair

Absent louver on dryer vent exhaust. Absent aluminum trim at front peak and loose trim at north peak. Repair/correct as necessary.



11.2 Picture 1



11.2 Picture 2



11.2 Picture 3

12. Grounds

12.0 GRADING AND DRAINAGE

Minor Repair

Low areas and reverse pitch noted at foundation, grading should slope away.



12.0 Picture 1

12.2 WINDOW WELLS

Minor Repair

Clean leaves/debris from window wells, stone too high in rear well, should be below window sill.



12.2 Picture 1

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.



Michael Allan & Associates, Inc.

Phone: (847) 382-6065
P.O. Box 9

Fax: (847) 639-1642
Cary, IL 60013

INVOICE

Michael Allan & Associates, Inc.
P.O. Box 9
Cary, IL 60013
847-382-6065
Inspected By: Michael A. Meyer

Inspection Date: 11/28/2010
Report ID: sample1

Customer Info:	Inspection Property:
SAMPLE REPORT Main St Anywhere USA IL 12345 Customer's Real Estate Professional: Your Agent	123 Main St Anywhere USA IL 12345

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note: Thank you for choosing to use our service, it is appreciated. The finest compliment I can receive is a referral to friends and family members.

Inspections By

Michael Allan & Associates, Inc.

Phone: (847) 382-6065
P.O. Box 9

Fax: (847) 639-1642
Cary, IL 60013

Michael Allan & Associates, Inc.

Michael A. Meyer

**P.O. Box 9
Cary, IL 60013
847-382-6065**

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.