

# HOME INSPECTION REPORT

## INSPECTION PROPERTY ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_  
TIME \_\_\_\_\_

## CLIENT INFORMATION

NAME \_\_\_\_\_  
CURRENT ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_  
EMAIL \_\_\_\_\_

This report is the result of a visual inspection of the readily accessible areas of the property listed above. This report was done in accordance with the terms and conditions contained in the Pre-Inspection Agreement and the Introduction to a Home Inspection. Please read the remarks printed on each page and call or email us for an explanation of any aspect of this report that you do not understand.

Buyer Present: Yes \_\_\_\_\_ No \_\_\_\_\_  
Buyer's Agent Present: Yes \_\_\_\_\_ No \_\_\_\_\_ Agent's Name \_\_\_\_\_  
Listing Agent Present: Yes \_\_\_\_\_ No \_\_\_\_\_ Agent's Name \_\_\_\_\_  
Other's Present: (i.e. family/friends) \_\_\_\_\_











Please *initial* next to parties that may receive a copy of the inspection report from All About Homes, LLC:  
\_\_\_\_\_ Buyer's Agent \_\_\_\_\_ Seller's Agent \_\_\_\_\_ Seller \_\_\_\_\_ Buyer's Attorney  
\_\_\_\_\_ Seller's Attorney \_\_\_\_\_ Other, please list \_\_\_\_\_  
(If no other parties are indicated, it is assumed that only the buyer will receive a copy of the report)

Fee: The client agrees to pay to All About Homes, LLC, at or before the time of the inspection, a fee in the amount of \_\_\_\_\_. Additional services for additional fees include \_\_\_\_\_.

Please DO NOT use any photos taken during my home inspection on the All About Homes website. Photos will never include people, names or addresses.

**All About Homes, LLC**  
1725 W. Granville Ave.  
Chicago, IL 60660  
[michelle@allabouthomeschicago.com](mailto:michelle@allabouthomeschicago.com)  
[www.allabouthomeschicago.com](http://www.allabouthomeschicago.com)  
Illinois Inspection Entity License # 451.0000789  
Illinois Home Inspection License # 450.0001071

## Introduction to a Home Inspection

-  A home inspection is a non-invasive inspection. No invasive testing is possible. The inspection is observational and operational. We can only inspect what we can see at the time of the inspection. In general we do not move personal items within the home. We will attempt to note large areas that we are unable to inspect due to obstructions within the home.
-  An inspection is meant to represent a home at a particular point in time. The inspection does not offer any representation of the condition of the home in the future.
-  The inspection focuses on functionality and safety issues. It is NOT a residential building code inspection.
-  A home inspection is NOT meant to identify cosmetic issues.
-  Some minor issues may be missed. It is not possible to identify all minor issues throughout a home during the duration of a home inspection. We will identify as many as we can, but they will be found while searching for more major issues. In general, our goal is to find the \$1000 issues, not the \$100 issues. We are looking to find the issues that will influence your decision to purchase, not the minor issues that can be fixed easily.
-  The following systems will be visually inspected:
  - The structure – interior and exterior
  - The roof
  - The exterior facings
  - The mechanicals (furnace, A/C, water heater)
  - The plumbing
  - The electrical
  - The interior living areas
-  Appliances will be inspected and/or run through partial cycles, but only as a courtesy. No representation can be made as to their ability to continue to function.
-  Findings from the inspection will be presented in three ways:
  - Visually – we will show you what we find (if buyer is present at the inspection)
  - Verbally – we will explain what we find (if buyer is present at the inspection)
  - Written – you will be emailed a computer generated report specific to your property at the end of the inspection.
-  A home inspection is NOT a home warranty or a home insurance policy. A home inspection is meant to improve your odds of purchasing a healthy home, but is not a guarantee that the home you are purchasing will meet your expectations.
-  *If you are dissatisfied with your home inspection in any way, please call us right away. We will do whatever we can to address the issue. We want you to be happy.*

**Thank you so much for hiring All About Homes!**

Client signature

Date



