Illinois home inspection report

68 Ill. Adm. Code 1410.200(e)

Inspection details	
Property address 5231 Fairmount Ave, Downers Grove, IL 60515	
Client Samuel and Grace Lindqvist	**Inspection date** November 20, 2026
Start time 9:05 a.m.	**Weather** Overcast, 38°F, light wind
Report delivered November 21, 2026, by email	

Inspectors	
Signing inspector Kevin Marsh	**License and expiration** 450.017305; expires 11/30/2028
Other inspectors None	

Structure and roof	
Foundation type Poured concrete basement	
Crawl space and attic method Basement walked; attic viewed from hatch, no entry (no floor)	
Roof covering Asphalt shingles, one layer	**Roof method** Walked roof
Exterior wall covering Brick veneer and vinyl siding	

Significantly deficient

System	Condition	Why	Correct or monitor
Water heater	No TPR discharge pipe	Unsafe: scald risk	Correct: licensed plumber
Alarms	No CO alarm near bedrooms	Unsafe; Illinois CO Alarm Act	Correct: install alarm
Fireplace	Cracked flue tile	Unsafe: fire risk	Correct: chimney sweep review

Illinois home inspection report: systems

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Plumbing	
Main shut-off and entry Copper service enters front basement wall; main valve beside meter	
Supply piping Copper	**Water heater and capacity** Gas tank, 50 gallons, 2014

Electrical	
Service amps and volts 200 amps, 120/240 volts	
Panel locations Main panel in basement laundry; no subpanels	**Wiring methods** Non-metallic sheathed cable (Romex)
Aluminum branch wiring None seen	**Smoke and CO alarms** No CO alarm within 15 ft of bedrooms

Heating and cooling
Heating energy and method Natural gas forced air furnace
Cooling energy and method Electric central split system

Interior and insulation
Interior and appliances Range, dishwasher, and refrigerator operated
Insulation and ventilation About 10 in. blown fiberglass; soffit and ridge vents
Fireplace Wood-burning masonry, flue liner cracked at top tile

Not inspected
Item and reason Sprinkler system: shut down for winter

Signature	
Inspector signature Kevin Marsh (electronic)	**Date** November 21, 2026