

Residential Home Inspection

Customer Info

Transaction Reference Number: 3805

Company Name: RRE - 431 E

Contact Name: David Jolly

Address: 431 E Oakwood Drive,
Barrington, IL 60010, USA

Job Order Info

Job Order ID: 10099936

Date Assigned: 11/28/2023

Date Completed: 12/17/2023

PROPERTY INFORMATION

Property Type

Residential

of Buildings on Site

1

Exterior Construction Type

Siding

If there is a For Sale sign, what is the Broker's Name?

No

What is the Broker's Phone Number?

No

Was contact made with any occupant during inspection?

Yes

Provide a Name/Explain

David Jolly

PROPERTY DESCRIPTION

Is the property vacant?

No

What % of the property appears to be occupied?

100

Describe Business Use of Property

Residential

If Other, Please Describe

N/A

Describe Condition of Building

Excellent

Describe Condition of Adjacent Properties

Excellent

Comments

Homes in the area are in very good stable or excellent condition

Describe Any Major Repairs Needed (Roof, Siding, etc.)

N/A

Comments

No repairs were needed at time of inspection

Is the property involved in a significant construction project?

No

Comments

No Construction at the time of inspection

Are leasing brokerage signs evidenced for property

No

Are solar panels visible from the ground level? (If yes, please provide photos)

No

Comments

The home is in excellent condition. During inspection

ENVIRONMENTAL OBSERVATIONS

Public works project impacting access to the property (e.g. road construction)

N/A

Dry Cleaning or Gasoline Station Business

No

Evidence of chemical spills, leaking equipment, or unusual/noxious odors

No

Fuel storage or fuel dispensing equipment

No

Drums or other chemical containers on site, or batteries stored on ground

No

Chemical-based parts cleaning or plating operations

Yes

Evidence of soil borings or monitoring wells

No

MARKET AREA OBSERVATIONS

Location

Rural

Describe the Street Traffic

Lightly

Describe the Business Visibility from the Street

N/A

Predominant Property Use

Residential

Neighborhood Vacancy

0-5%

Surrounding Area

Stable

Market Trend

Stable

Overall Real Estate Values

Increasing

Major Highways or Interstates

Yes

Major Landmarks

No

Major Facilities

N/A

Natural Features

N/A

Major Shopping Centers (Malls)

No

Universities or Community Colleges

No

Major Employers

N/A

Market Area Comments

Residential Area- One mile and a half away from shopping and restaurants. 5 miles from major expressway.

ADDITIONAL COMMENTS

This Inspection Was Conducted

as Boots-On-The-Ground

Additional Comments

The home is in very good condition in a stable neighborhood. The nearby shopping and restaurants bring lots of value to the property.

Inspector's Signature

Rosa Weatherly

Inspector's Name

Rosa Weatherly

Completion Date

12/17/2023



Completed Time

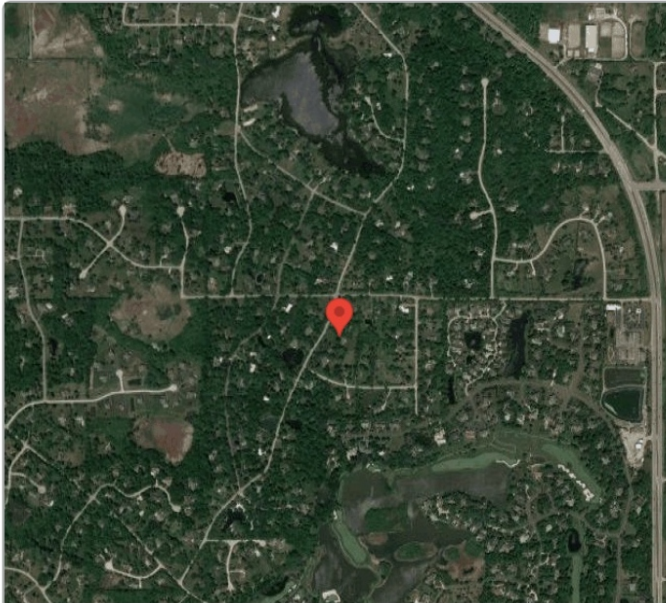
12:30 PM



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:41 PM CST

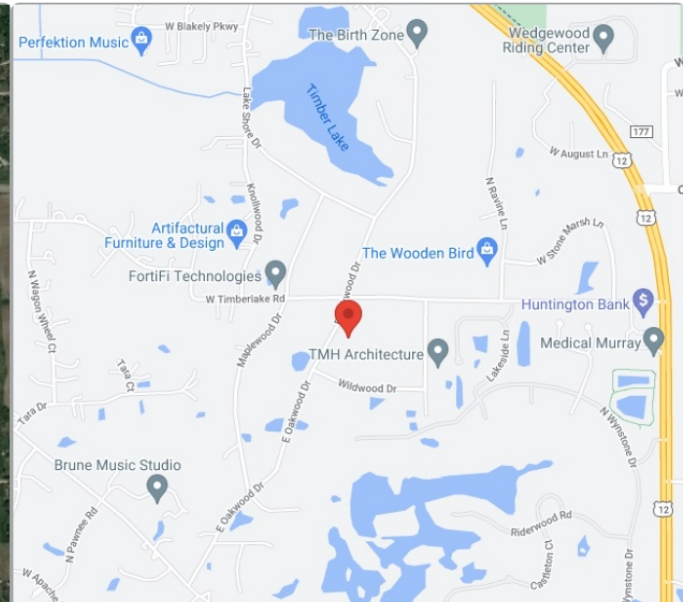
Address: 431 E Oakwood Drive Barrington, IL 60010

Inspection completed by Independent Appraisal Experts
For any additional information feel free to call (801) 809-2565
or email camcope@independentappraisalexperts.com



Date: 12/17/2023 12:39 PM CST
Latitude: 42.23273692420964
Longitude: -88.1245511768208

Aerial View



Date: 12/17/2023 12:39 PM CST
Latitude: 42.23273692420964
Longitude: -88.1245511768208

Map View



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:50 PM CST

Address



Latitude: 42.23273692420964
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Date: 12/17/2023 12:47 PM CST

Bathroom



Latitude: 42.23273692420964
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Date: 12/17/2023 12:47 PM CST

Bedroom



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:45 PM CST

Dining Room



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:46 PM CST

Family Room



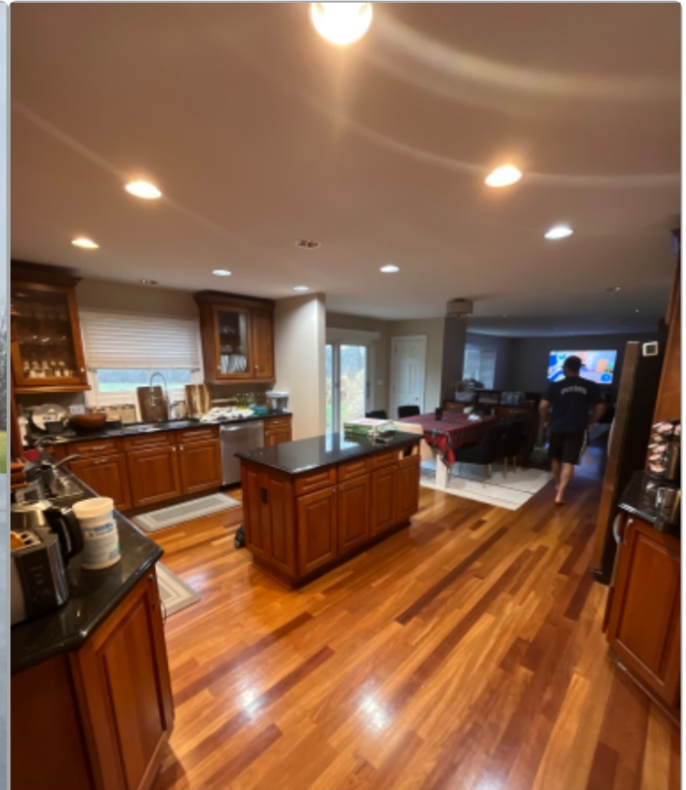
Latitude: 42.23273692420964
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Date: 12/17/2023 12:50 PM CST

Front View



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:43 PM CST

Garage



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:45 PM CST

Kitchen



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:42 PM CST

Left Side Street View



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:42 PM CST

Left Side View



Latitude: 42.23273692420964
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Living Room



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Loft



Latitude: 42.23273692420964
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Date: 12/17/2023 12:48 PM CST

Office Room



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Date: 12/17/2023 12:46 PM CST

Play Room



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:51 PM CST

Property Across the Street



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:43 PM CST

Property to the Left



Latitude: 42.23273692420964
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Property to the Right



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:43 PM CST

Rear View



Latitude: 42.23273692420964
Longitude: -88.1245511768208
Date: 12/17/2023 12:42 PM CST

Right Side Street View



Latitude: 42.23273692420964
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Right Side View