

Inspection Report for Property at:
Chicago, IL

Private Home Inspection for:

Date:
November 13, 2009

Customer's Phone Number:

This report presents the results of our inspection of the above referenced property performed on November 13, 2009. This report is based on a visual inspection of the accessible areas of the property. The scope of this inspection conforms to the current Standards of Practice of the American Society of Home Inspectors and the State of

Illinois Office of Banks and Real Estate. Only those items whose condition is specifically reported on in this report are included in the scope of this inspection. Items not specifically reported in this report are not part of the scope of this inspection. This report should not be construed as a guarantee or warranty as to such condition. Any comments made with respect to insect damage are offered as a result of visual inspection of structural members only and should not be construed as representing an inspection for wood destroying insects.

Smoke detectors, carbon monoxide detectors, security systems and sprinkler systems are not included in this inspection. Safety devices such as these should be checked regularly.

The information contained herein constitutes the entire report of the inspection of the premises and supersedes any oral discussions, comments or opinions made in connection therewith. This report is intended for your sole use. No other party should make any decisions on the basis of this report.

You should be aware that any structure built prior to 1978 has the potential of containing lead based paint. Lead based paint poses a potential health hazard. This inspection did not include any investigation for lead based paint. If this is an issue of concern, we recommend that you consider having this property tested.

Please refer to the photo pages for more information.

I hope this report serves your needs. Please feel free to contact us if there any questions.

Personal Information Removed to Avoid Embarassing this Inspector

2 – General Information

Name of Inspector: Remain Nameless

Client's Agent: _____

Seller's Agent:

Payment:

Paid by Check:
Check #: 1075
Amount: \$900.00

Thank you

Start time of inspection: 11:00 AM Finish time: 1:20 PM

Present at Inspection:

Seller's Agent
Buyer's Agent

Is the home occupied: yes

Main front entry is facing: East

Recent rain: yes

Estimated outdoor temperature: 49 degrees Fahrenheit

Skies: cloudy

Style of home: 3 story

Age of home: 136 years (addition 6 years)

3 – Roof

Roof style: Flat

Roof seen from: Walk on

Number of Layers of roofing: 1

Estimated age of roof: 10-14 years

Estimated remaining life of roof: 3-5 years

Roofing material: *Rubber (EPDM) with painted aluminum coating.*

Comments: There are areas of the roof that show signs of ponding (areas that hold water) and areas that are soft to walk on. See photos. There is no rail around roof, caution should be used when working on roof.

Flashing and Joint material: Galvanized steel/tin or aluminum

Comments: Visible flashing appears sound

Gutters and Downspouts: Aluminum, galvanized steel and copper

Comments: The gutter system appeared to be in serviceable condition at the time of inspection. Keep gutters clean and seams sealed to allow proper control of run-off. Recommend extending downspouts 3-5 feet away from home to improve drainage.

Chimney material: Metal, PVC & Masonry. Sections of the north masonry chimney have cracked bricks and deteriorating mortar. The south fireplace chimneys are not lined. Recommend this be corrected as necessary (see photos).

Keep the chimney cap well sealed to exclude moisture.

General roof comments: Generally, the roof appears sound.

Limitations of Inspection: Visible and accessible components only.

4 – Exterior

Siding: Brick and stone

Comments: Generally appears sound. Some touch up tuck-pointing is needed to help preserve materials.

Window material: wood

Comments: The front windows are older. The lower level windows are weather-stripped and are not operable at time of the inspection. One north lower level rec room window has a loose or broken sash spring and does not stay open. One MBR window would not open, lock is broken. One south bathroom window is a metal single pane window.

Window Type: Double Hung Window Glazing: Double pane

Window screens: Several window screens are not installed.

Exterior Door material: wood and metal

Comments: The exterior doors appeared serviceable at the time of inspection.

Walks, Driveway, Steps and Railing:

Comments: The metal rail on front steps has some surface rusting.

Trim material: Wood & aluminum

Comments: Sections of the exterior trim have bare wood and peeling paint. This should be kept painted to preserve materials. The wood frame on 2nd floor patio door is rotting.

Garage door opener:

Comments: The garage door opener is equipped with an auto-reversing safety feature. Recommend testing this feature periodically.

*General Exterior Comments: *Trim vines away from siding to prevent deterioration and moisture retention. There are vines growing near west fireplace (gas) flue.*

5 – Foundation & Structure

Foundation wall material: Concrete

Basement Floor: Concrete

Structural wall material: Masonry

Structural floor framing: unknown

Foundation Comments: Settling cracks in foundations occur as a result of past movement in the walls and/or footing and are very common. Comments made in this report regarding foundation cracks are based solely on observations made at the time of this inspection and are not based on any engineering evaluations. Future movement of the foundation can occur with changes in soil conditions or foundation loads, which cannot be foreseen. If you have continuing concerns about the foundation we recommend you seek the counsel of a professional engineer.

Basement Drainage System: Floor drain and sump pump. House has two sumps. One is used to collect sanitary waste and pumps to the sanitary drain system. The other sump collects ground water and should pump to an outside drain. The ejector pump runs loudly. Unable to remove the lid to ground water sump due to placement of check valve and stored items on top of lid.

Site Drainage: Neutral

Basement ventilation System: Windows

General Foundation and Structural Notes: There is a shallow crawl space under east lower level entry area. This is not accessible.

Limits of Inspection: 99% of the lower level is finished. The foundation inspection is limited to only accessible and visible areas of the foundation walls.

6 – Electrical

Wiring type: Conduit & BX Wiring: Copper

Main Panel: Volts – 240V, Amps - 200 amp with 60 amp sub panel
Location: Lower level east entry area.

Circuit protection: circuit breakers Room for expansion: yes

Exterior service and meter: 3 conductors overhead

Interior light fixtures: OK

Outlets: The GFCI devices (2) for the outside 2nd floor (off bedrooms) deck area do not trip when faulted. These should be replaced as needed for safety. Reversed polarity is indicated on one master bathroom outlet. This should be corrected for safety.

GFCI Receptacles: Ground fault receptacles in bathrooms, laundry area, kitchen, garage and most outside test OK. Retest each month.

Electrical Comments: There are spare circuit breakers in main panel and an unused conduit (labeled "bar") for future expansion.

Limitations of Inspection: Visible and accessible components only.

7 – Plumbing

Water Supply: City Sewer Supply: City

Main water line material: Copper Supply water line material: Copper

Comments: The main supply comes under ground from the city. The outside faucets did not operate at time of the inspection. Check to see if seller turned these off for winter.

Main shutoff valve: Meter in lower level entry closet.

Interior water pressure: Water pressure was adequate throughout the home.

Interior waste lines: Cast iron, PVC

Comments: Overhead sewer. There is a sewer in south window well area (between buildings). Recommend asking seller what this is used for.

Type of Water Heater: Gas 75 gallon. Manufactured 1996

Comments: A. O. Smith®. The front burner cover is missing. There is no visible source of fresh air into the furnace area for water heater (75,000 BTU). Adequate air supply is necessary for proper operation of gas appliances. The unit is near the end of its useful life expectancy.

Limitations of Inspection: Visible and accessible components only.

8 – Heating

Type of system: Gas Forced Air. Armstrong® (2)

Estimated age of units: 3-9 years. Typical life expectancy for this type unit is 15-20 years.

Number of Zones: 2. System capacity: 90,000 & 83,700 BTU

Filters: 2-16 x 25 x 1 - Change filter elements regularly.

Thermostats: 2- Electronic

Comments: The furnaces are the higher efficiency type equipped with induced draft and electronic ignition. There is a slight condensate leak from the PVC flue pipe of lower level furnace. Recommend this be sealed or repaired as needed.

Replace humidifier evaporator pads annually. The cover for lower level humidifier is not in place properly at time of the inspection. Remember to open humidifier damper in winter. The lower level unit needs a damper.

A slight gas leak was detected from the union on the gas line to 2nd floor furnace. This should be repaired as needed for safety.

The overflow pan for 2nd floor unit has a corner cut out and will not hold water.

Recommend sealing floor and ceiling openings in closet area of this furnace room.

The louvered door to the 2nd floor furnace room is missing a hinge pin and rubs on floor.

It is recommended that a thorough cleaning and inspection of the heating systems be made each year by a qualified heating contractor to ensure safe and proper operation.

Limits of Inspection: Most of the heat exchanger is not visible and is not represented in this inspection report.

Fireplaces:

Material: masonry/metal

Fired by: gas/wood

Flue: clay tile/metal

Comments: There is a build up of combustion products in the front living room fireplace chimney. Recommend this be cleaned and checked by a chimney professional for safe and proper operation. The office fireplace is equipped with a gas line to burn wood or gas. The family room fireplace is gas only.

9 – Air Conditioning

Equipment: Electric powered, central. Carrier & Armstrong® (2) (located on the roof)

Age of units: 6-9 years. Typical life expectancy is 15 years.

Comments: Outside temperature is too cold to safely operate A/C units. The A/C units should be operated and checked before closing if possible.

10 – Bathroom(s)

Powder room: OK

Hall/Bedroom Bathrooms: 3rd floor bathroom door does not fit/close properly.

Master Bathroom: The whirlpool pump and jets operated properly at time of the inspection.

Lower level Bathroom: OK

General Comments: The hot and cold water supply on 3rd floor bathtub are reversed.

11 – Interior

Flooring: Tile and wood

Wall material: Drywall

Ceiling material: Drywall

Doors: Wood. The 2nd floor back hall entry door & 3rd floor bedroom entry door do not close/fit properly.

Trim: Wood

Handrails: Wood. No handrail on 2nd to 3rd floor front stairway.

Comments: The interior of the home appears to be in adequate condition. The finish flooring materials at the top of the back stairway are a potential tripping hazard.

12 – Insulation/Attic

Type of Insulation: Walls: No evidence of wall insulation
Attic: unknown. This is a flat roofed home, no attic space.

Limitations of Inspection: Visible and accessible components only.

13 – Kitchen and Appliances

Oven/Range: Gas Viking®. Appears functional

Dishwasher: Kitchen Aid ®. Appears functional.

Sink: Appears serviceable.

Garbage Disposal: Appears functional.

Counters: Appear functional

Refrigerator: Sub Zero®. Appears functional.

Laundry: Upper laundry area does not have a drip pan or floor drain visible under washer. Whirlpool washer & dryer-OK.

Comments: All appliances, counters and cabinets appear to be adequate.

14 – Summary

Smoke/fire detectors were not tested as part of this inspection. Check these prior to occupancy and twice a year thereafter.

Effective January 1, 2007, the Illinois Carbon Monoxide Detector Installation Law mandates CO detectors in all single and multi family residences with CO generating sources. Detectors must be installed within 15 feet of every room used for sleeping purposes.

The sprinkler system (winterized) and security system were not checked as part of this inspection. Recommend having seller or installer demonstrate proper operation and maintenance.

Remind the seller to leave behind the owner's manuals for the equipment and appliances.

Photo Pages



Figure 1 Roof



Figure 2 evidence of ponding on roof



Figure 3 North chimney. Note deterioration of brick & cap



Figure 4 Unlined fireplace chimney



Figure 5 Accumulation of soot and creosote in living room chimney



Figure 6 Shut off valves for ejector pump (behind panel in closet)



Figure 7 Shut off valves for outside faucets behind cover in lower level furnace room



Figure 8 Condensate leakage under induced draft of lower furnace



Figure 9 Loose cover on lower humidifier



Figure 10 Water heater. Note missing burner cover.



Figure 11 Main electric panels (covers removed for inspection)



Figure 12 Main water shut off