

# HOME INSPECTION REPORT

123 Chicago St.  
Somewhere, IL

Inspection Date: 1-1-00



Prepared for:  
Client  
123 W. Watertown  
773/555-1212  
Chicago, IL, 606

Prepared by:  
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ACCURATE INSPECTIONS  
& CONSULTING Inc.

773 / 844-4242

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### HOME INSPECTION REPORT

#### **Client Information:**

Client

Chicago, IL, 606

Phone #

#### **Inspection Property:**

IL

Email:

The following report describes conditions at the above listed property. An interior and exterior inspection was conducted, along with a visual and functional inspection of the mechanicals as possible.

This report covers existing conditions observed, potential problems and related concerns that we recommend you take into consideration. Any items needing repair will likely need further evaluation by a contractor. Overall costs for all repair or replace recommendations by the Inspector are ballpark figures only and should be reviewed in determining the real cost of purchasing a particular property. Final proposals by contractors can vary greatly depending on the decisions you make and what is found inside of walls or ceilings.

Contents of this report are covered in their entirety by the "Agreement" between the "Client" and "Inspector".

The executive summary is provided for your convenience. Please read the entire report and notes to get a full understanding of property conditions. The full report contains additional relevant information regarding conditions, systems and concerns at the property.

The Building appears to be in overall poor condition. The basic structure, i.e. floors, walls, ceilings show excessive signs of age and wear. Various defects and conditions were found as outlined in this report.

Inspection			
Date:	1-1-00	Time:	1000
Weather:	Cloudy / Rain	Temperature:	+/- 55
Recent rain:	Yes	Soil:	Wet
Water:	ON – partial	Electric:	ON
Gas:	ON	Other's present during inspection: Buyers' realtor	
Client present during inspection:	YES		

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### EXECUTIVE SUMMARY

The subject property is a vintage, frame single family home. At first glance the building appears to be in reasonable condition. However, there are numerous serious problems that should be addressed. This property isn't necessarily in habitable condition as is.

Roof shingles are rotted beyond further reasonable use at this point. Immediate replacement is necessary. Signs of multiple roof leaks are evident throughout 2<sup>nd</sup> floor ceilings and walls. Water damage from roof leaks is visible in the front bedroom ceiling, at both closets, the middle bedroom and wall areas. Leakage at this point appears to be seepage more than all out pouring in of rain. Based on conditions, leakage is likely to get worse in the near future.

The house also appears to be taking in water at the foundation walls. This is not unexpected based on exterior conditions. Signs of water stains, flaking mortar & paint and 'mold' growth are visible at multiple locations. Water intrusion clearly has been an issue in this basement in the past. Someone installed a 'French drain' type ground water drainage system with a sump pump in recent years. These systems are not cheap to install. It is doubtful someone would install a French drain without one being very needed. The drain system appears to be keeping water from flooding the basement floor. Nonetheless water appears to still be leaking through the foundation walls. Over time this continued water seepage through the walls will have structural consequences. The legitimate remedy for this condition is to excavate and properly seal the 'exterior' side of the walls.

The house also appears to have sewer problems. The concrete floor area around the bottom of the stairs is cracked, heaved up and sounds very hollow when walked on. This condition is typical of broken sewer tile. The main sewer stack and a floor drain are only a few feet away. Sewer repairs tend to be very expensive. A camera should be run through the sewer line to determine the extent of damage. I suggest you do this prior to closing to get a better idea of repair requirements and associated costs.

This house has active knob & tube electrical wiring. Some insurance providers will not provide homeowners coverage with this type of wiring in place. I urge you to check with your carrier immediately regarding coverage limitations.

## EXECUTIVE SUMMARY *continued*

The existing driveway is deteriorated beyond reasonable further use and sits ~ 5" above the bottom of basement windows. As long as the driveway sits this high basement water intrusion is almost guaranteed. The ground would likely need to be excavated at least 12"+ during a new driveway installation. The catch basin will also have to be dealt with. This will be a very expensive project.

Joist conditions for the 1<sup>st</sup> floor are also somewhat poor. At least one joist is broken in half; numerous joists are rotted at their ends; and rot & water damage are visible at multiple locations at joists and posts. Screw type steel support posts and wood members have been installed to shore up the defective joists. Additional proper repairs are needed. Due to ceiling height and various construction concerns, the basement should be considered a utility and storage space. Turning this into a family type room does not appear feasible.

The rear basement egress retaining walls are also in poor condition. The north wall is still fairly vertical at this point. The south wall is clearly leaning inward; blocks have shifted at multiple locations; and one section is leaning in 1.25" past the rest of the wall. Typically these retaining walls will continue to lean in until they collapse. Based on the wall lean and soil expansion under the rear porch enclosure, there may also be soil or water issues that need repair.

The 1<sup>st</sup> and 2<sup>nd</sup> floor rooms are in generally good condition. Walls and ceilings have age typical plaster cracks; original hardwood floors are refinished and clean; and components are basically intact. Various repairs are needed on walls and ceilings.

Age typical wood separation is visible at the stairs to the 2<sup>nd</sup> floor. Repairs should be performed by a qualified carpenter. Windows throughout the house are a combination of newer and older. Original windows are in fair to poor condition.

Plumbing and electrical conditions throughout the house range from good to poor. Numerous repairs are needed as outlined in report sections. Water to the bathrooms was turned off at the time of inspection. Fixtures could not be checked for leaks. The 2<sup>nd</sup> floor bathroom clearly has leak issues.

The HVAC system is older and poorly installed. Newer duct runs to 2<sup>nd</sup> floor rooms appear to be providing insufficient air flow. The 2<sup>nd</sup> floor rear porch enclosure room has no heat supply at all. The 2<sup>nd</sup> floor front bedroom heat duct blows into an open joist cavity. A high percentage of air volume is being lost inside the joist cavity instead of actually heating the room. Utility bills with the current system may be very high.

Exterior conditions are older and fair overall. Wood trims are rotted and siding is in fair condition. Extensive repair and replacement work will be needed at all exterior wood components.

This house is in need of extensive rehab work throughout to provide needed safety repairs and upgrades. Overall conditions aren't very good. I suggest you take the costs and timelines into serious consideration. This house will essentially be an ongoing, long term rehab project. Immediate, comfortable occupancy may not be entirely feasible depending on your requirements.

## DEFECT SUMMARY

**Defect:** The north driveway sits ~ 5" above the bottom of the basement windows. The driveway should sit below the bottom of any windows and the top of the foundation. The current condition virtually guarantees the basement will take in water.

**Recommend:** Due to the erosion of the driveway, replacement is needed regardless of elevation. Replacing the driveway will be very expensive for several reasons. At least 12" + of asphalt and soil need to be excavated in order to bring the driveway to proper grade. Proper drainage, soil bed preparation, slope and material usage should all be taken into consideration. Additional costs will be incurred to deal with either lowering or de-commissioning the catch basin. This will not be an easy project. I suggest you consult with a qualified architect when considering driveway replacement options. Most villages also have specific drainage criteria that must be met for permit approval. Consult your municipality.

**Defect:** Soil levels at the east, west and south elevations somewhat high, essentially at window level. This grade height tends to contribute to water intrusion

**Recommend:** Consider re-sloping grade away from house

**Defect:** Broken joist to east of chimney, rotted joist ends and poor connections at multiple joists west side of chimney, twisted and rotted joist next to furnace, rear side; multiple rot and water damaged joist areas throughout; rotted posts ends and beam

**Recommend:** Proper replacement of all defective members by qualified carpenter

**Defect:** Multiple cracks in basement concrete floor. Some cracks appear age typical; some appear to be due to potential sewer problems

**Recommend:** repair as necessary

**Defect Concern:** Due to the amount of potential water leakage from the 2<sup>nd</sup> floor bathroom, 1<sup>st</sup> floor ceiling joists may need repair

**Recommend:** remove ceiling during bathroom repair, assess joists and repair as needed

**Defect:** cracks in basement floor

**Recommend:** repair as desired

**Defect:** rotted and poor framing at grade for rear porch enclosure

**Recommend:** full assessment and repair by qualified carpenter

**Defect:** extensive signs of water exposure and damage at joists and subflooring along basement ceiling under kitchen

**Recommend:** assessment and repair by qualified carpenter



## DEFECT SUMMARY *continued*

**Defect:** steel screw type lolly columns with regular threaded bolt in spacer hole; These columns are typically only rated for temporary use. The threaded bolt in the spacer hole is not an approved support

**Recommend:** Rating assessment by qualified professional, replacement of unapproved materials, proper installation

**Defect:** rotted jamb at floor, basement rear door

**Recommend:** replace framing and door as desired

**Defect:** rear exterior wood basement hatchway doors and trim rotted

**Recommend:** repair or replace as desired

**Defect:** rotted window frames and trims, deteriorated wood putty at older wood windows

**Recommend:** repair or replace windows as desired

**Defect:** eroded caulk joints at siding seams, this condition tends to allow water to saturate the siding fiberboard backing and create moisture problems along the wall

**Recommend:** clean joints and re-caulk as needed, consider installing new siding

**Defect:** rotted wood framing at front and rear entry stairs and decks

**Recommend:** porches can be repaired but replacement will be needed at some point in the not too distant future, replacement would be a better option

**Defect:** 2 wasps nests top of house

**Recommend:** remediation by qualified professional

**Defect:** roof shingles deteriorated beyond further reasonable use, roof leaks

**Recommend:** full replacement

**Defect:** loose and rotted posts at garage supports, rotting eaves at garage, disconnected downspout, rotted framing at ornamental roof structure

**Recommend:** repair or replace as desired, wood posts should be elevated up off the ground with approved brackets

**Defect:** south wall of rear porch enclosure severely rotted out, structural damage, water seeping into wall

**Recommend:** remove all rotted materials and rebuild wall; This could be a very expensive repair job depending on how long the wall has been taking in water. There could be framing damage inside the walls that may need extensive or full replacement. Based on what is visible, full wall replacement may be likely.

**Defect:** no caps or rain hats at chimney flue pipes

**Recommend:** install proper caps, verify flue pipe to chimney joints water tight

## DEFECT SUMMARY *continued*

**Defect:** Older furnace, signs of rust at heat exchanger, gas valve has been modified and jumped for standing pilot, disconnected spark ignition wiring laying in furnace, motor wiring does not appear original

**Recommend:** at minimum assessment and repair by qualified HVAC technician, furnace replacement would be a better option

**Defect:** open ended duct runs without proper termination, un-insulated ducts in unconditioned space under rear porch enclosure and attic, ducts insufficiently supported

**Recommend:** Proper duct and boot installations by qualified HVAC installer

**Defect:** no heat ducts to 2<sup>nd</sup> floor rear porch enclosure room

**Recommend:** install sufficient ducts to heat space properly

**Defect:** improper furnace filter installation, inside of furnace dirty, ducts and return chases all very dirty

**Recommend:** install proper filter, clean and check unit and ducts

**Defect:** AC condensate PVC drain pipe broken, no air gap, trap or secondary drain installed at AC drain

**Recommend:** install proper drain assembly for AC condensate drain as per Manufacturer specifications

**Defect:** open electrical boxes, open wiring and wiring not properly terminated at various locations

**Recommend:** Full repair by licensed electrician

**Defect:** Receptacles tested as improper wiring: left outlet behind fridge, 2<sup>nd</sup> floor middle bedroom left wall outlet – hot/neutral reversed; 2<sup>nd</sup> floor rear bedroom NE outlet – open ground

**Recommend:**

**Defect:** many receptacles throughout house have layers of paint on them

**Recommend:** Full replacement of any painted outlets by a licensed electrician

**Defect:** no cover on dishwasher electrical connection box

**Recommend:** install manufacturer supplied cover on box, assess and secure wiring

**Defect:** No covers on two receptacles behind refrigerator

**Recommend:** install covers

**Defect:** middle bedroom, window wall receptacle, no power; rear bedroom ceiling fan did not function;

**Recommend:** Full repair by licensed electrician



## **DEFECT SUMMARY** *continued*

**Defect:** electrical service in partial contact with roof, reachable from window, installation may not be compliant or necessarily safe

**Recommend:** consider assessment by licensed electrician

**Defect:** no dielectric unions between old galvanized pipe and newer copper pipe; this will eventually lead to leaks

**Recommend:** install proper dielectric unions at all joints between dissimilar materials by qualified plumber

**Defect:** rusted galvanized pipe and fittings at multiple locations

**Recommend:** consider removing all old pipe and replacing with new copper

**Defect:** no gas shut-off valve behind stove to turn off gas

**Recommend:** install approved gas cock within reach of stove

**Defect:** Plaster cracks along walls and ceilings throughout house

**Recommend:** repair as desired

**Defect:** water damaged plaster at walls and ceilings in various areas of 2<sup>nd</sup> floor from roof leaks, in closets front wall of front bedroom, etc

**Recommend:** repair as desired after roof replacement

**Defect:** window lock handle broken, right window of left window unit, rear porch enclosure, 1<sup>st</sup> floor; window locks non-functional at multiple old windows, locks broken, wood rotted

**Recommend:** replace hardware as desired

**Defect:** poor insulation at rear porch enclosure to 1<sup>st</sup> floor

**Recommend:** install proper insulation

**Defect:** very poor and insufficient insulation in attic

**Recommend:** consider fully upgrading insulation type and levels to provide better insulation R value, increase comfort and reduce heating bills

**Defect:** attic access hatch not insulated, poor location over toilet, no light or dedicated floor area inside of access hole

**Recommend:** consider moving access hatch to another location such as the hallway, insulate cover to same R value as attic space, provide approved landing and lighting inside of attic access

**Defect:** Water turned off to 1<sup>st</sup> floor powder room and 2<sup>nd</sup> floor bathroom, unable to test fixtures

**Recommend:** Test fixtures and pipes prior to closing to assess condition

## DEFECT SUMMARY *continued*

**Defect:** 2<sup>nd</sup> floor bathroom tiles cemented onto plywood, tiles and grout popping up and loose along all of floor

**Recommend:** full removal and proper replacement with new materials

**Concern:** refrigerator not plugged in during inspection, not functional

**Recommend:** verify that refrigerator actually works

**Defect:** old electric exhaust fan assembly in corner of attic

**Recommend:** removal as desired

**Defect:** Wasps appear to be getting into the attic

**Recommend:** consider proper remediation of 2 nests by qualified professional

**Defect:** 2<sup>nd</sup> floor toilet sinking into floor, tiles popping up around toilet, extensive signs of water leaks on 1<sup>st</sup> floor ceiling under bathroom

**Recommend:** open floor and ceiling as needed to assess and repair plumbing leaks, provide all repairs for daily use of bathroom

### HAZARDOUS CONDITIONS:

Any items listed as hazardous should be carefully considered. Hazardous conditions can adversely affect the health and safety of building occupants. Such items should be evaluated by a licensed professional in that field and repaired or replaced immediately.

**Hazardous Defect:** rear basement egress retaining walls, leaning in, blocks shifted and out of alignment, mortar erosion and block damage; Leaning of the south wall will most likely continue over time, full collapse at some point is a real possibility

**Recommend:** consider removal and replacement

**Hazardous Defect:** ungrounded two prong receptacles in 1<sup>st</sup> floor living and dining room areas; floor receptacles without approved covers

**Recommend:** replacement of 2 prong receptacles and installation of approved covers at any floor outlets by licensed electrician

**Hazardous Defect:** improper flue pipe set-up for water tank, carbon monoxide can leak out of duct taped boot assembly, no 12" rise from hood prior to elbow

**Recommend:** install proper flue pipe assembly by qualified plumber

**Hazardous Defect:** active original knob & tube wiring in attic along floor; wiring mostly covered with insulation and unprotected, brittle insulation on wiring

**Recommend:** Full removal and proper re-wiring by a licensed electrician; Some mortgage and insurance providers will not provide services or coverage with active knob & tube wiring present. I strongly urge you to check with your providers for coverage availability

HAZARDOUS CONDITIONS continued:

**Hazardous Defect:** no handrail along stairs to basement

**Recommend:** install approved handrail assembly along stairs

**Hazardous Defect:** The fireplace should **NOT** be considered safe to use. The installed assembly and flue pipe are a retrofit installation and are unlikely to meet any safety standards. Dangerous carbon monoxide gases, flames and sparks are very possible.

**Recommend:** Removal gas log assembly and gas supply pipe. DO NOT use this fireplace as is. If you wish to make the fireplace active, I suggest you hire a qualified fireplace installer to install an approved unit with a proper flue assembly.

**Hazardous Defect:** 2<sup>nd</sup> floor rear porch enclosure room ceiling VERY bouncy with excessive up/down movement, collapse hazard. This could be an age typical problem since these types of ceilings often times were not very well structured. However, the amount of bounce is more than typical, there may framing defects or joist breaks.

**Recommend:** Full assessment and stabilization by qualified carpenter

**Hazardous Defect:** no functional smoke detector located

**Recommend:** install smoke detectors in approved locations

**Hazardous Defect:** front left burner of stove would not light, no anti-tip bracket at stove, no gas shut-off valve, stove damaged

**Recommend:** install required anti-tip bracket per manufacturer specifications, repair stove as needed, install shut-off, consider replacement

If you have any questions about the general condition of your building in the future, please give me a call. We would be happy to assist you. We hope you find our service valuable and will recommend [AIC](#) to your friends and associates.

Sincerely,

Markus Keller, Inspector  
[AIC](#)

We can provide additional copies of this report in various formats upon request.

## BUILDING CONSTRUCTION

<b>Building</b>			
Address:		Bedrooms:	3
# of Units:	Single family	Bathrooms:	2
Approximate age:	+/- 85 years	Enclosed porch:	YES
Approx. building size:	25x43	Approximate sq. ft. each floor:	943

<b>Construction</b>			
Type:	Frame – 4B	Style:	Victorian
Occupancy Class:	A1	Stories:	2
Basement:	YES	Basement height:	6' +
Attic:	Utility only	Attic height:	NA
Crawl space:	Under rear porch encl.	Approx. lot size:	40x150

<b>Environmental Considerations</b>			
Mold like substances (MLS):	YES	Locations:	basement
Lead-based paint:	NA	Indicators:	
Above grade Oil tanks:	NO	Asbestos type wrap on heating pipes or 9x9 tile:	NO

## SOIL & VEGETATION CONDITIONS / GRADING

*The intent of this section is to note to what extent if any, soil levels or vegetation conditions are causing damage to exterior wall surfaces. This inspection report does not include the testing of soils for composition, hazards or fertility.*

*Visible signs of potential hazards will be noted in this report. Specific soil concerns should be addressed by a licensed professional in that field.*

Ground level at each Elevation walls	OK Y/N	Too High	Very Low	Rot and decay	Comments
North		X		X	At least 5" too high
South	X	X		X	Ground at window level
East	X	X		X	
West	X			X	
Exterior trims rotting from plant contact?	Y				
Trees in contact with roof?	N				
Tree roots heaving up sidewalks?	N				



Driveway above bottom of window and top of foundation



Eroded driveway and catch basin

### Soil comments & conditions

**Defect:** The north driveway sits ~ 5" above the bottom of the basement windows. The driveway should sit below the bottom of any windows and the top of the foundation. The current condition virtually guarantees the basement will take in water.

**Recommend:** Due to the erosion of the driveway, replacement is needed regardless of elevation. Replacing the driveway will be very expensive for several reasons. At least 12" + of asphalt and soil need to be excavated in order to bring the driveway to proper grade. Proper drainage, soil bed preparation, slope and material usage should all be taken into consideration. Additional costs will be incurred to deal with either lowering or de-commissioning the catch basin. This will not be an easy project. I suggest you consult with a qualified architect when considering driveway replacement options. Most villages also have specific drainage criteria that must be met for permit approval. Consult your municipality.

**Defect:** Soil levels at the east, west and south elevations somewhat high, essentially at window level. This grade height tends to contribute to water intrusion

**Recommend:** Consider re-sloping grade away from house



High driveway pad grade  
And rotted door



High driveway and rotted  
wood siding

## BUILDING FOUNDATION

Foundation type: Concrete block and masonry  
 Is foundation exposed at exterior? NO  
 Is foundation exposed at interior? YES

Foundation along grade - exterior	Age typical conditions	Defective conditions	Comments
North		X	Water intrusion visible along all elevations
South		X	
East		X	
West		X	
Visible cracks		X	
Visible separation		X	
Visible holes	X		

Wall and floor areas throughout the basement showed signs of cracks and water intrusion during the inspection. Flaking paint and mortar were visible at multiple wall locations.

The installation of the French drain appears to have stopped water from flooding the basement floor. However, water appears to still be seeping through the foundation wall. Extended seepage can deteriorate the foundation walls and cause structural damage. This condition should not be taken lightly.

Anything short of excavating the exterior and properly sealing the walls is only a temporary band-aid fix and will not stop foundation wall deterioration.



Northeast corner water intrusion



cracked, heaved floor at bottom of basement stairs. Likely due to sewer tile failure



### **Vegetation Notes**

- *Plants & Bushes should be planted 18" away from walls, regardless of construction type to reduce water transfer onto the walls during rain or watering and to reduce water levels at the foundation wall.*
- *Areas that slope towards building should be built up with appropriate soil to slope away from the building.*

### **Foundation Notes**

- *Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.*
- *In Chicago, odds are, every basement will leak at some point.*
- *The biggest enemy of a foundation is water. Excess water from greenery, sprinklers or downspouts should be avoided. You should check such conditions around perimeter walls periodically. Indentations in soil along walls can be an indication of developing problems.*
- *Ideally 8" of the foundation wall should be exposed above the soil line*
- *Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.*
- *It should be understood that in the Chicago-land area every basement will likely leak at some point. Often times this is due to conditions beyond the control of the existing structure.*

### **Structural Notes**

- *Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection.*

## STRUCTURAL COMPONENTS Joists and Rafters

Structural components	Size	Type	Functional condition	In need of repair	Comments
Basement		Concrete	X	X	Numerous cracks
1 <sup>st</sup> floor	2x8	Wood	X	X	Cracks and rot
2 <sup>nd</sup> floor	2x6	Wood	X	X	Covered
Rafters	2x4	Wood	X		Age typical condition
Main beam	6x6	Wood	X	X	Age typical splitting
Support posts	6x6		X	X	Rotted at floor level, age typical splitting
Steel lintels	NA				



Rotted, twisted joist



Rear retaining wall severely crack, eroded  
Separated and leaning in 1.25" +



Broken joist, left of wash machine



extensive water stains/damage  
At basement sub-floor and joists

**Structural and Foundation comments & defective conditions:**

**Defect:** Broken joist to east of chimney, rotted joist ends and poor connections at multiple joists west side of chimney, twisted and rotted joist next to furnace, rear side; multiple rot and water damaged joist areas throughout; rotted posts ends and beam

**Recommend:** Proper replacement of all defective members by qualified carpenter

**Defect:** Multiple cracks in basement concrete floor. Some cracks appear age typical; some appear to be due to potential sewer problems

**Recommend:** repair as necessary

**Defect Concern:** Due to the amount of potential water leakage from the 2<sup>nd</sup> floor bathroom, 1<sup>st</sup> floor ceiling joists may need repair

**Recommend:** remove ceiling during bathroom repair, assess joists and repair as needed

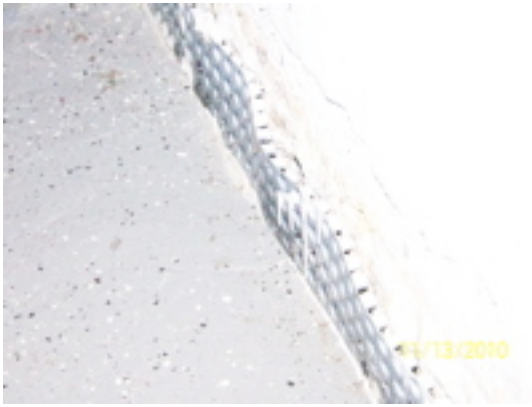
**Hazardous Defect:** rear basement egress retaining walls, leaning in, blocks shifted and out of alignment, mortar erosion and block damage; Leaning of the south wall will most likely continue over time, full collapse at some point is a real possibility

**Recommend:** consider removal and replacement

**BASEMENT**

See 'Structural' section for other details

<b>BASEMENT</b>	<b>Y/OK</b>	<b>NP</b>	<b>Defective</b>	<b>In need of Repair</b>	<b>Comments</b>
Most recent use					Utility & storage
<b>EXTERIOR WALLS</b>					
Primary wall surface			X	X	Concrete block
Areas of water intrusion	Y		X	X	All elevations, signs of seepage
<b>BASEMENT FLOOR</b>					
Primary floor surface		X			Concrete
Signs of heaving or open cracks	Y		X	X	Significant heaving around bottom of stairs, age typical minor cracking throughout, no large/open cracks
Floor drains present	Y				
Floor drains wet/dry	W			X	
Signs of biologic hazard (mold)	Y	X			Drywall wall adjacent to electrical room
<b>BASEMENT CEILING</b>					
Type			X	X	Open wood joists
Overall condition		X		X	Fair, age typical
<b>BASEMENT WINDOWS AND VENTILATION</b>					
Type			X	X	Glass block
Broken windows	N				
<b>LAUNDRY ROOM</b>					
Washer installed	Y				
Type of supply hose	X				Typical Manufacturer supplied rubber hoses
Drain hook-up	X				Drain hose to utility sink
Signs of leaks	N				
Dryer installed	Y		X		
Type of vent line					Corrugated metal foil
Type of gas line		X			½" black pipe
<b>UTILITY ROOMS</b>	Y				Semi open space
<b>STORAGE ROOMS</b>	Y				1



French drain along basement  
Foundation wall



Signs of water intrusion,  
basement wall



flaking paint and mortar along basement  
wall, typical of water intrusion



more signs of water intrusion

Basement comments & **defective** conditions:

**Defect:** cracks in basement floor

**Recommend:** repair as desired

**Defect:** rotted and poor framing at grade for rear porch enclosure

**Recommend:** full assessment and repair by qualified carpenter

**Defect:** extensive signs of water exposure and damage at joists and subflooring along basement ceiling under kitchen

**Recommend:** assessment and repair by qualified carpenter

**Defect:** steel screw type lolly columns with regular threaded bolt in spacer hole; These columns are typically only rated for temporary use. The threaded bolt in the spacer hole is not an approved support

**Recommend:** Rating assessment by qualified professional, replacement of unapproved materials, proper installation

**Defect:** rotted jamb at floor, basement rear door

**Recommend:** replace framing and door as desired

## EXTERIOR CONDITIONS

Primary exterior wall covering: Older aluminum siding  
 Secondary exterior wall covering: Wood trims  
 Areas of damage: YES – see *defect list*

### Stairs

Front- Type: Wood  
 Guardrails: Wood  
 Overall condition: Fair, rotted

Rear: Type: Wood  
 Guardrails: Wood  
 Overall condition: Fair, rotted

### Service walks

Front- Type: Pavers  
 Pitch of service walks- away from house  
 Overall condition: good

Rear- Type: asphalt  
 Pitch of service walks- towards house & away from house  
 Overall condition: Fair

Side- Type: Asphalt driveway  
 Pitch of service walks- towards house  
 Overall condition: eroded beyond further reasonable use

*\*Note- If service walks are pitched towards the house, this may contribute to foundation wall water exposure. Check periodically to ensure that the service walk to wall joint is properly sealed.*



deteriorated siding condition



poor caulk at joints

## EXTERIOR CONDITIONS *continued*

### Doors

Front-	Type: Wood & glass	Overall condition: Good
Deadbolt:	YES	Weatherstripping: No
Locks engaging in jamb:		YES
Peephole:	NA	

Rear-	Type: Wood	Overall condition: Original
Deadbolt:	No	Weatherstripping: No
Locks engaging in jamb:		NA
Peephole:	No	

### Exterior Window conditions

Type of windows:	Vinyl replacement and original wood
Approximate age of windows:	Newer and original
Insulated Glass: YES & NO	Window locks: YES & NO
Storm windows:	YES & NO
Exterior of wood windows capped:	NO
Exterior of windows caulked:	YES & NO
Broken windows:	YES

*\*Note- Newer window types typically do not have storm windows*

### Soffits, Fascia & Eaves

Type:	Wood	Condition: Fair to poor
Vented:	NA	Continuous soffit vent: NO

### Gutters & Downspouts

Gutter Type:	Aluminum
Condition:	Fair, newer

*\* Note – Gutters and downspout openings should be cleaned out seasonally. Clogged gutters often times will lead to roof and wall leakage.*

Downspout type:	Aluminum and plastic
Condition:	average
Downspouts tied into sewer system:	NO
Downspout extensions:	YES & NO
Downspouts extended 6 feet:	NO

*\*Note- downspouts should be extended out from the house 6' as possible without creating a trip hazard in order to keep water away from foundation walls.*



## EXTERIOR CONDITIONS *continued*

### *Lintels & Stone sills - NA*

#### *Roof system*

Type of main roof:	pitched roof – shingles
Shingles-	standard asphalt type
Condition of roof material:	deteriorated beyond further use
Flashings intact at vents:	Poor condition
Signs of roof leaks:	Multiple at 2 <sup>nd</sup> floor ceilings
Number of Roof layers:	undetermined

#### *Roof penetrations:*

Skylights:	None
Plumbing stacks:	not visible
Attic furnace:	NA

#### *Flashings*

At valleys:	NA
At eaves:	undetermined

#### *Roof Vents*

Standard roof vents:	YES
Ridge vent:	NO

*\*Note – older homes typically do not have ridge vents*

#### *Chimneys*

Type:	Brick	Number of flues: one
Condition:		Overall good
Chimney Cap:	NO	
Critter guard:	NO	Rain hat: NO
Signs of roof leaks?		YES
Are trees in contact with roof?		NO



Deteriorated, curling roof shingles, front and rear roof areas



Rotted framing for porch



Rotted wood post base in contact with ground



One of two Wasp nests



rotted out south wall

Exterior comments & **defective** conditions:

**Defect:** rear exterior wood basement hatchway doors and trim rotted

**Recommend:** repair or replace as desired

**Defect:** rotted window frames and trims, deteriorated wood putty at older wood windows

**Recommend:** repair or replace windows as desired

**Defect:** eroded caulk joints at siding seams, this condition tends to allow water to saturate the siding fiberboard backing and create moisture problems along the wall

**Recommend:** clean joints and re-caulk as needed, consider installing new siding

**Defect:** rotted wood framing at front and rear entry stairs and decks

**Recommend:** porches can be repaired but replacement will be needed at some point in the not too distant future, replacement would be a better option

**Defect:** 2 wasps nests top of house

**Recommend:** remediation by qualified professional

**Defect:** roof shingles deteriorated beyond further reasonable use, roof leaks

**Recommend:** full replacement

**Defect:** loose and rotted posts at garage supports, rotting eaves at garage, disconnected downspout, rotted framing at ornamental roof structure

**Recommend:** repair or replace as desired, wood posts should be elevated up off the ground with approved brackets

**Defect:** south wall of rear porch enclosure severely rotted out, structural damage, water seeping into wall

**Recommend:** remove all rotted materials and rebuild wall; This could be a very expensive repair job depending on how long the wall has been taking in water. There could be framing damage inside the walls that may need extensive or full replacement. Based on what is visible, full wall replacement may be likely.

**Defect:** no caps or rain hats at chimney flue pipes

**Recommend:** install proper caps, verify flue pipe to chimney joints water tight

**Roof Notes**

- *This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future.*

**Exterior Notes**

- *Downspouts should be extended away from walls at ground level for 6'. If relocating downspouts, do so without creating a trip hazard along service walks or used pathways*
- *Flashings at chimneys should be checked periodically that joints are closed and intact. Chimneys are a prime source of leak problems.*
- *Additional defects may be found when repairs are made to items listed in this report or when remodeling is done to the exterior. We cannot be held responsible for any hidden defects found after the inspection.*

HVAC HeatingFURNACE # 1 – BASEMENT

Heating equipment	Y/Ok	NP	Functional Condition	In need of Repair	Comments
<b>Furnace #1</b>					AFUE % 70-80+
Heat working during inspection?	Y		X		
Color of Flames		X	X		Blue
Brand & Model #					Lennox G11QE3-137V-4
Unit BTU out					137,000K
<b>Accessories</b>					
Air cleaner type				X	Filter
Air cleaner size					16x25x1
EAC functional		X			None
Media condition					Dirty
HUM brand/type		X			None
<i>HUM functional</i>					
Signs of leaks					
HUM drain to					
Thermostat type			X		Programmable
<b>Components</b>					
Condition of ducts					Poor, open ends, rusty, dirty
Gas supply type					½" black pipe
Main gas shut-off					Front of building behind bushes
<b>80+ AFUE Unit</b>					
Overall condition of unit & approx. age					Older, deteriorated, consider full replacement
Size of flue pipe			X		5"
Condition of flue pipe			X		Fair to good
Flue pipe joints screwed or taped?			X	X	Screwed not taped
Gas connection type			X		Old gas shut-off valve on wrong side of union
Drip leg at unit	Y		X		
Gas shut-off accessible?	X		X		



Attic duct runs, main chase and cover not insulated



Un-insulated and not properly supported duct runs in crawlspace



open ended duct run inside of joist cavity, substantial heat loss



rusted furnace, jumped wiring

### Heating comments & **defective** conditions

**Defect:** Older furnace, signs of rust at heat exchanger, gas valve has been modified and jumped for standing pilot, disconnected spark ignition wiring laying in furnace, motor wiring does not appear original

**Recommend:** at minimum assessment and repair by qualified HVAC technician, furnace replacement would be a better option

**Defect:** open ended duct runs without proper termination, un-insulated ducts in unconditioned space under rear porch enclosure and attic, ducts insufficiently supported

**Recommend:** Proper duct and boot installations by qualified HVAC installer

**Defect:** no heat ducts to 2<sup>nd</sup> floor rear porch enclosure room

**Recommend:** install sufficient ducts to heat space properly

**Defect:** improper furnace filter installation, inside of furnace dirty, ducts and return chases all very dirty

**Recommend:** install proper filter, clean and check unit and ducts

\*Note – current furnace and duct conditions will cause much higher utility costs than would be seen if the system were properly installed.

\*Note – some municipalities restrict the use of and type of flexible ductwork

### **Furnace notes**

- *Furnace filters should be changed regularly, at a minimum once at the end of summer and once at the end of winter. If you have pets consider changing the filter monthly.*
- *Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. We do not report on, nor can we be held responsible for, these items.*



*Air Conditioning - central*

AC equipment	Y/Ok	NP	Functional condition	In need of Repair	Comments
<b>AC #1</b>					
AC working during inspection					AC was not tested due to low outside air temperature
Did space come down to set temperature?					NA
Brand & Model #					Carrier 38CKCO42310
AC size & SEER					3.5
<b>Electrical</b>					
Disconnect near unit?	Y		X		
Liquidtight from disconnect to unit	Y		X		
Signs of Electrical damage	N		X		
Min. 12" & 30" clearances at all sides as req.	Y		X		
<b>Components</b>					
Is lineset insulated	Y				
Filter / dryer installed					
A-coil inspected	N				
Condensate drain line leads to				N	Broken pipe on floor
Trap installed on condensate line	N			N	None
Secondary drain from A-coil installed?				N	None
Roof drip protection for Condenser	N				None
Window air conditioners					None



AC drain connection



AC broken drainpipe

AC comments & **defective** conditions:

NOTE- AC will not be operated at temperatures below 65 degrees

**Defect:** AC condensate PVC drain pipe broken, no air gap, trap or secondary drain installed at AC drain

**Recommend:** install proper drain assembly for AC condensate drain as per Manufacturer specifications

**AC Notes**

- *Air conditioning systems cannot be checked at temperatures lower than 62 degrees*
- *The larger of the two copper lines leading to the compressor (unit at the exterior) should always be insulated. An un-insulated line can lead to a 2% - 10% reduction in efficiency.*
- *Check the drain pipe at the furnace air conditioning coil each season to ensure it is not blocked*

## ELECTRICAL

Category	Present Y / N	Not present Y / N	Functional condition	In need of repair	Comments
<b>DISTRIBUTION</b>					
Service size & type					100 AMP, aluminum wire
Service entry					Pipe
Adequate support for service pipe	Y				
Weather head attached	Y				
Meter housing & ground rod					Good condition
Service panel location & shut-off					Basement, SE corner on wall
Panel type & size					Eaton, Breakers, 30 position
Available slots in panel?	Y		Y		8
Are breakers labeled?	Y		Y		
Arc fault breakers?	Y				1
GFCI breakers?	N				
Suff. clearance around panel	Y				
Ground connection to water main					Brass connector & # wire
<b>GENERAL</b>					
220V receptacles					None
Signs of old, frayed wiring?					
GFCI in Kitchen	Y				
GFCI in Bathrooms	Y				
Broken switches	N				
Broken receptacles	N				
Broken lights	N				
Bare bulb fixtures	N				
Floor receptacles					
2 prong outlets					
<b>Exterior receptacles</b>					Rear of house



Open electrical box



no covers, mis-wired receptacle



electrical service in contact with roof



live knob & tube wiring

### **Electrical Notes**

- *Outlets in kitchens and bathrooms must be GFCI. Depending on the location in a kitchen in proximity to a water source not every single outlet must be GFCI*
- *Attempting to do electrical repairs yourself is NOT recommended. Hire an electrician, your life may depend on it.*
- *An electrical panel containing paint or other foreign materials on should be replaced*

### Electrical comments & defective conditions:

**Hazardous Defect:** active original knob & tube wiring in attic along floor; wiring mostly covered with insulation and unprotected, brittle insulation on wiring

**Recommend:** Full removal and proper re-wiring by a licensed electrician; Some mortgage and insurance providers will not provide services or coverage with active knob & tube wiring present. I strongly urge you to check with your providers for coverage availability

**Defect:** open electrical boxes, open wiring and wiring not properly terminated at various locations

**Recommend:** Full repair by licensed electrician

**Defect:** Receptacles tested as improper wiring: left outlet behind fridge, 2<sup>nd</sup> floor middle bedroom left wall outlet – hot/neutral reversed; 2<sup>nd</sup> floor rear bedroom NE outlet – open ground

**Recommend:**

**Defect:** many receptacles throughout house have layers of paint on them

**Recommend:** Full replacement of any painted outlets by a licensed electrician

**Defect:** no cover on dishwasher electrical connection box

**Recommend:** install manufacturer supplied cover on box, assess and secure wiring

**Defect:** No covers on two receptacles behind refrigerator

**Recommend:** install covers

**Defect:** middle bedroom, window wall receptacle, no power; rear bedroom ceiling fan did not function;

**Recommend:** Full repair by licensed electrician

**Hazardous Defect:** ungrounded two prong receptacles in 1<sup>st</sup> floor living and dining room areas; floor receptacles without approved covers

**Recommend:** replacement of 2 prong receptacles and installation of approved covers at any floor outlets by licensed electrician

**Defect:** electrical service in partial contact with roof, reachable from window, installation may not be compliant or necessarily safe

**Recommend:** consider assessment by licensed electrician

## PLUMBING

### *Water supply*

Source of domestic water:	Municipal supply
Water supply entry main:	basement along north wall under stairs
Main interior shut-off:	same location
Water supply pipes:	combination old Galvanized & copper
Supply lines at fixtures:	braided metal hose and tube

### *Water drainage*

Removal of waste water:	Municipal sewer
Drain & waste lines:	combination old Galvanized & new PVC

### *Pits*

Sump pit:	YES	check valve at outlet side:	YES
Pump working:	YES	Vent installed:	NO
Ejector pit:	NO	Pit type:	
Pump working:		Vent installed:	
Check valve at outlet side:			
Floor drains		YES – near water tank	

### *Venting – plumbing*

Vent stack type at roof:	undetermined
Sufficient flashing at vent stacks on roof:	undetermined

NOTE: Raining during inspection, not safe to access roof

### *Water tank(s)*

Water tank size:	40 Gallon Bradford White
Shutoffs on Water tank:	Cold inlet: YES
	Hot outlet: NO
Condition of flue piping at hot water tank, type & size:	4" metal flue pipe
Temperature & pressure relief valve at hot water tank:	YES
Discharge pipe at hot water tank with 6" of floor:	YES
Gas connection type: ½" black pipe	Drip leg at unit: YES

### PLUMBING accessories

Laundry sink:	PVC utility type
Wash machine:	YES
Gas Dryer:	YES
Exhaust type at gas dryer:	metal foil



improper and hazardous flue pipe set-up for water tank



rusted galvanized pipe and fittings

Plumbing comments & **defective** conditions:

**Hazardous Defect:** improper flue pipe set-up for water tank, carbon monoxide can leak out of duct taped boot assembly, no 12" rise from hood prior to elbow

**Recommend:** install proper flue pipe assembly by qualified plumber

**Defect:** no dielectric unions between old galvanized pipe and newer copper pipe; this will eventually lead to leaks

**Recommend:** install proper dielectric unions at all joints between dissimilar materials by qualified plumber

**Defect:** rusted galvanized pipe and fittings at multiple locations

**Recommend:** consider removing all old pipe and replacing with new copper

**Defect:** no gas shut-off valve behind stove to turn off gas

**Recommend:** install approved gas cock within reach of stove



### **Plumbing Notes**

- Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear only after repeated usage, and we cannot be held responsible for these.
- Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.
- *There should not be a shut-off valve on the hot water outlet side of the hot water tank*
- *If the temperature relief valve (TPR) on the hot water tank releases and discharges hot water there may be a serious problem. Turn off the gas to the unit, for safety and call a qualified plumber to evaluate the condition.*
- *The pipe from the TPR should extend down to within 6" of the floor to reduce a scalding hazard*
- *If a faucet seems to be running slower than usual, try unscrewing the aerator at the end of the spout and cleaning the filter inside. That filter tends to clog over time, especially with older piping.*
- *If you are interested about the quality & purity of your Tap water, testing kits are available. Many are very reliable and test for numerous contaminants and bacteria (\$15-\$20)*

Environmental Protection Agency's Safe Drinking Water Hotline 800-426-4791

## KITCHEN

Overall kitchen style: Traditional  
 Damaged areas in kitchen: YES

### APPLIANCES

Refrigerator:	YES	Brand: undetermined	Age: mid-age
Type of supply line:	None	Leaks:	
Dishwasher:	YES	Brand: Bosch	Age: newer
Type of supply line:	copper		
Dishwasher leak during cycle:	NO		
Stove:	YES	Brand: Amana	Age: newer
Gas hook-up:	SS hose	Anti-tip bracket in place?	NO
Garbage disposal:	YES	Brand: Kitchenaid	
Electric supply	armored cable to switch box		
Attached Microwave:	NO		
Exterior venting -	Pipe:	NA	

*\*Note- Manufacturer's of combination microwave / kitchen exhaust units require 6" rigid metal pipe for units being vented to the exterior*

### KITCHEN FAUCETS

Faucet style & condition:	Chrome, 2 handle with sprayer
Hot & cold water on proper sides at faucets	YES
Type of supply line: copper tubing	Signs of Leaks at supply: NO
Signs of leaks at drain line:	NO

Overall cabinetry conditions- Good

Overall countertop conditions- Fair

PANTRY NO



no cover dishwasher connection



No gas valve or anti-tip bracket at stove

## BATHROOM #1 – MASTERBATH

Location: 2<sup>nd</sup> floor hallway  
 Room Walls: Drywall  
 Floor cover: newer ceramic tile

Style & condition: average  
 Bath & Shower walls: Tile

Bathroom #1 Component or Fixture	Y/N	OK	Working condition	Defective	Comments
<b>Toilet</b> Capacity / Flush Caulked to Floor? Signs of Leaks? Floor around toilet	X				1.6 gpf No YES Soft and damaged
<b>Bidet</b>	N		NA		
<b>Pedestal Sink</b>	N				
<b>Vanity</b> Signs of Leaks? Supply lines-	X				Water off
<b>Bathtub</b> Signs of leaks? Caulk joints intact	X				Signs of leaks at 1 <sup>st</sup> floor ceiling, water off Fair, needs repair
<b>Shower</b> Light in shower? Cover over light?	X NO NA		Yes		Wall head type
<b>Whirlpool</b>	N				
<b>Accessories</b>					
Medicine Cabinet		X			
Exhaust fan Vented to exterior-	X		X	X	Attic
Heat lamp	N				
Steam Unit	N				
<b>Components</b>					
Linen closet	N				
<b>Plumbing</b>					
Hot & Cold water on proper sides at fixtures?					Water off
Supply pipes	X				Copper
Drain pipes	X				PVC

BATHROOM ELECTRICAL

GFCI outlets:

YES

Bathroom lighting:

NO

Integral outlet in Medicine cabinet:

YES

Integral light in Medicine cabinet:

Broken switches NO

Broken outlets

NO

BATHROOM WINDOW

YES

Screen in place

YES

BATHROOM DOOR

Type: Wood panel

Lockset working

YES



2<sup>nd</sup> floor toilet sinking into floor  
tiles popping up



2<sup>nd</sup> floor bath exhaust fan vented  
into attic

**Bathroom notes**

- Check caulk joints at tub/wall and shower/wall intersections regularly. These caulk joints eventually open up. Once they do, water tends to get into the wall and cause damage. Re-caulking periodically can add years of useful use to a tile wall.
- When caulking a tub or shower the easy thing to do is to spread new caulk right on top of old caulk. However, that isn't the right way to do it and it won't last. It is important to cut out the old caulk first, then apply the new caulk directly to the joint.

## BATHROOM #2 – 1/2 BATH

Location:	1 <sup>st</sup> floor hallway	Style & condition: vintage
Room Walls:	drywall and wallpaper	
Floor cover:	newer ceramic tile	

### FIXTURES

Bathtub:	NO	
Shower:	NO	
Whirlpool:	NO	
Toilet style & capacity:		Kohler 1.6 gpf
Signs of leaks:		NO
Caulked to floor:		NO
Hot & Cold water supplies on proper sides		undetermined

### ACCESSORIES

Exhaust fan	NO	Heat lamp:	NO
Steam Unit	NO	Medicine cabinet:	YES

### BATHROOM ELECTRICAL

GFCI outlets:		YES	
Bathroom lighting:		1 wall sconce	
Integral outlet in Medicine cabinet:		NO	
Integral light in Medicine cabinet:		NA	
Broken switches	NO	Broken outlets	NO
Light in shower	NA		

### BATHROOM WINDOW

NONE



1<sup>st</sup> floor powder room

## INTERIOR CONDITIONS

**Smoke detectors present:**

**NO – none located**

It should be noted that several smoke detectors have been removed, i.e. master bedroom and front bedroom. This may have been done for various reasons such as, defective units or smoking. Consider replacing these units.

**Carbon Monoxide detector present: YES – behind furnace**

**NOTE:**

- *Smoke detectors should be located towards the top of a wall or on the ceiling and located within 4" - 12" of the wall/ceiling intersection, not in the middle of the wall or ceiling.*
- *Carbon monoxide detectors should be mounted on the wall in a central location so it will be heard if it goes off.*

Signs of water seepage at any locations: YES

### GENERAL ROOM COUNT:

Bedrooms	3
Living room	1
Dining room	1
Sunroom / Office	1
Recreation room	1
Kitchen	1
Bathrooms	1.5

Basement rooms      Mostly open, 1 utility room, 1 electrical room

Attic rooms      NONE

Porch enclosures      YES – 1<sup>st</sup> and 2<sup>nd</sup> floor

INTERIOR FINISH CONDITIONS:

WALL components -	Primary finish:	Plaster and lath
	Secondary finishes:	Drywall
	Damaged areas:	Yes, see defects
CEILING components -	Primary finish:	Plaster and lath
	Secondary finishes:	Drywall
	Damaged areas:	Yes, see defects
FLOORS components -	Primary finish:	Original hardwood
	Secondary finishes:	Tile
	Other surfaces:	Paint
DOORS conditions -	Rooms:	Older wood panel
	Closets:	None
	Lockset types:	Original
	Locksets working:	Yes & No
CLOSET SHELVING -	Newer metal type and wood	
LIGHTING -	Ceiling fans:	Yes
	Wall sconces:	Yes
	Track lighting:	No
	Recessed cans:	No
	Surface mount fixtures:	Yes
	Dimmers:	No

ADDITIONAL AMENITIES - None



**FIREPLACE**

Location:

1<sup>st</sup> floor living room

Type of fireplace

Brick with manufactured gas log firing unit

Chimney type

~ 3" metal pipe

Damper installed

NO

Damper operational

NA

Flue condition

No discernable draft noted



Living room fireplace



Exterior fireplace flue pipe



Inside of fireplace and flue pipe



manufactured gas log unit

**Fireplace Notes:**

- *Do not turn on a whole house fan when a fireplace is running.*
- *If Fireplaces or Solid Fuel Burning Stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through a Level 2 chimney inspection performed by a qualified chimney sweep.*
- *Manually lit gas fireplaces are not operated as a part of this inspection.*



Damaged plaster from water leaks  
2<sup>nd</sup> floor front closet



No handrail at stairs to basement



wall and ceiling roof leak damage



1<sup>st</sup> floor ceiling, water damage

Interior comments & defective conditions:

**Hazardous Defect:** no handrail along stairs to basement

**Recommend:** install approved handrail assembly along stairs

**Hazardous Defect:** The fireplace should **NOT** be considered safe to use. The installed assembly and flue pipe are a retrofit installation and are unlikely to meet any safety standards. Dangerous carbon monoxide gases, flames and sparks are very possible.

**Recommend:** Removal gas log assembly and gas supply pipe. DO NOT use this fireplace as is. If you wish to make the fireplace active, I suggest you hire a qualified fireplace installer to install an approved unit with a proper flue assembly.

**Defect:** Plaster cracks along walls and ceilings throughout house

**Recommend:** repair as desired

**Defect:** water damaged plaster at walls and ceilings in various areas of 2<sup>nd</sup> floor from roof leaks, in closets front wall of front bedroom, etc

**Recommend:** repair as desired after roof replacement

**Hazardous Defect:** 2<sup>nd</sup> floor rear porch enclosure room ceiling VERY bouncy with excessive up/down movement, collapse hazard. This could be an age typical problem since these types of ceilings often times were not very well structured. However, the amount of bounce is more than typical, there may framing defects or joist breaks.

**Recommend:** Full assessment and stabilization by qualified carpenter

**Defect:** window lock handle broken, right window of left window unit, rear porch enclosure, 1<sup>st</sup> floor; window locks non-functional at multiple old windows, locks broken, wood rotted

**Recommend:** replace hardware as desired

**Defect:** poor insulation at rear porch enclosure to 1<sup>st</sup> floor

**Recommend:** install proper insulation

**Hazardous Defect:** no functional smoke detector located

**Recommend:** install smoke detectors in approved locations

**Defect:** very poor and insufficient insulation in attic

**Recommend:** consider fully upgrading insulation type and levels to provide better insulation R value, increase comfort and reduce heating bills

**Defect:** attic access hatch not insulated, poor location over toilet, no light or dedicated floor area inside of access hole

**Recommend:** consider moving access hatch to another location such as the hallway, insulate cover to same R value as attic space, provide approved landing and lighting inside of attic access

### Kitchen and Bathroom comments & defective conditions:

**Defect:** Water turned off to 1<sup>st</sup> floor powder room and 2<sup>nd</sup> floor bathroom, unable to test fixtures

**Recommend:** Test fixtures and pipes prior to closing to assess condition

**Defect:** 2<sup>nd</sup> floor toilet sinking into floor, tiles popping up around toilet, extensive signs of water leaks on 1<sup>st</sup> floor ceiling under bathroom

**Recommend:** open floor and ceiling as needed to assess and repair plumbing leaks, provide all repairs for daily use of bathroom

**Defect:** 2<sup>nd</sup> floor bathroom tiles cemented onto plywood, tiles and grout popping up and loose along all of floor

**Recommend:** full removal and proper replacement with new materials

**Hazardous Defect:** front left burner of stove would not light, no anti-tip bracket at stove, no gas shut-off valve, stove damaged

**Recommend:** install required anti-tip bracket per manufacturer specifications, repair stove as needed, install shut-off, consider replacement

**Concern:** refrigerator not plugged in during inspection, not functional

**Recommend:** verify that refrigerator actually works

### **NOTE**

*All older homes have maintenance and wear issues that require more or less money to repair or replace. Many of these items do not have to be a deterrent to purchasing a home. Some significant problems should lead you to carefully assess the purchase. No building is perfect. The small things can always be changed or repaired at some point. The bigger issues are important. Are the cost factors too great to make the purchase viable? In the end, the most important question is, 'Do you want to make this property your home?'*

## ATTIC

Stairs to attic:	NONE
Signs of water leaks at rafters / roof:	YES
Signs of water leaks at chimney:	NO – chimney roof area dry
Signs of varmint entry:	YES - wasps
Signs of wood rot:	NO – age typical conditions
Exterior ventilation visible at eaves:	NO
Exhaust fan:	YES – old electric motor fan
Attic access: access to attic is over the 2 <sup>nd</sup> floor bathroom toilet	

Attic Floor- open joists

## Insulation

Walls-	None visible
Ceiling-	Old loose fill wool type in attic at 2 <sup>nd</sup> floor ceilings
Roof-	None

### **Insulation notes**

- *Vintage construction Chicago area homes do not typically have exterior wall insulation. Ceiling, rafter or attic insulation also tends to be limited.*
- *Older attic insulation is typically compressed or has been moved around to such extent that it is no longer very effective.*
- *Wall insulation should only be installed in the cavity depth listed on the package for that material. Compressing (stuffing it in) the fiberglass batts reduces R value.*
- *Consider installing as much insulation as possible throughout. Insulation cost will be recovered through lower heating and cooling costs.*
- *When insulating attics or rafters, allowing for proper ventilation MUST be taken into account to avoid future problems.*

### Attic comments & defective conditions:

**Defect:** old electric exhaust fan assembly in corner of attic

**Recommend:** removal as desired

**Defect:** Wasps appear to be getting into the attic

**Recommend:** consider proper remediation of 2 nests by qualified professional



Exposed attic wiring, poor insulation



old exhaust fan in attic

## GARAGE

Garage size:	2 car
Garage type:	frame – newer
Chimney in garage:	NO
Garage roof type & condition:	HIP, older asphalt shingles
Condition of garage walls:	2x4 studs 24"OC, age typical
Condition of garage ceiling:	open 2x4 rafters 24"OC, age typical
Roof vents:	NO
Electric garage door opener:	Undetermined
Door functional with interior button switch?	Undetermined
Did automatic garage door reverse upon resistance during closure: Undetermined	

NOTE – There was No Entry to the garage during the inspection. The garage was locked.

## BUILDING ACCESSORIES / OUT BUILDINGS

*\* Depending on their type these items may or may not have been assessed. Their presence is nonetheless noted in this report for your convenience. Signs of severe deterioration or hazard are noted for any items as appropriate.*

NONE



### APPROVED PLANS and/or DOCUMENTATION onsite during inspection

City permit posted	NA	City stamped blueprints	NA
Contract documents	NA	Change orders	NA

### PURPOSE OF INSPECTION

Please be advised that this Home inspection by its nature is limited in scope. Depending on construction style, some areas, systems or components of the building may not be accessible or visible during the inspection to allow review.

We can reduce your risk of non-compliant conditions in the Home. However, we cannot eliminate it; nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to the Home's longevity. This inspection report may contain information about discrepancies, generally unacceptable trade practices, or blatant code issues. It is not within the scope of this report to resolve such issues.

### LIMITATIONS

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The home inspector is not required to enter any areas or perform any functions that may cause damage to the building or its components or be dangerous or harmful to the health of the inspector or others present.

Corrective measures or modifications to the home prior to purchase should be discussed between the Buyer & Seller and their representatives. A follow up inspection to verify compliance of agreed terms can be arranged.

### **END OF REPORT**