

YOUR INSPECTION REPORT



443 Madison Cres
Chicago, IL



PREPARED FOR:
JOHN SIMPSON

INSPECTION DATE:
Monday, January 7, 2013

PREPARED BY:
Alan Carson



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report

XYZ Home Inspection Services
120 Carlton St, Suite 407
Toronto, ON M5A 4K2

800-268-7070
www.carsondunlop.com/horizon
Horizon@carsondunlop.com



June 20, 2013

Dear John Simpson,

RE: Report No. 1366, v.28
443 Madison Cres
Chicago, IL

Thank you for choosing XYZ Company to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Your report includes:

- Tabs to move quickly to any section
- Links to helpful articles and more detail
- Illustrations for added clarity
- Links to a Home Maintenance Guide

Your report is a secure Adobe .PDF file. Download a copy to your computer to print and future reference.

Please contact us should you have any questions about your home.

Thanks again for allowing us to work with you.

Sincerely,

Alan Carson
on behalf of
XYZ Home Inspection Services

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SUMMARY

443 Madison Cres, Chicago, IL January 7, 2013

Report No. 1366, v.28

www.carsondunlop.com/horizon

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: West Basement

Task: Repair

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

Time: Less than 1 year

Insulation and Ventilation

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

THIS CONCLUDES THE SUMMARY SECTION.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists. The link below provides some typical costs for home repairs and improvements.

[Home Improvement - ballpark costs](#)

ROOFING

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

General: • A roof "tune-up" is recommended.

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Medium

Limitations/Disclaimers

Roof inspection limited/prevented by: • Deck/solar panels covering roof

Inspection performed: • By walking on roof

Observations and Defects

General

1. • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

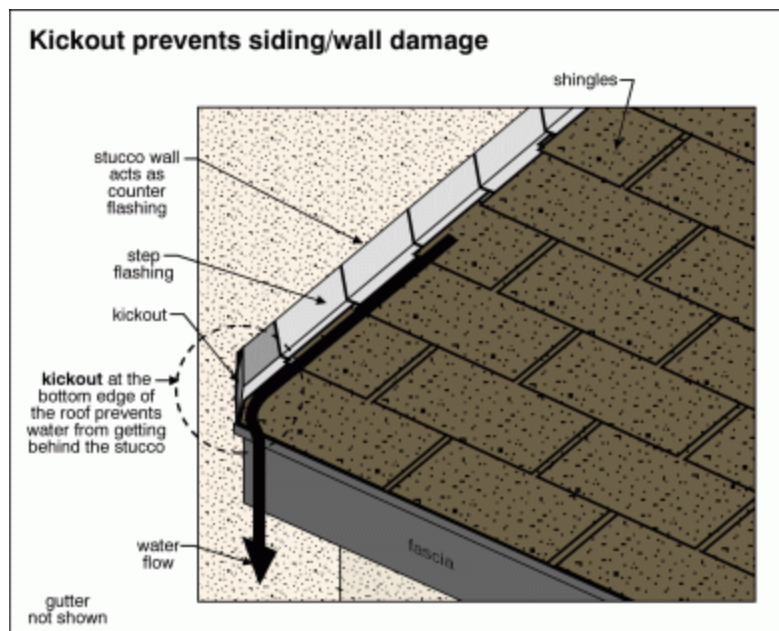
2. **Condition:** • [No kickout flashing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North First floor

Task: Improve

Time: Less than 1 year



[Click on image to enlarge.](#)

ROOFING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



1. No kickout flashing at roof/sidewall junction

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North

Task: Repair

Time: Immediate



2. Stack flashing should be sealed.

EXTERIOR

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EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Brick](#) • [Stone](#)

Wall surfaces : • [Vinyl siding](#) • [Stucco](#)

Retaining wall: • [Concrete](#)

Limitations/Disclaimers

Inspection limited/prevented by: • Access was restricted to the area below the deck, limiting the extent of the inspection.

Inspection limited/prevented by: • Storage • Car in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Observations and Defects

General

4. • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, Lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

ROOF DRAINAGE \ Downspouts

5. **Condition:** • [Downspouts end too close to building](#)

The downspout should be extended to discharge at least 6 feet from the home. The broken splash block can be discarded.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: East Exterior wall

Task: Improve

Time: Immediate

EXTERIOR

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EXTERIOR

STRUCTURE

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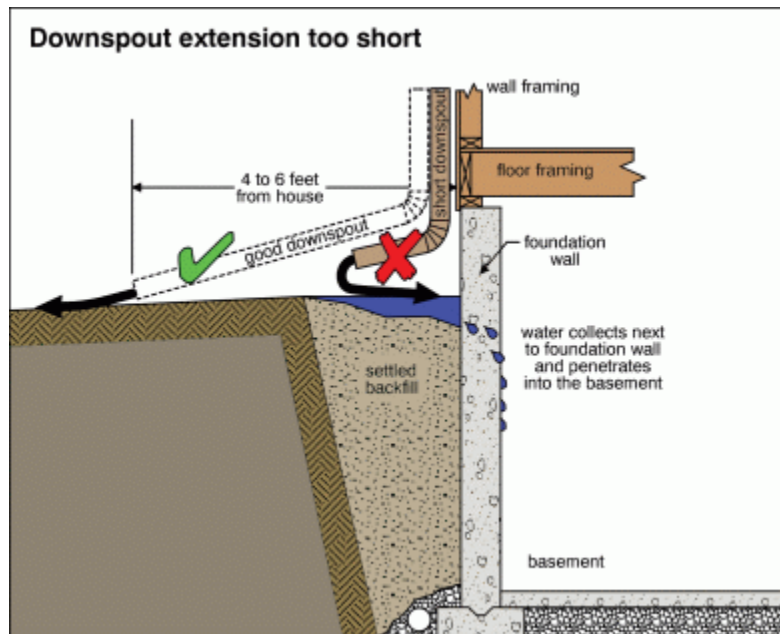
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



3. Downspout should be extended away from home

Descriptions

Configuration: • [Basement](#) • [Crawl space](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Trusses](#)

Limitations/Disclaimers

Inspection limited/prevented by: • Some parts of the foundation walls were not visible and could not be inspected. • The attic/roof space was inspected from the access hatch. All areas could not be closely examined.

Inspection limited/prevented by: • Carpet/furnishings • Storage

Observations and Defects

FLOORS \ Joists

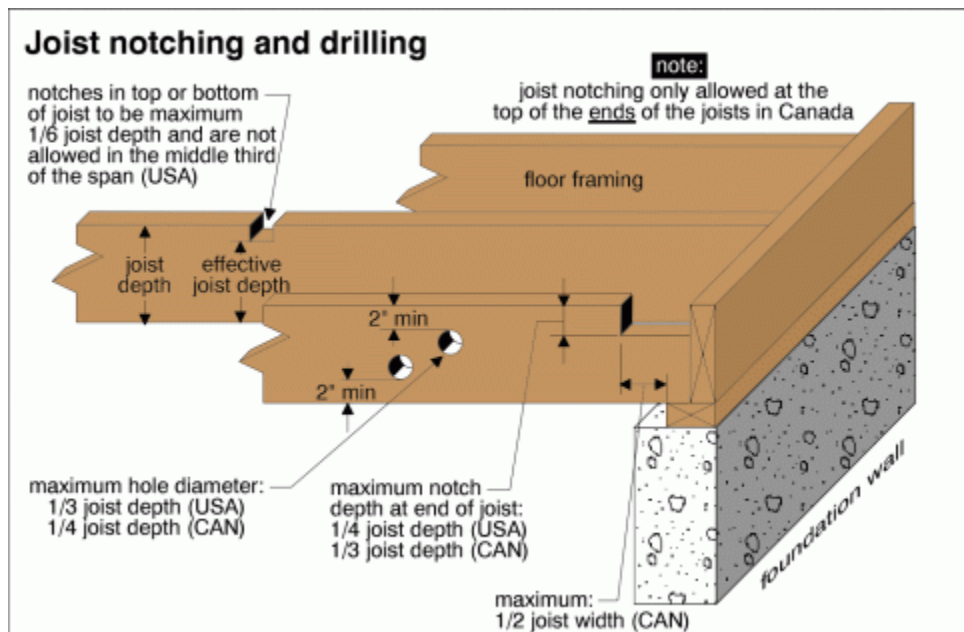
6. Condition: • [Notches or holes](#)

Implication(s): Weakened structure

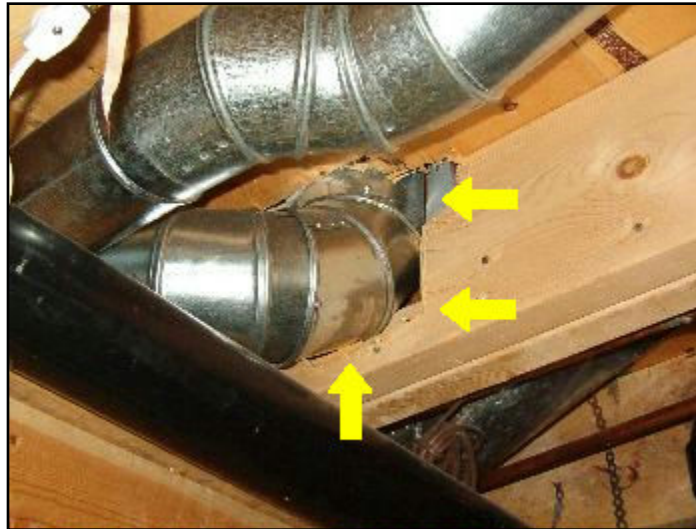
Location: West Basement

Task: Repair

Time: Immediate



[Click on image to enlarge.](#)



4. Double joist cut for ductwork

ROOF FRAMING \ Rafter/trusses

7. Condition: • [Split](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Northeast Attic

Task: Repair or replace

Time: Immediate



5. Top chord of truss is broken

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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Descriptions

Service entrance cable and location: • [Overhead copper](#)**Service size:** • [100 Amps \(240 Volts\)](#)**Main disconnect/service box rating:** • [100 Amps](#)**Main disconnect/service box type and location:** • [Breakers - basement](#)**System grounding material and type:** • [Copper - water pipe](#)**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - conduit](#)**Type and number of outlets (receptacles):** • [Grounded - typical](#)**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom and exterior](#)**Smoke detectors:** • [Present](#)

Limitations/Disclaimers

General: • Concealed electrical components are not part of a home inspection.**Inspection limited/prevented by:** • The quality of the electrical grounding system is not determined as part of a home inspection.**Panel or disconnect cover:** • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

Observations and Defects

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

8. Condition: • [Poor connections](#)**Implication(s):** Electric shock | Fire hazard**Location:** North Basement**Task:** Improve**Time:** Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

9. Condition: • [Rust or water in panel](#)**Implication(s):** Electric shock | Fire hazard**Location:** North Basement**Task:** Replace**Time:** Less than 1 year



6. Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Lights

10. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: East Exterior wall

Task: Repair or replace

Time: Immediate



7. Light fixture is not well secured

11. Condition: • [Heat lamps over doors](#)

Implication(s): Fire hazard

Location: East Second floor Bathroom

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



8. Heat lamp over door - fire hazard!

HEATING

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Report No. 1366, v.28

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • Typical life expectancy is 20 to 25 years.

Approximate age: • [6 years](#)

Main fuel shut off at:

• Basement

At front of home

Auxiliary heat:

• [Electric baseboard heater](#)

In basement family room

Fireplace:

• [Zero clearance](#)

Wood burning fireplace in living room

Chimney/vent: • [Masonry](#) • [Metal](#)

Carbon monoxide test:

• 5 parts per million - approximate

This is acceptable.

Limitations/Disclaimers

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems prior to installation.

Inspection prevented/limited by: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system. • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing.

Safety devices: • Not tested as part of a home inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Observations and Defects

General

12. • An annual maintenance agreement that covers parts and labor is recommended.

HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

GAS FURNACE \ Venting system

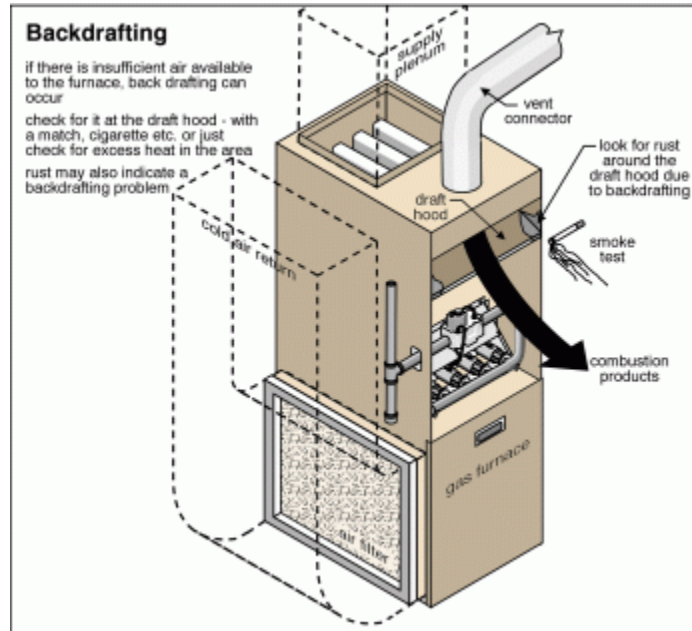
13. Condition: • [Draft hood spillage or backdraft](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Furnace room

Task: Correct

Time: Immediate



9. Rust at bottom of heat exchanger



10. Evidence of furnace backdrafting

GAS FURNACE \ Humidifier

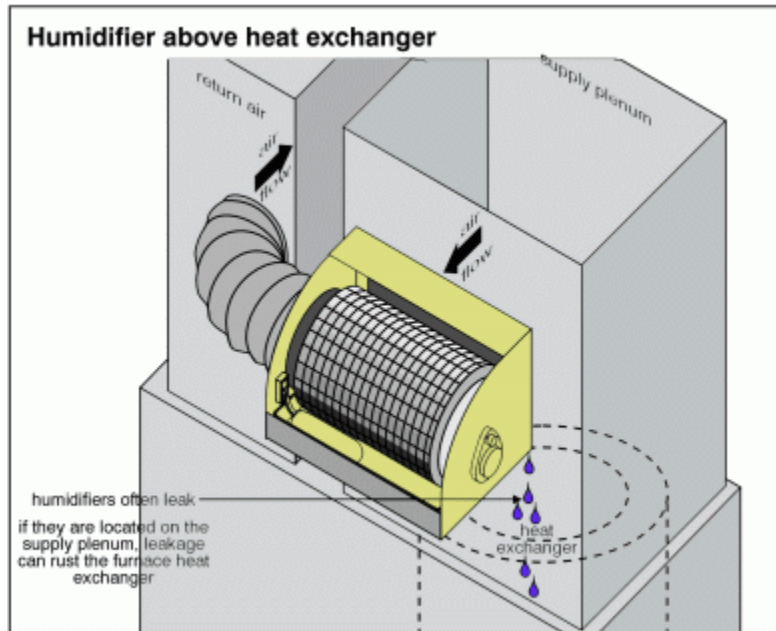
14. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

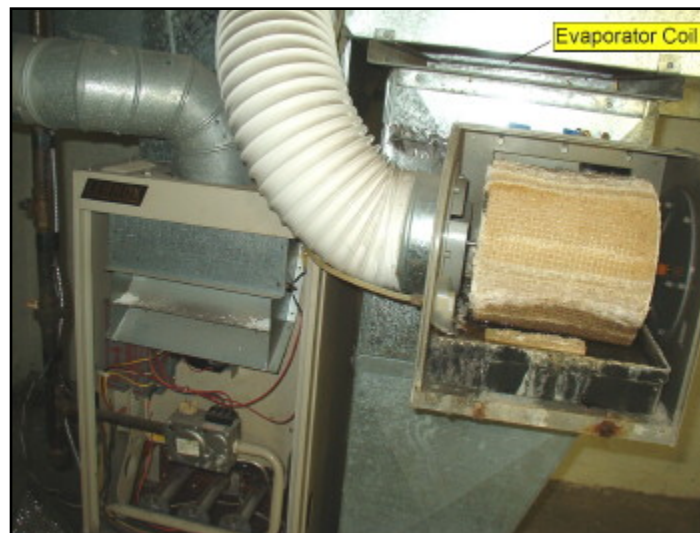
Location: West Basement

Task: Repair or replace

Time: Less than 1 year



[Click on image to enlarge.](#)



11. Leaking and inoperative humidifier

COOLING & HEAT PUMP

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • Typical life expectancy is 10 to 15 years.

Compressor approximate age: • 6 years

Limitations/Disclaimers

General: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Observations and Defects

AIR CONDITIONING \ Evaporator coil

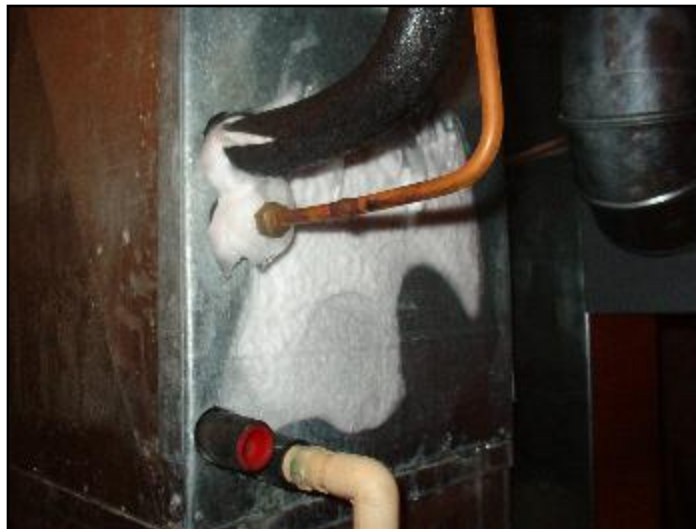
15. Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate



12. Frost visible on ductwork at AC coil

Descriptions

Attic/roof insulation material: • [Mineral wool](#)

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Plastic](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • Not determined

Limitations/Disclaimers

General: • Asbestos may be present in many building products and materials. Environmental consultants can assist if this is a concern.

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • The continuity of the air vapor barriers throughout the home could not be identified.

Observations and Defects

FOUNDATION \ Interior insulation

16. Condition: • [Exposed combustible insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year



13. *Exposed polystyrene insulation is fire hazard*

Descriptions

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • Typical life expectancy is 8 to 12 years.

Water heater approximate age: • 5 years

Waste piping in building: • [Plastic](#)

Limitations/Disclaimers

General: • Moisture problems may result in visible or concealed mold growth. Environment Consultants can assist if this is a concern.

The following are not inspected or tested as part of a home inspection:

Tub and basin overflows

Water treatment equipment

Concealed plumbing components

Swimming pools, spas and hot tubs

Isolating and relief valves

The main plumbing shut off valve

Observations and Defects

SUPPLY PLUMBING \ Supply piping in building

17. Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative

Location: Northeast Basement

Task: Repair

Time: Immediate



14. Leaking copper supply pipe

WASTE PLUMBING \ Traps - installation

18. Condition: • [Nonstandard shape or material](#)

This configuration is prone to clogging problems

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry area

Task: Improve

Time: Less than 1 year



15. Poor trap arrangement

WASTE PLUMBING \ Venting system

19. Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the house

Location: West central part of roof

Task: Remove cap

Time: Immediate



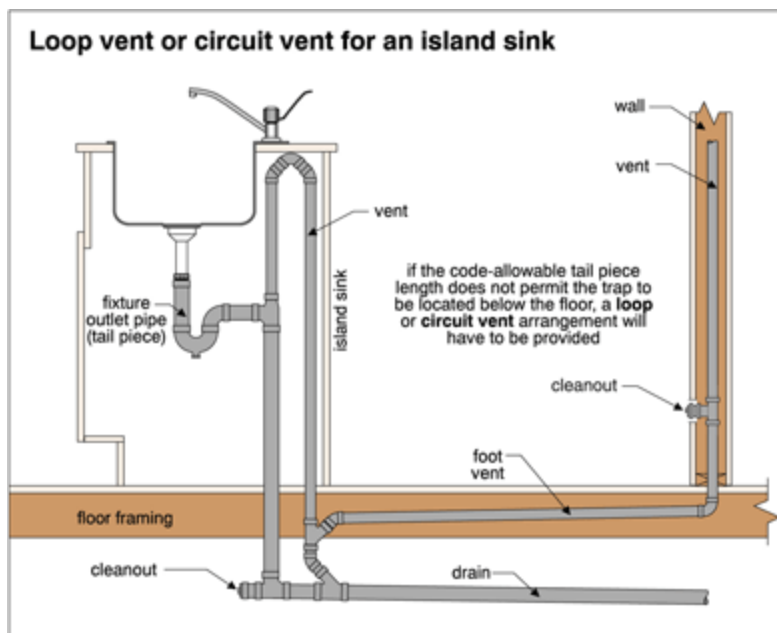
16. Plumbing stack is capped

20. Condition: • [Island venting problems](#)

Implication(s): Sewer gases entering the house

Location: Kitchen

Task: Provide proper venting



[Click on image to enlarge.](#)

Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • 240-Volt outlet

Limitations/Disclaimers

General: • The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items.

Inspection limited/prevented by: • The interior of cupboards and cabinets are not included as part of a home inspection.

Basement leakage: • Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. As discussed previously, exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

Basement leakage: • Storage in basement limited inspection

Observations and Defects

GARAGE \ Vehicle door operators

21. Condition: • [Extension cord for opener](#)

Implication(s): Electric shock

Location: Garage

Task: Replace with permanent wiring

Time: Immediate

INTERIOR

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

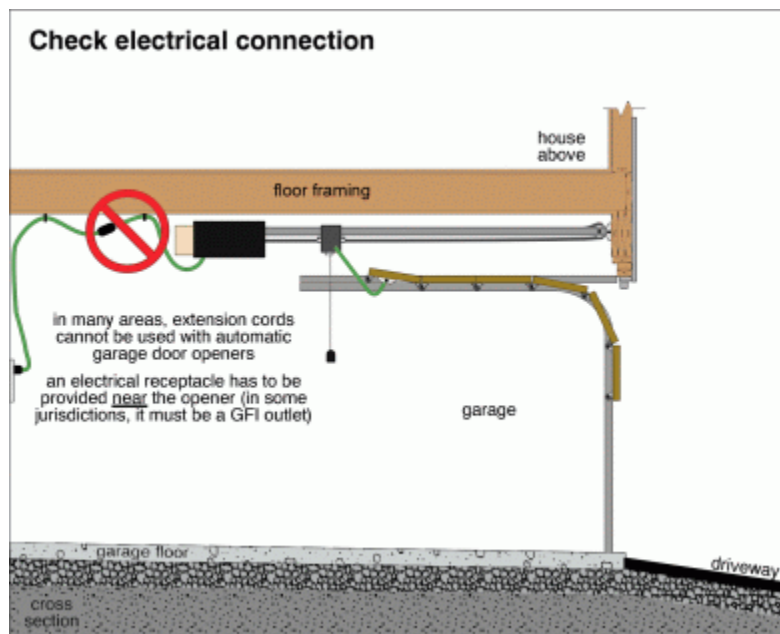
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



17. Extension cord for west garage door opener



18. Extension cord for east garage door opener

EXHAUST FANS \ Exhaust fan

22. Condition: • The clothes dryer is vented into an exhaust fan designed for a stove. This unconventional installation should be re-arranged.

Location: First floor Laundry area

Task: Improve

Time: Less than 1 year

END OF REPORT