INSPECTION REPORT

For the Property at:

1310 SYCAMORE

CHICAGO, IL

Prepared for: WAYNE SMITH

Inspection Date: Friday, July 31, 2009

Prepared by: John Kwasnik

XYZ Home Inspection Services
120 Carlton Street
Chicago, IL 12345
800-268-7070
416-964-0683

SUMMARY

1310 Sycamore, Chicago, IL July 31, 2009

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.

Structure

Foundations \ Foundation

Condition: • The foundation at the rear of the home has failed, apparently as a result of unstable soil on the sloped lot. A soils specialist should be engaged to determine whether the building can be stabilized.
Location: Rear
Task: Repair
Time: Immediate
Cost: Major

Condition: • Cracked
Location: Left Side Basement
Task: Repair
Time: Immediate
Note: Severe cracking of the foundation wall was noted. It appears that movement is ongoing, since the crack has been patched at least once, and had reopened. The crack was leaking actively at the time of the inspection, although leakage is not the main concern. The building footing appears to be shifting, and needs to be stabilized. This is a high priority repair.

Electrical

Service box, grounding and panel \ Distribution panel

Condition: • Rust or water in panel
Location: North Basement
Task: Repair
Time: Immediate

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 ballpark costs and 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 the specialist.

ROOFING

1310 Sycamore, Chicago, IL July 31, 2009

Description

Sloped:

• Asphalt

1. *Asphalt roofing with decorative dormer*

Probability of leakage: • Medium

Limitations

Inspection performed: • By walking on roof

Recommendations

General

• The Recommendations section describes suggested improvements to the home. The condition is outlined first, along with the implication, if applicable. A course of action is suggested along with a time frame for completion to help with prioritizing home improvement activities.

• 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.

EXTERIOR

1310 Sycamore, Chicago, IL July 31, 2009

Description

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 type: • Eave mounted

Gutter & downspout discharge: • Above grade

Lot slope: • Flat

Wall surfaces - wood: • Boards

Wall surfaces - masonry: • Brick

Driveway: • Asphalt

Limitations

Inspection limited/prevented by: • Car in garage • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

Recommendations

Walls \ Brick, stone and concrete
Condition: • Too close to grade
Location: Right Side
Task: Improve
Time: Less than 1 year
Note: Grade should be lowered to keep brick 6 inches above the ground.

2.

Windows and skylights \ Skylights and solariums

Condition: • Leak

Location: Rear Third Floor

Task: Repair

Time: Immediate

Note: Evidence of water damage and staining noted. Skylights on west slope are designed to be opened but are secured closed with a locking plate.

Landscaping \ Lot grading

Condition: • Clogged catch basins

Location: East

Task: Improve

Time: Regular maintenance

STRUCTURE

1310 Sycamore, Chicago, IL July 31, 2009

Description

Configuration: • Basement

Foundation material: • Poured concrete

Floor construction: • Joists • Concrete • Not visible

Exterior wall construction: • Wood frame, brick veneer

Roof and ceiling framing: • Rafters/roof joists • Plywood sheathing

Limitations

Inspection limited/prevented by: • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

Recommendations

Foundations \ Foundation

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Task: Repair

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4.

5.

ELECTRICAL

1310 Sycamore, Chicago, IL July 31, 2009

Description

Service entrance cable and location: • Underground - not visible

Service size: • 100 Amps (240 Volts)

Main disconnect/service box type and location:
• Breakers - basement
Note: North wall

System grounding material and type: • Copper - water pipe

Distribution panel rating: • 100 Amps

Distribution wire material and type: • Copper - non-metallic sheathed • Copper - metallic sheathed

Type and number of outlets: • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - outside

Smoke detectors: • Present

Limitations

General: • Concealed electrical components are not 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.

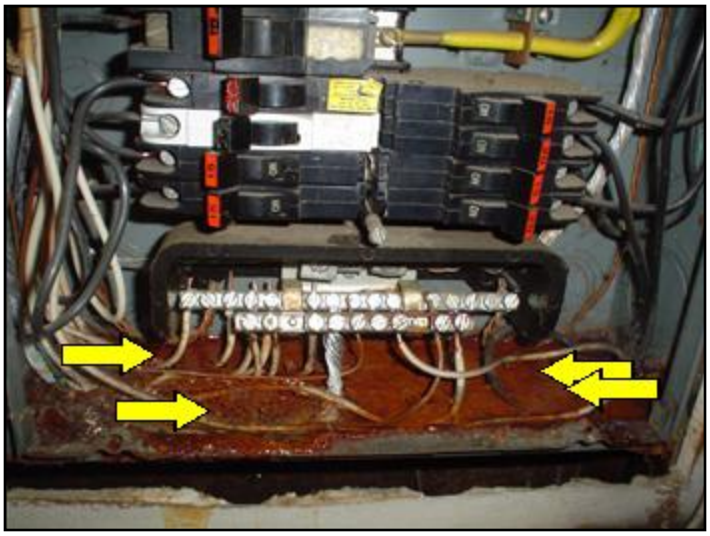
Recommendations

General

• Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

Service box, grounding and panel \ Distribution panel

Condition: • Rust or water in panel
Location: North Basement
Task: Repair
Time: Immediate



6.

Distribution system \ Cover plates

Condition: • Missing

Location: Top of Basement stairs

Task: Provide

Time: Immediate

Cost: Minor

HEATING

1310 Sycamore, Chicago, IL July 31, 2009

Description

Fuel: • Gas

System type: • Furnace

Approximate capacity: • 85,000 BTU/hr

Efficiency: • Conventional

Approximate age: • 17 years

Failure probability: • High

Main fuel shut off at:
• Exterior wall
Note: Southeast

Auxiliary heat: • Electric baseboard heater

Chimney: • Metal

Limitations

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:
• Restricted access
Note: To inlet and exhaust piping

Heat exchanger: • Not visible

Recommendations

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

Gas furnace \ Life expectancy
Condition: • Old
Location: Basement
Task: Inspect annually

Chimney and vent \ Masonry chimney cap
Condition: • No drip edge on cap
Task: Improve
Time: If necessary

7.

COOLING & HEAT PUMP

1310 Sycamore, Chicago, IL July 31, 2009

Description

Air conditioning type: • Air cooled

Cooling capacity: • 36,000 BTU/hr

Compressor approximate age:
• 8 years
Note: Carrier - Model#38SE003300

Failure probability: • High

Limitations

Inspection limited/prevented by: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a cooling system.

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

Air conditioning \ Air cooled condenser coil
Condition: • Corrosion
Location: Rear Exterior
Task: Monitor
Note: Rust on the air conditioner does not require immediate action, although this should be checked during annual servicing.

8.

INSULATION AND VENTILATION

1310 Sycamore, Chicago, IL July 31, 2009

Description

Attic/roof insulation material: • Glass fiber • Cellulose

Attic/roof insulation amount: • R-32

Attic/roof ventilation: • Soffit vent • Ridge vent

Wall insulation material: • Not determined

Wall insulation amount: • R-12

Foundation wall insulation material: • Glass fiber

Air/vapor barrier: • Plastic

Limitations

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

Recommendations

General

• Adding insulation to a home improves the comfort and reduces the heating and cooling costs. Virtually every home could have more insulation added, although the cost effectiveness of adding insulation decreases with higher levels of existing insulation. Typically, improving the insulation in the attic is the most cost effective approach. When adding insulation, it may also be necessary to improve the attic ventilation.

If changes are planned for exterior walls, insulation improvements may be cost effective as part of this work.

Improving the insulation levels in basements and crawlspaces from the interior can also be quite cost effective, although there is typically less heat loss from these areas than there is from the attic, for example.

Reducing the amount of air leakage out of the home can also have a dramatic impact on both comfort and fuel costs. There are firms that specialize in sealing homes to reduce air leakage. These improvements can be cost effective, especially for particularly leaky homes. This work is often incorporated with insulation improvements.

PLUMBING

1310 Sycamore, Chicago, IL July 31, 2009

Description

Service piping into house: • Copper

Supply piping in house: • Copper

Main shut off valve at the:
• Basement
Note: West wall

Water flow (pressure): • Typical for neighborhood

Water heater fuel: • Gas

Water heater type: • Rental

Tank capacity: • 60 gallons

Water heater approximate age: • 17 years

Water heater failure probability: • High

Waste piping in house: • Plastic • Not visible

Limitations

General: • The following items are not evaluated as part of the home inspection: identification of the water supply source as public or private, well(s) and related equipment, water treatment equipment, water quality, shut-off/isolating/relief valves, overflows for sinks/tubs/etc., septic systems, hot tub(s)/spa(s)/pool(s) and related equipment, steamer(s), irrigation systems, fountains, ponds and concealed items.

Recommendations

Water heater \ Life expectancy
Condition: • Old
Location: Basement Laundry Area
Task: Monitor / Replace when necessary
Time: Unpredictable

INTERIOR

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Description

Major floor finishes: • Carpet • Hardwood • Ceramic

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Fixed • Casement • Skylight

Glazing: • Double

Exterior doors: • Metal • Sliding glass

Evidence of basement leakage: • Efflorescence • Water

Limitations

General: • The following items are not evaluated as part of the home inspection: indoor air quality, telephone/cable/intercom/fire alarm/security systems, appliances (fridge, stove, washer, dryer, central vacuum, etc.), cosmetic issues and concealed items.

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Cosmetics: • No comment offered on cosmetic finishes

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. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

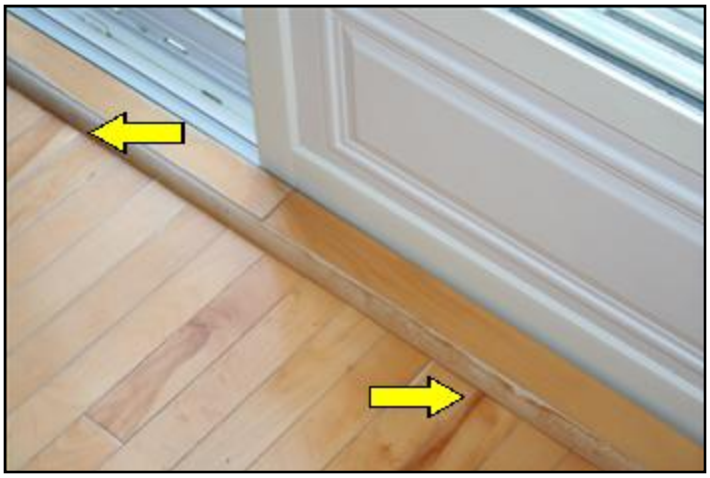
Recommendations

General

• carbon monoxide detectors should be placed on every floor of the building.

Floors \ Wood/laminate floors

Condition: • Stained
Location: Kitchen
Task: Repair
Time: Discretionary



9.

Walls \ Plaster or drywall

Condition: • Water damage

Location: Rear Second Floor Bedroom

Task: Repair

Time: When remodelling

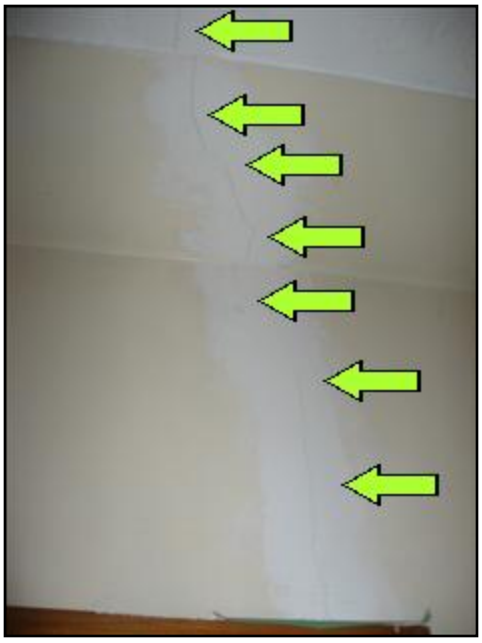
10.

Condition: • Cracked

Location: Northeast Dining Room

Task: Monitor

Time: Ongoing



11.

SITE INFO

1310 Sycamore, Chicago, IL July 31, 2009

Description

Weather: • Partly sunny • There has been no rain in last two days.

Approximate temperature: • 70°

Attendees: • Buyer • Buyer's Agent

Access to Home Provided by: • Lockbox

Occupancy: • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 11:30 p.m.

Approximate age of home: • 40 to 50 years

Approximate size of home: • 2000 ft.² to 2500 ft.²

Building Type: • Detached home

Number of stories: • 2

Number of bathrooms: • 2 + half

Below grade area: • Basement

Garage, carport or outbuildings: • Tool shed

END OF REPORT