



Your Inspection Report

443 Madison Cres
Chicago, IL



PREPARED FOR:
JOHN SIMPSON

INSPECTION DATE:
Monday, May 5, 2008

PREPARED BY:
Alan Carson



XYZ Home Inspection Services
120 Carlton Street
Chicago, IL 24311

800-268-7070
Fax: 416-964-0683
www.xyzhomeinspection.com
info@XYZhomeinspection.com

Setting the Standard for Home Inspection!



November 18, 2009

Dear John Simpson,

RE: Report No. 1366, v.8
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.

Please visit our website at your convenience www.xyz.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.

Sincerely,

Alan Carson
on behalf of
XYZ Home Inspection Services

XYZ Home Inspection Services
120 Carlton Street
Chicago, IL 24311
800-268-7070
Fax: 416-964-0683
www.xyzhomeinspection.com
info@XYZhomeinspection.com

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

Descriptions

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

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

Probability of leakage: • Medium

Inspection Methods and Limitations

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

Inspection performed: • By walking on roof

Observations and Recommendations

General

• 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

Condition: • [No kickout flashing](#)

Location: North First floor

Task: Improve

Time: Less than 1 year

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Leak](#)

Location: North

Task: Repair

Time: Immediate

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](#)

Inspection Methods and Limitations

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 Recommendations

General

• 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

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.

Location: East Exterior wall

Task: Improve

Time: Immediate

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Inspection Methods and Limitations

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

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

Observations and Recommendations

FLOORS \ Joists

Condition: • [Notches or holes](#)

Location: West Basement

Task: Repair

Time: Immediate

ROOF FRAMING \ Rafters/trusses

Condition: • [Split](#)

Location: Northeast Attic

Task: Repair or replace

Time: Immediate

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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: • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Inspection Methods and Limitations

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 Recommendations

General

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

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

Condition: • [Poor connections](#)

Location: North Basement

Task: Improve

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

Location: North Basement

Task: Replace

Time: Less than 1 year

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Location: East Exterior wall

Task: Repair or replace

Time: Immediate

ELECTRICAL

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

Location: East Second floor Bathroom

Task: Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets

Condition: • [Reversed polarity](#)

Location: Various

Task: Correct

Time: Less than 1 year

HEATING

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

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.

Inspection Methods and 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: • 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 Recommendations

General

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

HEATING

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

GAS FURNACE \ Venting system

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

Location: Basement Furnace room

Task: Correct

Time: Immediate

GAS FURNACE \ Humidifier

Condition: • [Leak](#)

Location: West Basement

Task: Repair or replace

Time: Less than 1 year

CHIMNEY AND VENT \ Masonry chimney cap

Condition: • [Cracked](#)

Location: West

Task: Repair

Time: Less than 1 year

CHIMNEY AND VENT \ Metal chimney or vent

Condition: • [Chimney walls rusting or pitting](#)

Location: North

Task: Replace

Time: Immediate

COOLING & HEAT PUMP

443 Madison Cres, Chicago, IL May 5, 2008

Report No. 1366, v.8
www.xyzhomeinspection.com

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

Inspection Methods and Limitations

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 Recommendations

AIR CONDITIONING \ Evaporator coil

Condition: • [Frost](#)

Location: West Basement

Task: Repair

Time: Immediate

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

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

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

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

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

Wall insulation amount/value: • Not determined

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount/value: • [R-8](#)

Air/vapor barrier: • [Plastic](#)

Inspection Methods and Limitations

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 Recommendations

FOUNDATION \ Interior insulation

Condition: • [Exposed combustible insulation](#)

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year

FOUNDATION \ Crawlspace ventilation

Condition: • Missing

Condition: • Inadequate

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

Descriptions

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

Supply piping in house: • [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 house: • [Plastic](#)

Inspection Methods and Limitations

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 Recommendations

SUPPLY PLUMBING \ Supply piping in house

Condition: • [Leak](#)

Location: Northeast Basement

Task: Repair

Time: Immediate

WASTE PLUMBING \ Traps - installation

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

This configuration is prone to clogging problems

Location: Basement Laundry area

Task: Improve

Time: Less than 1 year

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

WASTE PLUMBING \ Venting system

Condition: • [Vent termination problems](#)

Location: West central part of roof

Task: Remove cap

Time: Immediate

Condition: • [Island venting problems](#)

Location: Kitchen

Task: Provide proper venting

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Rust](#)

Location: First floor Powder room

Task: Replace

Time: Unpredictable

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

Inspection Methods and Limitations

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 Recommendations

GARAGE \ Vehicle door operators

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

Location: Garage

Task: Replace with permanent wiring

Time: Immediate

EXHAUST FANS \ Exhaust fan

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