



Your Inspection Report

57 Hampton Ave.
Chicago, IL



PREPARED FOR:
TODD WHITE

INSPECTION DATE:
Tuesday, November 17, 2009

PREPARED BY:
Alan Carson



Carson Dunlop & Associates Ltd.
120 Carlton Street, Suite 407
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November 17, 2009

Dear Todd White,

RE: Report No. 19443, v.2
57 Hampton Ave.
Chicago, IL

Thank you for choosing us to perform your home inspection. We hope the experience met your expectations.

There are a series of colored tabs at the top of each page of the attached report that you can click for easy navigation. The report begins with an executive Summary and then has one section for every major home system (Roofing, Exterior, Structure, etc.). There is some reference material at the end (See the More Info tab and Reference tab.).

Please feel free to contact us with questions about the report or the home itself any time, for as long as you own your home. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail. We hope you will fill out and return our client questionnaire.

Thanks again for choosing Carson Dunlop.

Sincerely,

Alan Carson
on behalf of
Carson Dunlop & Associates Ltd.

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INVOICE

November 17, 2009

Client: Todd White

Report No. 19443, v.2

For inspection at:

57 Hampton Ave.

Chicago, IL

on: Tuesday, November 17, 2009

Pre-Purchase Home Inspection

\$650.00

Total

\$650.00

PAID IN FULL - THANK YOU!

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SUMMARY

57 Hampton Ave., Chicago, IL November 17, 2009

Report No. 19443, v.2

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

INTRODUCTION

This Summary lists some of the significant report items that may need attention in the short term. This must not be considered as the complete report. Please read the entire report and the appropriate text of the Home Reference Book.

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Location: Throughout

Task: Replace

Time: Immediate

Cost: \$3,000 - \$6,000

Heating

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4,000 - \$8,000

Plumbing

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Low quality. Risk of water leaks and potential for water damage.

Location: Basement Bathroom

Task: Upgrade

Time: When remodelling

Cost: \$1,500 - and up

END OF SUMMARY

NOTE: BALLPARK COSTS AND TIME FRAMES

Any ballpark costs and time estimates provided are a courtesy and should not be relied on for budgeting or decision-making. Quotations from specialists should be obtained. The word 'Minor' describes any cost up to roughly \$500.

ROOFING

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Descriptions

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Flat roofing material:

- [Modified bitumen](#)



2. Flat roof at rear is in good repair

ROOFING

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Inspection Methods and Limitations

Inspection performed: • By walking on roof

Observations and Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Old, worn out](#)

Location: Throughout

Task: Replace

Time: Immediate

Cost: \$3,000 - \$6,000



3. Closeup of worn out shingles



4. Worn out shingles

EXTERIOR

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Descriptions

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

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

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Vinyl siding](#)

Deck: • Raised • Wood

Inspection Methods and Limitations

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

Exterior inspected from: • Ground level

Observations and Recommendations

ROOF DRAINAGE \ Gutters

Condition: • [Clogged](#)

Location: Front

Task: Improve

Time: Immediate

Cost: Regular maintenance item

Condition: • [Loose or damaged](#)

Location: Rear

Task: Improve

Time: Less than 1 year

Cost: Minor



5. Loose gutter

EXTERIOR

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ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging below grade](#)

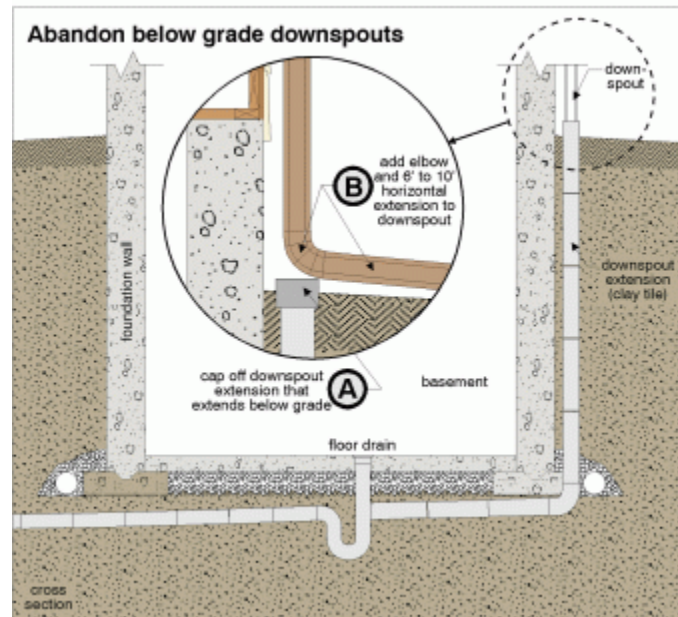
Downspouts should discharge above grade at least six feet away from the foundation wall to avoid basement leakage.

Location: Northeast

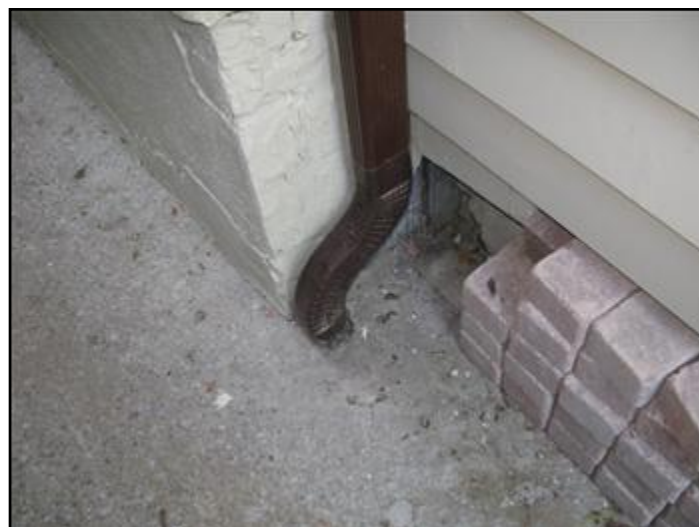
Task: Discharge away from home

Time: Less than 1 year

Cost: Minor



[Click on image to enlarge.](#)



6. Downspout going below the ground

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DOORS \ Doors and frames

Condition: • [Stiff](#)

The door binds on the sill and is difficult to open and close.

Location: Rear First Floor

Task: Improve

Time: Discretionary

Cost: Minor

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

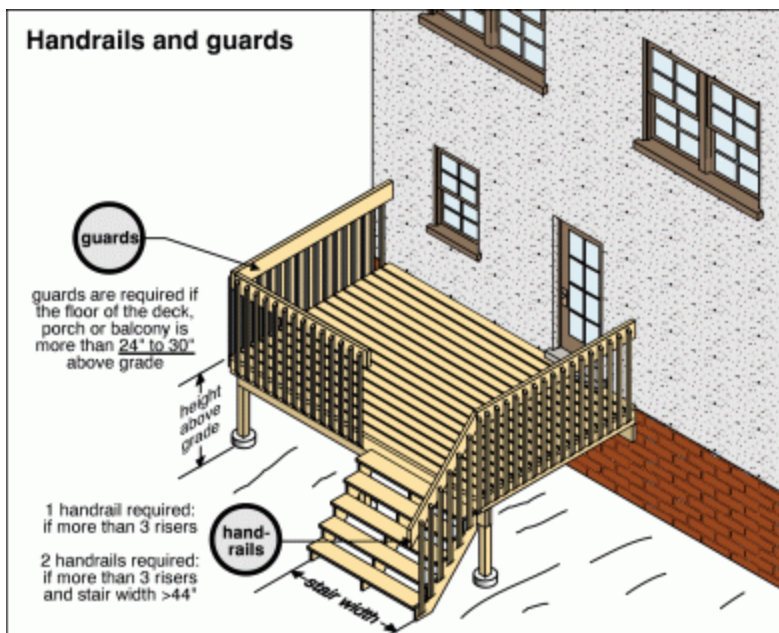
Condition: • [Missing](#)

Location: Front, Rear

Task: Provide

Time: Less than 1 year

Cost: Depends on approach



[Click on image to enlarge.](#)

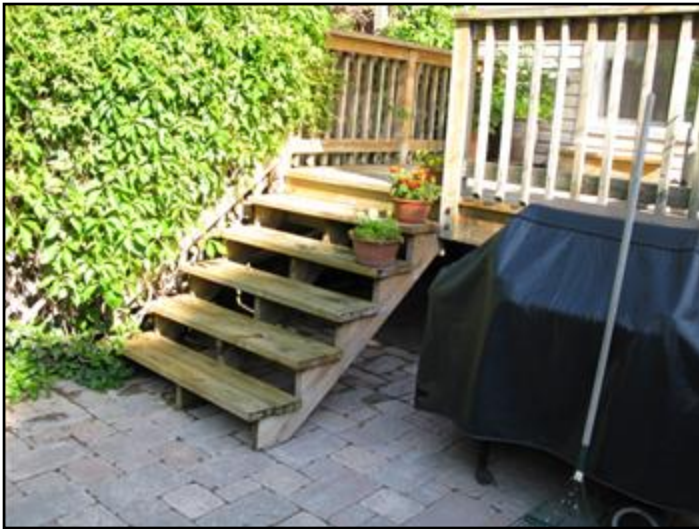
EXTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	REFERENCE								



7. Handrail covered by vegetation



8. Front steps - no handrail

LANDSCAPING \ Lot grading

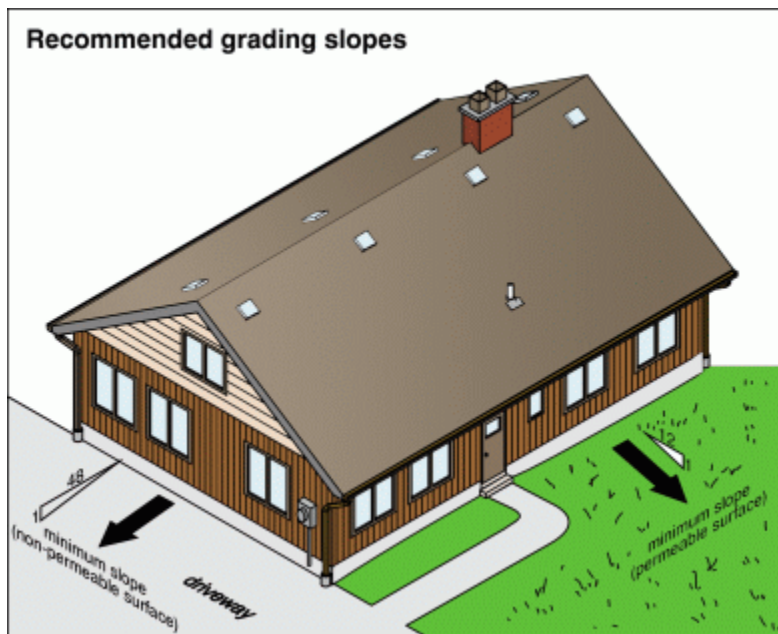
Condition: • [Improper slope](#)

Location: Southeast

Task: Improve

Time: If necessary

Cost: Depends on approach



[Click on image to enlarge.](#)

EXTERIOR

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9. *Poor slope for drainage*

STRUCTURE

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Descriptions

Configuration: • [Basement](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Rafters/roof joists](#)

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 50 %

Observations and Recommendations

General

• No Structure recommendations are offered as a result of this inspection

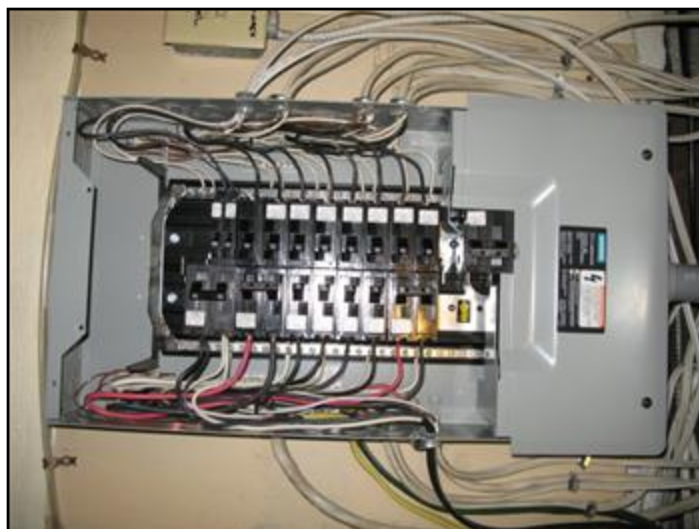
Descriptions

Service entrance cable and location: • [Overhead copper](#)

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating:

• [100 Amps](#)



10. Main electrical panel with cover removed

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • [Grounded - typical](#)

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

Smoke detectors: • [Present](#)

Inspection Methods and Limitations

General: • Concealed electrical components are not evaluated during the home inspection.

Panel covers: • Disconnect covers are not removed by the home inspector

System ground: • Quality of ground not determined

Observations and Recommendations

General

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

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SERVICE BOX, GROUNDING AND PANEL \ Panel wires

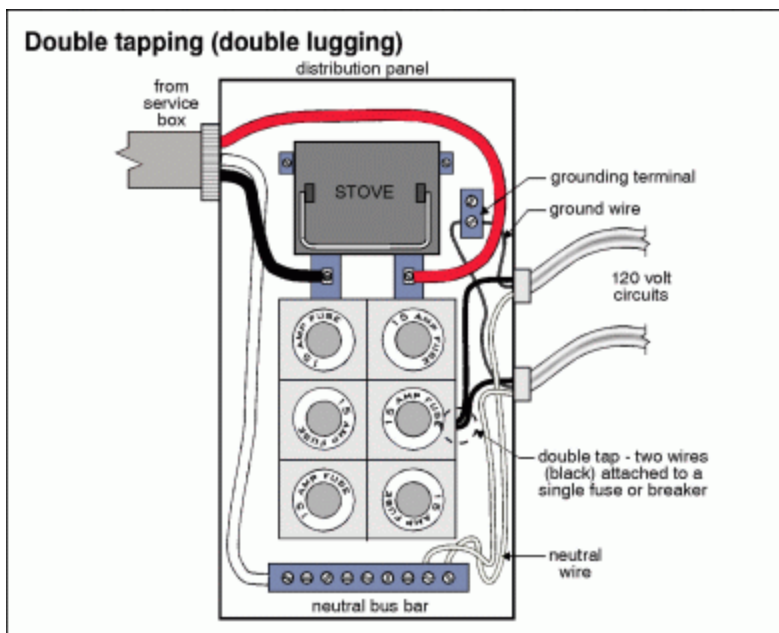
Condition: • [Double taps](#)

Location: Panel

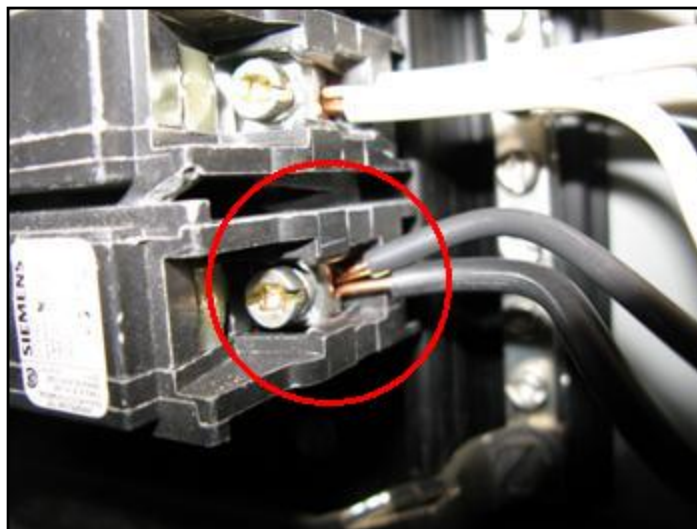
Task: Correct

Time: Immediate

Cost: Minor



Click on image to enlarge.



11. Two wires on a single breaker

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

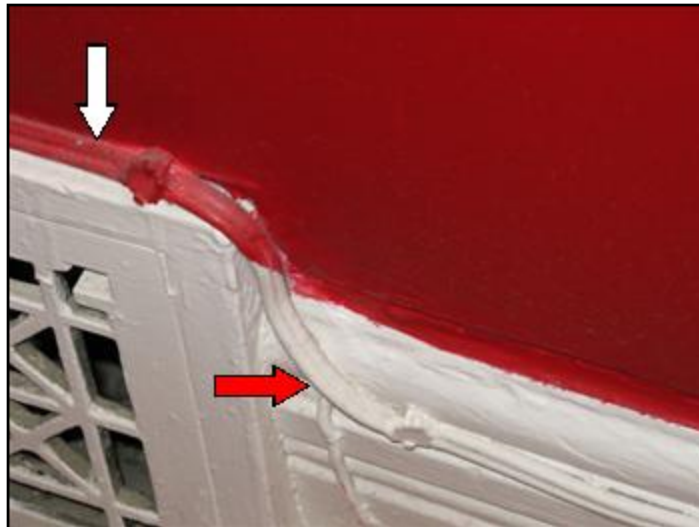
Condition: • [Exposed on walls or ceilings](#)

Location: Front Second Floor Bedroom

Task: Correct

Time: Immediate

Cost: Depends on approach



12. Surface-mounted wire

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

Location: Center Basement

Task: Further evaluation by specialist

Time: Immediate

Cost: Minor



13. Apparently abandoned wire

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
MORE INFO	REFERENCE								

DISTRIBUTION SYSTEM \ Outlets

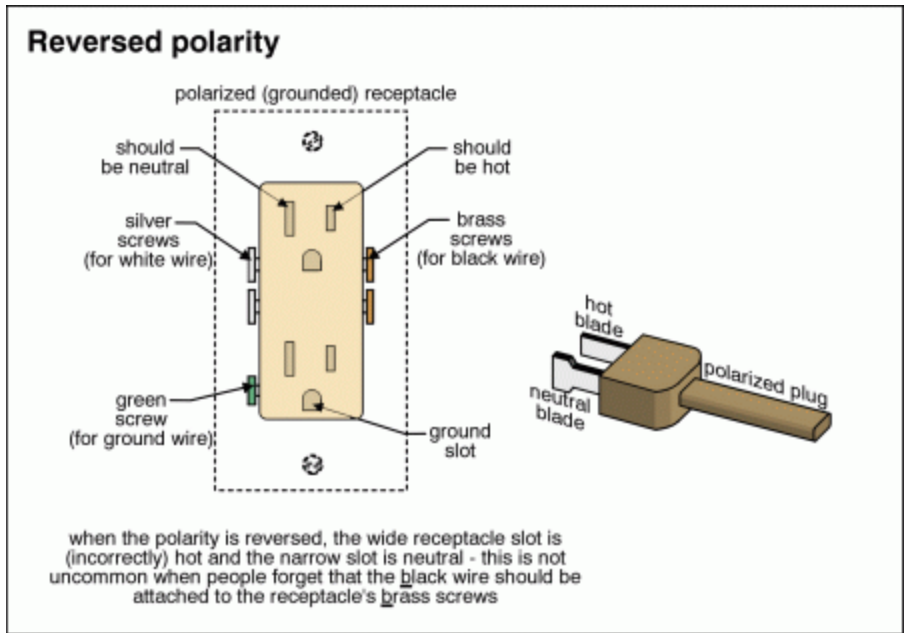
Condition: • [Reversed polarity](#)

Location: Front of Living Room, Basement Bathroom

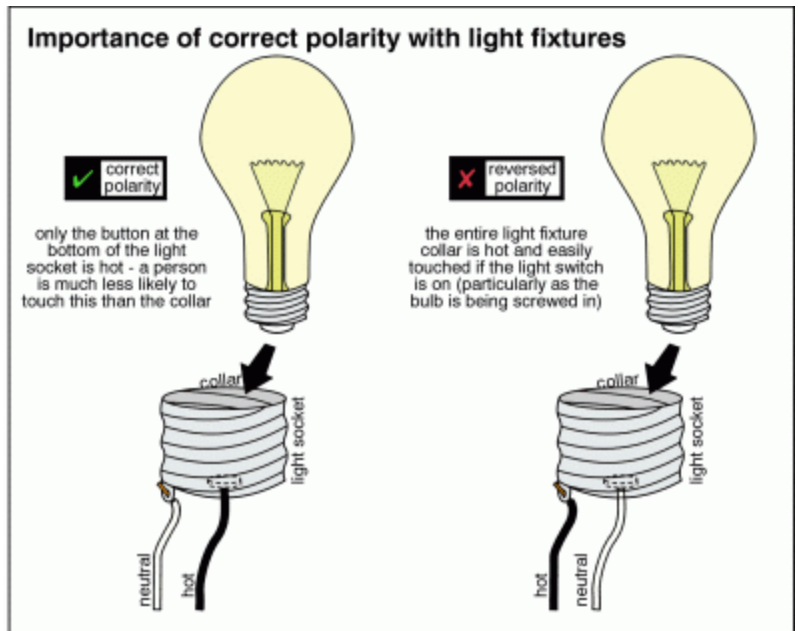
Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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Descriptions

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [17 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Auxiliary heat: • [Electric baseboard heater](#)

Chimney/vent: • [Metal](#)

Observations and Recommendations

GAS FURNACE \ Life expectancy

Condition: • [Near end of life expectancy](#)

Location: Basement

Task: Replace

Time: Unpredictable

Cost: \$4,000 - \$8,000



14. Gas furnace

HEATING

57 Hampton Ave., Chicago, IL November 17, 2009

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GAS FURNACE \ Ducts, registers and grilles

Condition: • No heat source after recent remodelling.

Location: 2nd Floor Bathroom

Task: Consider installing electric baseboard heat

Time: If necessary

Cost: \$400- \$1,0000

COOLING & HEAT PUMP

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Descriptions

General: • There is no air conditioning system in this home.

Descriptions

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value:

- [R-28](#)



15. Attic insulation

Attic/roof ventilation: • [Roof vent](#)

Wall insulation material: • Unknown

Foundation wall insulation material:

- [Glass fiber](#)

Approximately 50% of the basement is insulated

Foundation wall insulation amount/value: • [R-12](#)

Air/vapor barrier: • [Plastic](#)

Inspection Methods and Limitations

Attic inspection performed: • From access hatch

Observations and Recommendations

General

- No Insulation recommendations are offered as a result of this inspection.

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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](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 1 year

Typical life expectancy: • 8 to 12 years

Waste piping in house: • [Plastic](#) • [Copper](#) • [Cast Iron](#)

Observations and Recommendations

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • Low quality. Risk of water leaks and potential for water damage.

Location: Basement Bathroom

Task: Upgrade

Time: When remodelling

Cost: \$1,500 - and up



16. Low-quality, wood tub enclosure

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Descriptions

- Major floor finishes:** • [Hardwood](#) • [Ceramic](#)
- Major wall and ceiling finishes:** • [Plaster/drywall](#)
- Windows:** • [Fixed](#) • [Single/double hung](#) • [Sliders](#)

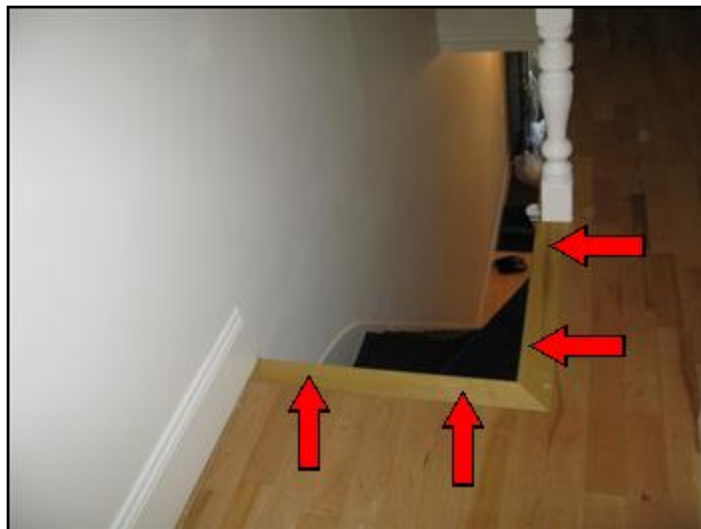
Inspection Methods and Limitations

- Inspection limited/prevented by:** • Storage/furnishings
- 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.
- Basement leakage:** • Storage in basement limited inspection

Observations and Recommendations

STAIRS \ Guardrails

- Condition:** • [Missing](#)
- Guard (railing) does not extend all the way along the side of the stairwell opening.
- Location:** Second Floor
- Task:** Correct
- Time:** If necessary
- Cost:** Depends on approach



17. Top of stairs

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STAIRS \ Spindles or balusters

Condition: • [Too far apart](#)

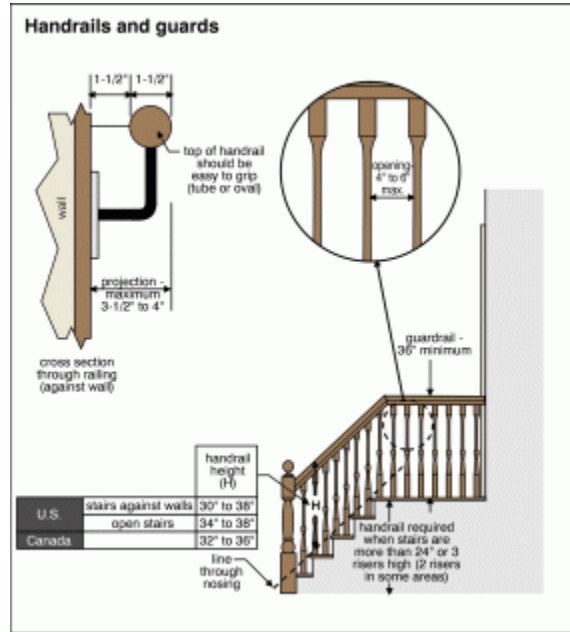
The spacing may allow a small child to fall through.

Location: Second Floor

Task: Improve

Time: Discretionary

Cost: Depends on approach



[Click on image to enlarge.](#)



18. Wide spacing in railing

Descriptions

GOOD ADVICE FOR ALL HOMEOWNERS: • The following items explain how to prevent and correct some common problems.

Roof Leaks: • 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.

Annual Roof Maintenance: • We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Ice Dams on Roofs: • Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 of the Roofing and Chimney Chapter (See Reference tab in this report) for more detail and solutions.

Maintaining the Exterior of Your Home: • Regular maintenance includes painting and caulking of all exterior wood.

Heating and Cooling System - Annual Maintenance: • An annual maintenance agreement that covers parts and labour is recommended for all heating and cooling equipment. Humidifiers and electronic air cleaners should be included in the service agreement. The first service visit should be arranged as soon as possible, preferably before equipment is used. • Filters for furnaces and air conditioners should be checked monthly during the operating season and changed when they are dirty. Duct systems should be balanced during regular servicing for maximum comfort. Systems with heating and air conditioning require different balance setups for summer and winter. • For boiler/hot water systems, we recommend that any balancing or adjusting of radiator valves be performed by a specialist, due to the risk of leakage. Heating system valves are not operated during a home inspection. • Gas fireplaces and heaters should be included in annual service plans with gas furnaces, boilers or water heaters.

Fireplace and Wood Stove Maintenance: • Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists with WETT (Wood Energy Technology Transfer) designations for this kind of work.

Electrical System - Label the Panel: • The electrical panel should be labelled to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, please verify the labelling is correct. Do not rely on the labelling being accurate.

Insulation Amounts - Current Standards: • Current standards for insulation in new construction are outlined below:

• Attic and roof space: R-40 (R-50 if electric heat) • Floors above garages and other unheated areas: R-25 • Cathedral roof: R-28 • Walls: R-19 (R-29 if electric heat) • Basement/crawlspace walls: R-12 (R-19 if electric heat)

Reduce Air Leaks: • Insulation is not effective if air (and the heat that goes with it) can escape from the home. Caulking and weather-stripping help control air leakage, improving comfort while reducing energy consumption and costs. Air leakage control improvements are inexpensive and provide a high return on investment.

Bathtub and Shower Maintenance : • Caulking and grout in bathtubs and showers should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

Basement/Crawlspace Leakage: • Almost every basement (and crawlspace) leaks under the right conditions. • [Click for more information.](#)

Smoke and Carbon Monoxide (CO) Detectors: • Smoke and carbon monoxide (CO) detectors should be provided at every floor level of every home, including basements and crawl spaces. (Even if they are present during the inspection, we recommend replacing detectors.) Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood-burning stove or fireplace. These devices are not tested as part of a home inspection. Once you take possession of the home, detectors should be tested regularly, and replaced every 10 years. If unsure of the age of a smoke detector, it should be replaced. Smoke detector batteries should be replaced annually.

Washing Machine Hoses: • We suggest braided steel hoses rather than rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short time, especially if the laundry area is in or above a finished area of the home.

Clothes Dryer Vents: • We recommend vents for clothes dryers discharge outside the home, and the vent material should be smooth walled (not corrugated) metal, and the run should be as short and straight as practical. This reduces drying time, energy consumption and cost; and minimizes the risk of a lint fire inside the vent.

MORE GOOD INFORMATION: • The following links give you access to documents that provide additional information on a range of topics.

Life Cycles and Costs: • [Ballpark estimates based on a typical three-bedroom home.](#)

Priority Items for Home Buyers: • [A list of things you should do when moving into your new home and a few regular maintenance items.](#)

Maintenance: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

MORE INFO

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When Things Go Wrong: • [Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

Supplementary Information: • [This section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mould.](#)

Standards of Practice: • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

Saving Money While You Save the Planet: • [Saving energy now makes a lot more financial sense, because several levels of government and several utilities are participating.](#)

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)