

INSPECTION CONNECTION, INC.

Professional Real Estate Inspections and Consulting Services

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CLIENT: SMITH

DATE: 1/5/13

ADDRESS: 1015 W. ELM PLACE

Inspector Mike Lamb, IL #450.000333 expires 11/30/14

SAMPLE INSPECTION REPORT



1015 W. ELM, CHICAGO, IL

INTRODUCTION

This is my report of a visual inspection of the readily accessible areas of this building conducted on 1/5/13. I prepared it for the exclusive use of my client, Jessica Smith. The report does not represent the interests of any other party.

A separate inspection contract signed by my client contains terms and conditions that are crucial to the understanding of this report. Don't use this report without considering the terms and conditions of that contract. The purpose of this report is to alert you to major defects in the condition of the property.

Please do not mistake this report for a warranty or any kind of insurance. I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

Any estimates provided for repairs are based on this limited visual inspection. The actual costs to correct problems may be more or less depending upon a more detailed professional analysis.

In the body of this report and during the inspection, I may occasionally cite the sources of my opinions by referring to a building code or an industry standard published by what I consider to be a credible and qualified source. Understand that I provide this information only as a courtesy. This inspection is not meant to identify every item in the house that doesn't comply with the provisions of past or present building codes. I am not a building code inspector and this is not a building code inspection. The citations are merely for reference, not enforcement.

When the term, "Satisfactory," or "OK," is used, it means that the component was functioning as intended at the time of this limited visual inspection only. All problems I note in the report should be investigated and repaired by the appropriate professional. If you do not know what type of professional you should contact to address a particular issue please ask me.

Any building component ages provided in the report are approximations. Although age is important, the condition of the component is more so. Some old systems may be functioning very well while some new ones are already a problem.

Please review all parts of this report carefully and call me for an explanation of any part that you do not fully understand. You can call me anytime at 708-346-0708 or e-mail me at mike@inspection2020.com

Conditions during the inspection:

DATE: 1/5/13

TIME: 10 AM

APPROX. TEMPERATURE: 35 F

The front of the house faces north. The soil was dry. Jessica was with me.

This inspection meets or exceeds Illinois standards of practice.
Inspector Mike Lamb, IL # 450.000333 expires 11/30/14

SUMMARY:

The following is a list in no particular order of major property concerns and important remarks. This list is not meant to be conclusive or comprehensive of all the important property defects I observed.

The entire report should be carefully read.

- The front roof cover installation is satisfactory, however, there are no roof vents. This will not allow the attic to breathe and will void the roof warranty. When walking on this roof, the sheathing felt springy and spongy beneath my feet which suggest interior moisture problems. When I was in the house under this area of the roof I could locate no hatch to access the attic. I recommend that an attic access hatch be installed so the condition of the attic can be inspected. There may be serious moisture problems.
- The back attached porch is poorly framed at the walls and at the rafters. There are signs of termite damage. The structure is dangerous and should be reinforced or torn down. Consult a qualified carpenter. A tree is damaging the back soffit.
- The garage service door is rusted out and the jamb has rotted. It needs replacement. The garage roof shingles are badly deteriorated and needs replacement. The garage door opener is not functional. The floor has cracked and sunk which will not allow the overhead door to close properly without large gaps at the corners. The sheathing behind the vinyl siding along the grade is rotted out.
- There are signs of termites in the crawlspace at the northwest corner and in the back enclosed porch shed. Consult a termite pro.
- There are three scorched neutral wires in the main electrical panel at the bus connections. Have a licensed electrician evaluate as soon as possible. There is also a buzzing sound coming from the panel suggesting loose connections.
- I ran all the fixtures and flushed toilets, etc., however, it is not uncommon for homes, especially older homes (pre 1980's) to have hidden sewer problems. Drain pipes under the ground can leak attracting tree roots and other blockage problems. These types of problems can be latent (waiting to happen) so I recommend a TV scope of the underground drain/sewer by a licensed plumber to see if there are any issues. There are signs that the sewer has been backed up in the past.
- There is a crack in the foundation under the window on the east side with signs of seepage into the basement. Consult a waterproofing pro.
- There are signs of mold in the south attic beneath the roof sheathing. There is also some delamination of the plywood roof sheathing caused by past moisture issues. Mold is caused by trapped moisture resulting from poor attic insulation, poor sealing of the attic floor, and lack of proper attic ventilation. New insulation has been added and there are roof louvers for ventilation so the issues I am seeing are probably from past problems. Consult the EPA regarding any mold concerns or cleanup.
- The basement shower stall walls are falling apart so the shower is not usable.
- The top level bedroom floor is very springy. I suspect that the joists beneath are under framed. There is patched drywall in numerous places of this room and there are cracks developing in the ceiling in the room beneath this. A qualified carpenter or structural professional needs to investigate this further which will require opening up the ceiling in the front room beneath.
- There is a crack in the crawlspace foundation on the west side that looks like it has active seepage. Consult a waterproofer.

INSPECTION REPORT

SIGNS OF TERMITES:

- There are signs of termites in the crawlspace at the northwest corner and in the back and closed porch shed. Consult a termite pro.



STRUCTURAL:

Foundation: Poured Concrete

Walls: Wood Frame

Roof: Wood Truss

- The front second-story bay window is leaning outward and the eave beneath it has sagged. This suggests structural failure. Have a structural pro or qualified carpenter evaluate further.



- The top level bedroom floor is very springy. I suspect that the joists beneath are under framed. There is patched drywall in numerous places of this room and there are cracks developing in the ceiling in the room beneath this. A qualified carpenter or structural professional needs to investigate this further which may require opening up the ceiling in the front room beneath.



Front room ceiling

STRUCTURE

Bedroom cracks and patching



STRUCTURE

- The center steel beam in the crawlspace on the north side should be grouted into the wall to keep it secure and this being should be secured to the masonry column in the middle of the crawlspace. The post supporting the beam on the south side is rusting at the bottom but so far this looks superficial and I don't think you have to do anything about this.



EXTERIOR:

Wall Covering: Brick and vinyl

- There is rot around the window trim at the front second-story bay window.
- There is a crack in the foundation on the west side underneath the glass block window which I think is to the bathroom. I did not see any signs of seepage inside.
- The back attached porch is poorly framed at the walls and at the rafters. There are signs of termite damage. The structure is dangerous in my opinion and should be reinforced or torn down. Consult a qualified carpenter.
- The West exterior brick wall needs tuck pointing around the chimney area.

EXTERIOR DOORS:

- A key should never be needed to exit the doors of your house. This is an emergency egress hazard.



WINDOWS:

- The wood trim around the top level northwest window is rotting.
- The newer vinyl double hung windows are satisfactory.

GARAGE:

Detached

- The garage service store is rusted out in the jam has rotted. It needs replacement. The garage roof shingles are badly deteriorated and needs replacement. The garage door opener is not functional. The floor has cracked and sunk which will not allow the overhead door to close properly without large gaps at the corners. The sheathing behind the vinyl siding along the grade is rotted out.

GROUNDS:

- Cut all trees and shrubs away from the side of the house.
- The driveway has cracked and sunk near the chimney.
- The west fence is leaning over. There is no gate to access the alley. You must enter the alley through the garage.
-

ROOFING:

Location: Front Roof
Satisfactory

Material: modified bitumen

Approximate age: 5 – 7 yr

Method of Inspection: Walked

- The chimney needs brick and mortar repair near the crown.
- The front roof cover installation is satisfactory, however, there are no roof vents. This will not allow the attic to breathe and may void the roof warranty. When walking on this roof, the sheathing felt springy and spongy beneath my feet which suggests interior moisture problems. When I was in the house under this area of the roof I could locate no hatch to access the attic. I recommend that an attic access hatch be installed so the condition of the attic can be inspected.



ROOF

- The gutter downspout on the west side needs an elbow.

Location: South roof Material: 3-tab asphalt composition Approximate age: 5 yr
Satisfactory Method of Inspection: Walked Chimney: Masonry

CRAWLSPACE:

- The crawlspace floor is damp and should be covered with a heavy 6 mm minimum plastic moisture barrier to hold the dampness down.
- I inspected the crawlspace by crawling through it.
- There is a crack in the crawlspace foundation on the west side that looks like it has active seepage. Consult a waterproofer.



CRAWLSPACE

- There appears to be some spotting of mold on the drywall along the south side of the crawlspace. Building codes call for ventilation in crawlspaces and this crawlspace has none. Regardless of code, I am not sure that adding vents is a good idea. Replace the moldy drywall and monitor any moisture problems to see if venting the crawlspace is necessary.



- There are signs that the crawlspace flooded. This is probably because the sump pump failed.

BASEMENT or LOWER (BENEATH GRADE) LEVEL:

- There is a crack in the foundation under the window on the east side with signs of seepage. Consult a waterproofing pro.



BASEMENT

- There are water stains at the wall next to the floor drain near the furnace in the basement suggesting that the drain backed up. See my remarks about having the sewer system TV scope by a plumber.



- There are water stains on the wall next to the door going to the outside. This was probably caused by the floor drain outside the basement door being clogged.



- There are water stains along the south wall in the basement. This was dry during the inspection and I'm not sure what caused this. It may have been caused by an old basement flood.

HVAC:

HEATING:

Fuel Supply: Public Gas

Main meter and shut-off location: inside the basement

Heating type: Furnace approximate age: 1986

150K BTUs Unit is functional

Distribution: Metal ducts

Filter: Disposable

- The furnace is old and well past expected life. There is excessive rust at the lower heat exchanger. I recommend replacement. Consult a licensed HVAC Pro.



- I did not see any heat ducts for the basement or for the basement bathroom.
- There is an open return duct right next to the furnace. This needs to be closed off to prevent any type of back drafting from the gas appliances which can be dangerous.
- There is no heat duct to the master bathroom at the top level.
- Both the vents for the water heater and the furnace are improperly pitched towards the chimney. The vent for the furnace has been downsized and there is a gap at the connection right next to the chimney. This is a carbon monoxide hazard. Also, it looks like roofing cement has been smeared around the chimney where the vents enter it. Roofing cement is a combustible material and could give off noxious fumes. Have a HVAC pro.



- The humidifier on the furnace is old and is not functional.

COOLING:

Split System

Approximate Compressor Age: 2004

Size: 3 ton

- Outside temperatures should be above 60 F for at least 24 hours in order to safely operate the AC. Damage to the compressor might occur otherwise. I DID NOT operate the AC.
- There is a wall air conditioner at the top level on the eastside. The unit looks very old and I did not operate it because of low outside temperatures. The top level should be hot in summer even with central air-conditioning. And extra air conditioner in this room will likely be needed.
- The outside cooling fins for the air conditioner are filthy and needs cleaning.
- The air-conditioning condenser drain at the furnace is disconnected and needs to be reattached. The furnace area beneath this is rusting.

ELECTRIC:

Location of main panel: Basement Subpanels: None observed

Service entrance: Overhead SEC: AL Capacity: 110 amp Voltage: 240

Main Circuit Breaker Size: 100 amp Circuit conductors: Copper
Method: EMT conduit and BX

* I randomly test electrical outlets.

- The main electrical panel is missing its cover. A cover should be installed.
- Install a grounded electrical outlet near the washer and dryer in the basement so an extension cord does not have to be used.
- The light switch for the light next to the front door is defective and needs replacement.
- There is one under wired and one double tapped circuit breaker in the main panel.
- A light switch near the laundry area in the basement has been wired with BX without connectors. Have an electrician correct.



ELECTRIC

- There are three scorched neutral wires in the main electrical panel at the bus connections. Have a licensed electrician evaluate as soon as possible.



- Install Ground Fault Circuit Interrupters (GFCI's) at the following outlet locations: Outside, Garage, at Kitchen Counters, in Bathrooms, near laundry sinks
- Incandescent light bulbs can be a fire hazard in closets if flammables are stored near them.
- Make sure CO detectors are installed near sleeping areas!
- All painted electrical outlets should be replaced. There are at least a dozen.

PLUMBING:

Water main location: In crawlspace north Water main material: Lead
Water distribution piping: Galvanized-steel

Service: Public water and sewer

Water flow: Satisfactory Main Drain/Vent Material: Cast iron Floor Drains: Present

Water heater size: 40 gal. Age: 2003 Fuel: Gas Sump pits: in crawl space

- The floor drain outside the basement door has something inside it clogging it. It's important that this remains unclogged so have it cleaned out.
- I ran all the fixtures and flushed toilets, etc., however, it is not uncommon for homes, especially older homes (pre 1980's) to have hidden sewer problems. Drain pipes under the ground can leak attracting tree roots and other blockage problems. These types of problems can be latent (waiting to happen) so I recommend a TV scope of the underground drain/sewer by a licensed plumber to see if there are any issues. There are signs that the sewer has been backed up in the past.
- Consult a plumber regarding improperly installed or missing temperature/pressure relief valve (TPRV) extension on water heater.

PLUMBING

- Homes with sump pumps are at risk of flooding if the primary pump fails. I recommend a battery or water powered back-up sump pump system be installed. Consult a licensed plumber.
- There is no dielectric union between the copper and steel water pipe above the water heater door at the plumbing connections in the wall of the basement bathroom. The water pipes for the basement bathroom are leaking. This can be seen from the crawlspace.

BATHROOMS:

Location: Basement

- There is poor hot water volume to the sink faucet.
- The basement shower stall walls are falling apart so the shower is not usable.



Location: 2nd level

- There are four cracked glass blocks in the window. The cracked edges can be very sharp and dangerous.
- Repair all the bad grout lines in the tub area wall. When tapping on some of the tiles I got a hollow sound which suggests a defective substrate.

Location: Top master

- The ceramic floor tiles next to the whirlpool tub on the South side are lifting up. There is also tile failure at the tub surround.

KITCHEN:

*I do not inspect microwaves. Cabinet drawers and doors are randomly inspected.

- Cabinets and counters are satisfactory.
- Appliances are satisfactory.
- The refrigerator was not inspected. I was told the seller was taking it with them when they leave.
- The drain beneath the kitchen sink needs to be reconfigured by a plumber. It is improperly installed and pitched.
- The sink fixture spout is loose.
- I was told that this kitchen pantry used to be a bathroom. It was filled with storage, etc. and I did not check to see if this was true or not.



LAUNDRY:

- I strongly recommend installing a fire and CO detector in laundry area.
- Washer and dryer were not inspected. I was told that the seller is taking them when they leave.

GENERAL INTERIOR:

- The stairs to the basement should have a hand rail.
- The stairway to the top level has short treads and loose carpeting. It is a fall hazard.

GENERAL INTERIOR

- There are signs of mold near the floor on the drywall in the basement wall north and also at the top level bedroom east wall. These areas were dry during my inspection. Moldy drywall should be thrown away. Consult the EPA regarding any concerns about mold or mold cleanup.



GENERAL INTERIOR

- There is ceiling damage and water stains at the ceiling in the dining room. This was dry during the inspection. I believe it is from an old roof leak which the seller claims.



- The South bedrooms have bars on the windows which is an emergency egress hazard. They should be removed in case someone has to get out quickly in a fire.
- There are water stains and water damage to the ceiling and the wall in the Southeast bedroom. This was dry during the inspection and I believe it is from an old roof leak.



ATTIC:

Insulation type: Cellulose Ventilation: Roof louvers at south attic

Method of inspection: Viewed from hatch at south attic

- I did not see any access hatch to the North attic.
- There are signs of mold in the South attic beneath the roof sheathing. There is also some delamination of the plywood roof sheathing caused by past moisture issues. Mold is caused by trapped moisture resulting from poor insulation and sealing of the attic floor, and lack of proper attic ventilation. New insulation has been added and there are roof louvers for ventilation so the issues I am seeing are probably from past problems. Consult the EPA regarding any mold concerns or cleanup.

