



Your Inspection Report

8230 South Elizabeth Street
Chicago, IL 60620

PREPARED FOR:
HENRY QUINN

INSPECTION DATE:
Saturday, August 25, 2018

PREPARED BY:
Tony Juarez 450.011044



GRT Chicagoland Home Inspections Inc.
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The best home inspection experience available.



August 25, 2018

Dear Henry Quinn,

RE: Report No. 1260, v.0
8230 South Elizabeth Street
Chicago, IL
60620

Thanks very much for choosing GRT Chicagoland Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Tony Juarez 450.011044
on behalf of
GRT Chicagoland Home Inspections Inc.

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SUMMARY

8230 South Elizabeth Street, Chicago, IL August 25, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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](#)

Exterior

GARAGE \ Vehicle door operators

Condition: • [Fails to auto reverse](#)

Older garage door opener is not equipped with auto-reverse laser eye sensors.

Implication(s): Physical injury

Location: Garage

Task: Repair or replace

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

No dedicated outlet for garage door opener.

Implication(s): Electric shock

Location: Garage

Task: Repair or replace

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Inadequate service size](#)

Service wires entering panel appear to be rated for 60 Amps, by today's standards the minimum panel rating for unit panels would be 100 Amps.

Implication(s): Interruption of electrical service

Location: Rear Basement

Task: Further evaluation

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Missing knock outs on junction boxes - Exposed wiring.

Implication(s): Electric shock | Fire hazard

Location: Rear Basement

Task: Repair or replace

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Front Basement

Task: Repair or replace

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Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Any outlet that can be exposed to contact with water must be GFI protected.

Implication(s): Electric shock

Location: Front Exterior

Task: Replace

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

This GFI outlet is not functioning properly.

Implication(s): Electric shock

Location: Second Floor Kitchen

Task: Replace

DISTRIBUTION SYSTEM \ Switches

Condition: • [Obsolete](#)

Fused shut off switches for furnaces are obsolete by today's standards.

Implication(s): Equipment failure | Electric shock | Fire hazard

Location: Furnace Rooms

Task: Repair or replace

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage

Task: Replace

Condition: • [Loose](#)

Implication(s): Electric shock

Location: Garage

Task: Repair or replace

Heating

SPACE HEATER \ Room heater

Condition: • [Unvented](#)

Implication(s): Hazardous combustion products entering home

Location: Basement

Task: Further evaluation

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Interior

WINDOWS \ Sashes

Condition: • [Won't stay open](#)

Implication(s): Nuisance | Glass breaking | Physical injury

Location: Rear First Floor Bedroom & Third Floor Dining Room

Task: Repair or replace

DOORS \ Hardware

Condition: • Keyed deadbolt locks on interior of home present a fire escape hazard.

Location: Rear Porch

Task: Repair or replace

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.

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Description

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

Flat roofing material: • [Modified bitumen membrane](#)

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Missing, loose or torn](#)

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

Location: Rear Porch Roof

Task: Repair or replace



FLAT ROOFING \ Modified bitumen

2. Condition: • [Cracks](#)

Alligator cracking in flat roofing.

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

Location: Roof

Task: Further evaluation

ROOFING

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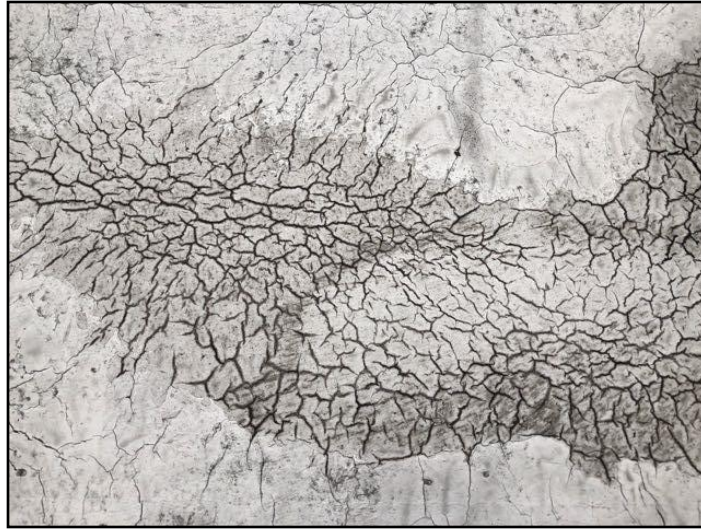
COOLING

INSULATION

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3. Condition: • [Blisters](#)

Air blisters under roofing. Additional condition: Alligator cracking

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

Location: Garage Roof

Task: Further evaluation



4. Condition: • [Openings at seams or flashings](#)

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

Location: Garage Roof

Task: Repair or replace

ROOFING

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Limitations

Roof inspection limited/prevented by: • This inspection is based on what was visible and accessible at the time of the inspection and it is not a warranty of the roof system or how long it will be watertight in the future. • Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

Inspection performed:

- By walking on roof



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Description

- Gutter & downspout material: • [Aluminum](#) • [Galvanized steel](#)
- Gutter & downspout type: • [Eave mounted](#)
- Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)
- Lot slope: • [Flat](#)
- Wall surfaces and trim: • [Vinyl siding](#)
- Wall surfaces - masonry: • [Brick](#)
- Walkway: • Concrete
- Exterior steps: • Concrete
- Patio: • Concrete
- Fence: • Wrought iron

Recommendations

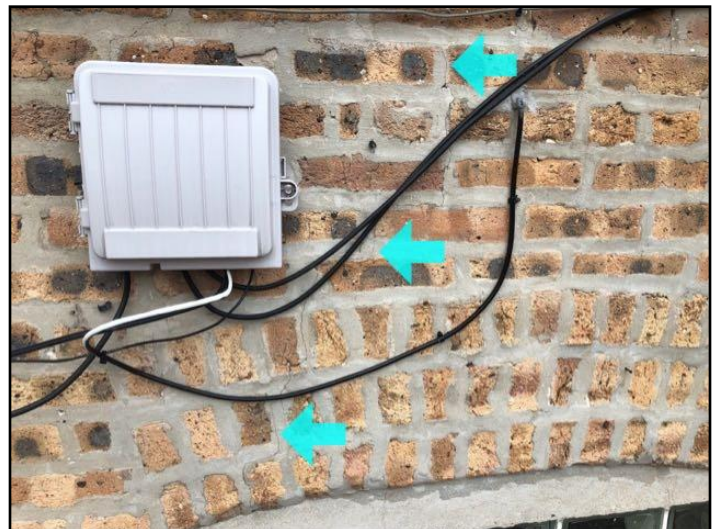
WALLS \ Brick, stone and concrete

5. Condition: • [Cracked](#)

Implication(s): Chance of water entering building | Weakened structure | Chance of movement

Location: Front & Rear Exterior Wall

Task: Repair



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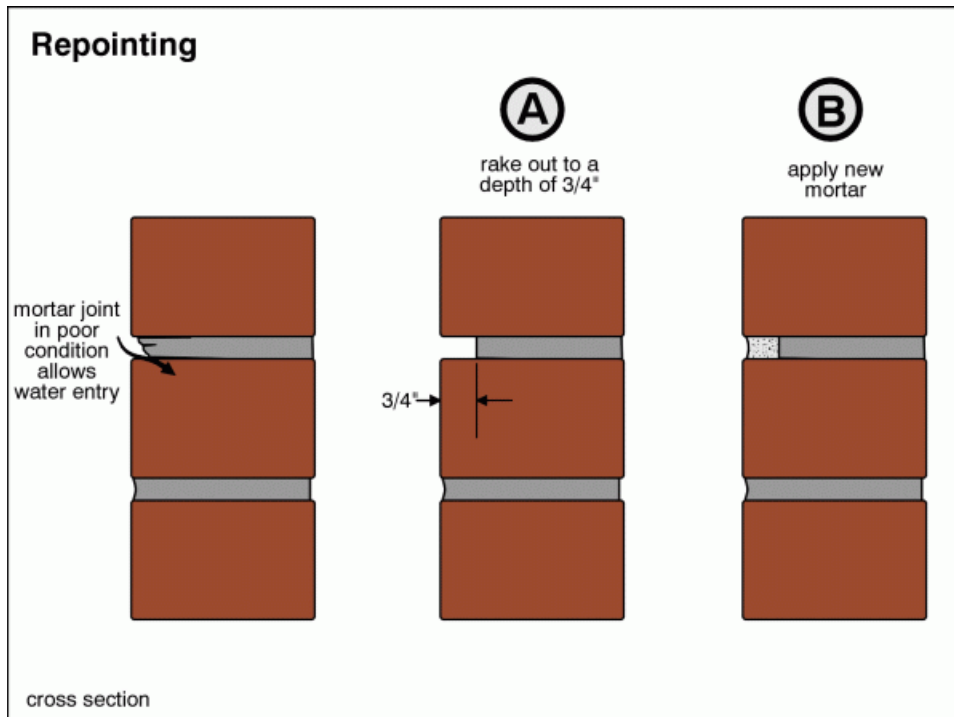


6. Condition: • [Mortar deterioration](#)

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

Location: Garage

Task: Repair



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EXTERIOR GLASS/WINDOWS \ Glass (glazing)

7. Condition: • [Cracked](#)

Cracked glass blocks.

Location: Various Basement Windows

Task: Repair or replace

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EXTERIOR GLASS/WINDOWS \ Exterior trim

8. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Increased heating and cooling costs

Location: Throughout Exterior

Task: Improve

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EXTERIOR GLASS/WINDOWS \ Storms and screens

9. Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

Location: Various Windows

Task: Repair or replace

DOORS \ Exterior trim

10. Condition: • [Caulking missing, deteriorated or loose](#)

Implication(s): Chance of damage to finishes and structure

Location: Garage

Task: Improve



GARAGE \ Ceilings and walls

11. Condition: • Efflorescence

Location: Garage

Task: Further evaluation



GARAGE \ Floor

12. **Condition:** • [Cracked](#)

Implication(s): Uneven floors

Location: Garage

Task: Monitor

GARAGE \ Vehicle door operators

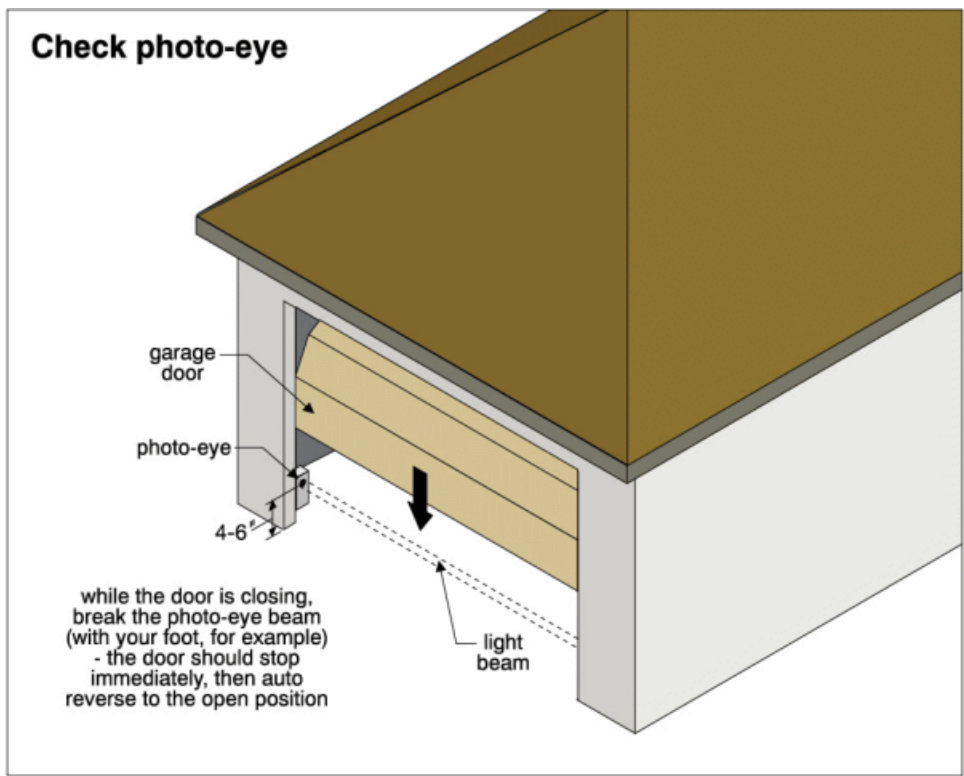
13. **Condition:** • [Fails to auto reverse](#)

Older garage door opener is not equipped with auto-reverse laser eye sensors.

Implication(s): Physical injury

Location: Garage

Task: Repair or replace



14. Condition: • [Adjustment needed to open or close limit](#)

Implication(s): System inoperative | Physical injury

Location: Garage

Task: Improve

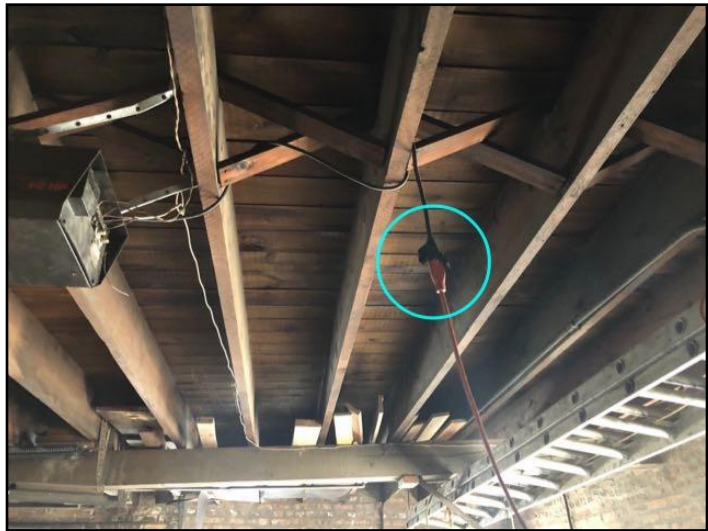
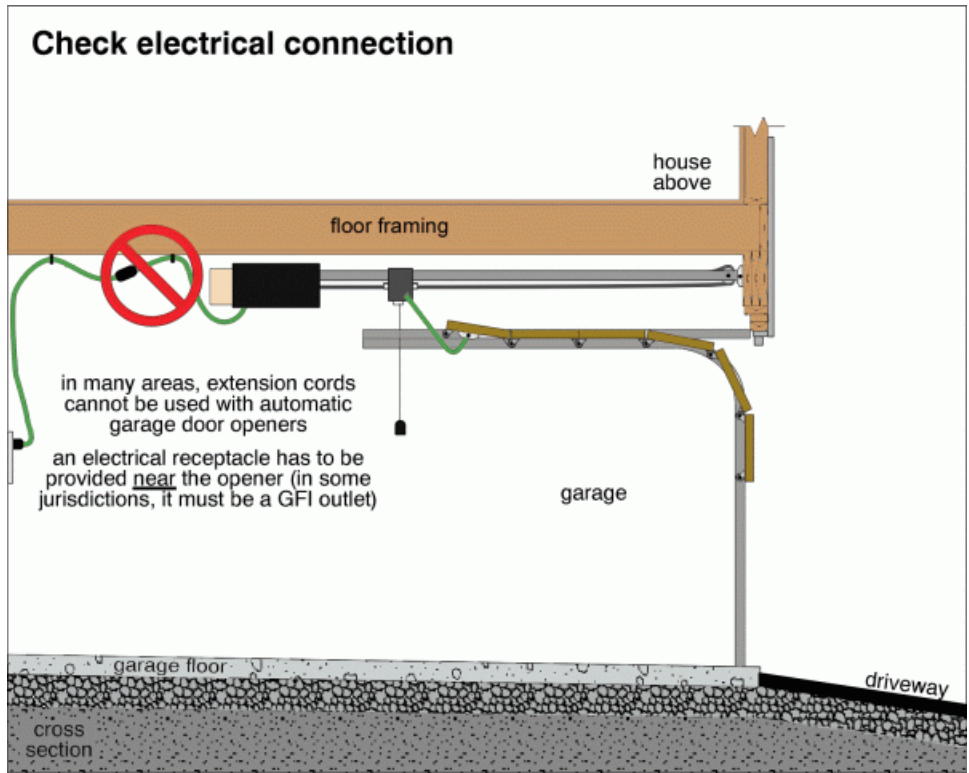


15. Condition: • [Extension cord for opener](#)

No dedicated outlet for garage door opener.

Implication(s): Electric shock

Location: Garage
Task: Repair or replace



Limitations

Inspection limited/prevented by: • Defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection. • Defects may be found when repairs are made to the items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any defects which were hidden at the time of the inspection. • Trees, shrubs and/or other plants were growing near the house. Keeping all vegetation at least 12 inches way from the house is recommended to help prevent moisture and insect damage to the home. Removing any tree branches hanging over the house is also recommended to help maintain the roof.

Inspection limited/prevented by: • Car in garage

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - plank

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Not visible

Recommendations

RECOMMENDATIONS \ Overview

16. Condition: • No structure recommendations are offered as a result of this inspection.

Limitations

Inspection limited/prevented by: • Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. • Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency. • Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.

Inspection limited/prevented by: • Ceiling, wall and floor coverings

Attic/roof space:

• No access

Flat roof

Percent of foundation not visible: • 80 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report

Description

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

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

Main disconnect/service box rating: • [100 Amps](#)

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

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [60 Amps](#)

Distribution wire material and type: • [Copper - conduit](#)

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service size

17. Condition: • [Inadequate service size](#)

Service wires entering panel appear to be rated for 60 Amps, by today's standards the minimum panel rating for unit panels would be 100 Amps.

Implication(s): Interruption of electrical service

Location: Rear Basement

Task: Further evaluation



18. Condition: • [Marginal service size](#)

Service drop and service wires entering building appear to be only rated for 100 Amps, multi-unit buildings would ideally have a larger service size. SERVICE DROP IS LIKELY RESPONSIBILITY OF ELECTRIC COMPANY.

Implication(s): Interruption of electrical service

Location: Rear Exterior

Task: Further evaluation



SERVICE BOX, GROUNDING AND PANEL \ Panel wires

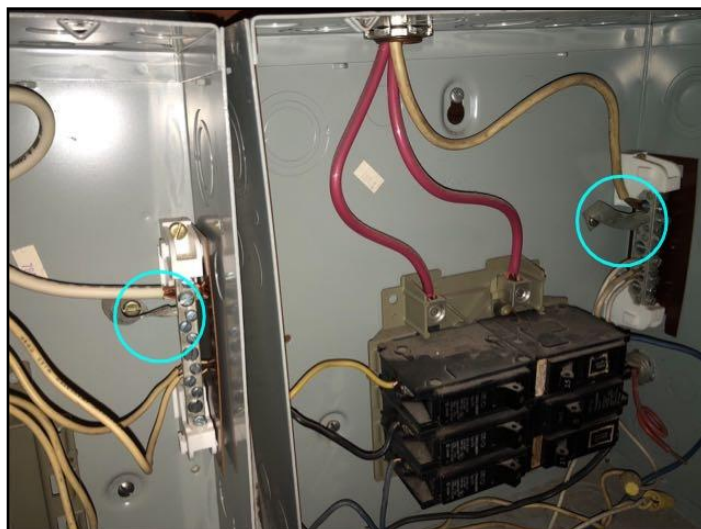
19. Condition: • [Neutral and ground wires bonded at subpanel](#)

These two unit panels are bonded, ground wire is in a separate unbonded panel for common areas.

Implication(s): Electric shock

Location: Rear Basement

Task: Further evaluation



DISTRIBUTION SYSTEM \ Junction boxes

20. Condition: • [Cover loose or missing](#)

Missing knock outs on junction boxes - Exposed wiring.

Implication(s): Electric shock | Fire hazard

Location: Rear Basement

Task: Repair or replace



DISTRIBUTION SYSTEM \ Outlets (receptacles)

21. Condition: • Two prong ungrounded outlets noted in the house. Based on the age of the house, the outlets are "functioning as intended", but by today's electrical standards, an upgrade to three prong grounded outlets should be considered.

Location: Garage

Task: Upgrade



22. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Front Basement

Task: Repair or replace

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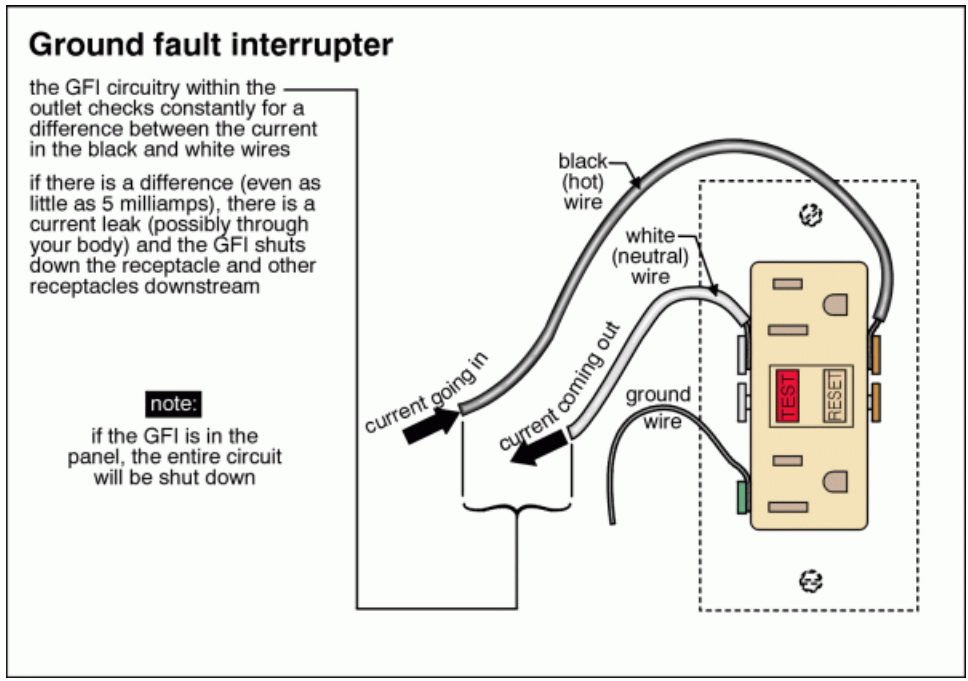
23. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

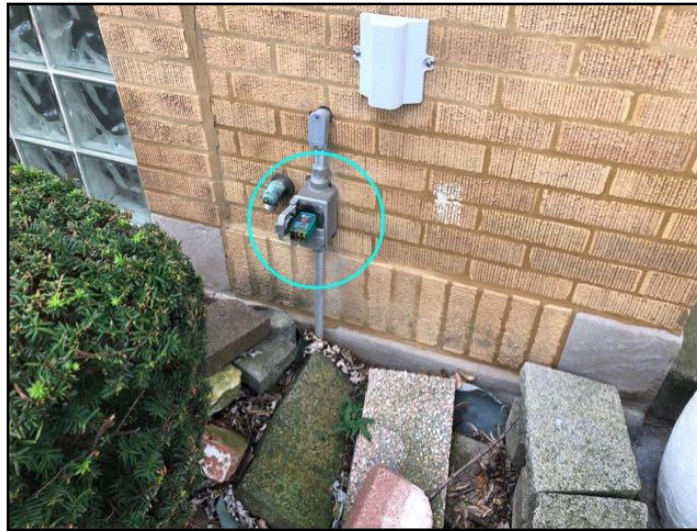
Any outlet that can be exposed to contact with water must be GFI protected.

Implication(s): Electric shock

Location: Front Exterior

Task: Replace





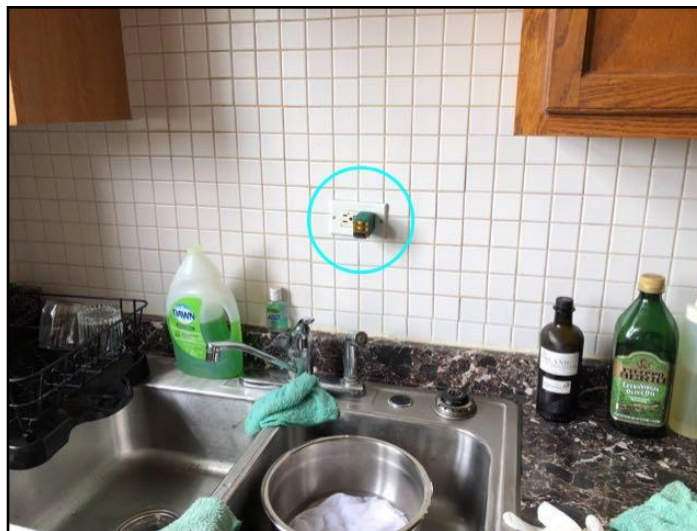
24. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

This GFI outlet is not functioning properly.

Implication(s): Electric shock

Location: Second Floor Kitchen

Task: Replace



DISTRIBUTION SYSTEM \ Switches

25. Condition: • 3-way not working as intended

Implication(s): Nuisance | Fall hazard

Location: Basement

Task: Repair

26. Condition: • [Obsolete](#)

Fused shut off switches for furnaces are obsolete by today's standards.

Implication(s): Equipment failure | Electric shock | Fire hazard

Location: Furnace Rooms

Task: Repair or replace



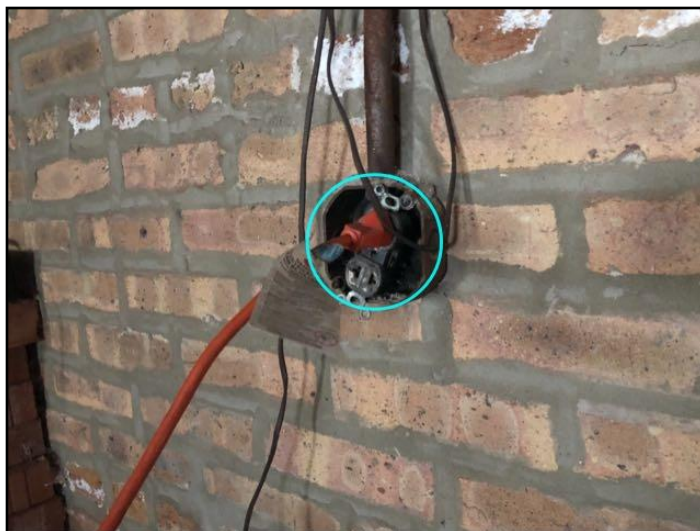
DISTRIBUTION SYSTEM \ Cover plates

27. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage

Task: Replace



28. Condition: • [Loose](#)

Implication(s): Electric shock

Location: Garage

Task: Repair or replace



Limitations

General: • Many of the components that make up an electrical system are concealed in wall cavities, conduits, chases, junction boxes etc. No commentary will be provided on concealed items.

Inspection limited/prevented by: • Concealed electrical components are not part of a home inspection.

Inspection limited/prevented by: • Storage

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Description

System type:

- [Furnace](#)

There are 3 similar furnaces - one per unit.

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Rheem

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 125,000 BTU/hr

Note: Basement

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [19 years](#)

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

Main fuel shut off at: • Meter • Exterior wall

Exhaust pipe (vent connector): • Galvanized steel

Auxiliary heat:

- Gas space heater



Chimney/vent: • [Masonry](#)

Chimney liner: • [Clay](#)

Combustion air source: • Interior of building

Mechanical ventilation system for home: • Bathroom exhaust fan

Recommendations

OPTIONAL \ Heating

29. Condition: • All heating equipment should be serviced every year by a qualified heating technician.

Location: Furnace Rooms

Task: Service annually

GAS FURNACE \ Life expectancy

30. Condition: • The estimated age of the heating unit suggests that it is at or beyond its expected lifespan. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Furnace Rooms

Task: Budget for eventual replacement

SPACE HEATER \ Room heater

31. Condition: • [Unvented](#)

Implication(s): Hazardous combustion products entering home

Location: Basement

Task: Further evaluation

Limitations

General: • Proper operation of all heating units should be verified prior to closing.

General: • A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling of the unit, including burner removal, and is beyond the scope of this inspection. WE DO NOT REPORT ON, AND ARE NOT RESPONSIBLE FOR HEAT EXCHANGERS.

General: • Many of the components that make up a heating system are concealed in cabinet, floor, wall and ceiling chases. No commentary will be offered on concealed components.

Inspection prevented/limited by: • The heating system(s) was/were operated by using its/their normal operating control(s).

Inspection prevented/limited by: • Chimney clean-out not opened • Chimney interiors and flues are not inspected

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

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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Description

Air conditioning type: • None present

Recommendations

RECOMMENDATIONS \ Overview

32. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

Window unit: • Window A/C excluded from inspection

INSULATION AND VENTILATION

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Description

Wall insulation material: • Not determined

Wall air/vapor barrier: • Not determined

Mechanical ventilation system for home: • Bathroom exhaust fan

Recommendations

RECOMMENDATIONS \ Overview

33. Condition: • No insulation recommendations are offered as a result of this inspection.

Limitations

Inspection prevented by no access to: • Roof space • Walls, which were spot checked only

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Description

Service piping into building: • [Galvanized steel](#)

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

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#)

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • General Electric

Tank capacity: • [75 gallons](#)

Water heater approximate age: • 18 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#)

Pumps: • None

Floor drain location: • Near laundry area • Near heating system • Near water heater • Center of basement

Gas piping: • Steel

Main fuel shut off valve at the: • Exterior • Gas meter

Backwater valve: • Not visible

Exterior hose bibb (outdoor faucet): • Present

Recommendations

SUPPLY PLUMBING \ Shut off valve

34. Condition: • [Missing or cannot be located](#)

Handles for sink and toilet shut off valves have been removed.

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

Location: Throughout Building

Task: Repair or replace



SUPPLY PLUMBING \ Supply piping in building

35. Condition: • No dielectric unions where copper and galvanized steel water pipes meet.

Location: Basement Furnace Room

Task: Repair or replace



WATER HEATER \ Life expectancy

36. Condition: • The estimated age of the water heater suggests that it is at or beyond its expected life span. Budgeting for eventual replacement is recommended. Continue to operate until replacement is necessary.

Location: Basement Furnace Room

Task: Budget for eventual replacement

WASTE PLUMBING \ Traps - performance

37. Condition: • [Leak](#)

Leak under bathroom sink.

Implication(s): Sewage entering the building

Location: Third Floor Bathroom

Task: Repair or replace



FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

38. Condition: • Damaged/missing handle

Location: Front Exterior Wall

Task: Repair or replace



39. Condition: • [Inoperative](#)

Implication(s): Equipment inoperative

Location: Rear Exterior Wall

Task: Repair or replace



FIXTURES AND FAUCETS \ Basin, sink and laundry tub

40. Condition: • [Loose](#)

Laundry tub is not secured to floor or wall.

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage or physical injury due to falling materials | Sewage entering the building

Location: Basement Laundry Area

Task: Repair

FIXTURES AND FAUCETS \ Bathtub

41. Condition: • [Slow drain](#)

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

Location: First Floor, Second Floor & Third Floor Bathrooms

Task: Further evaluation

42. Condition: • Drain stop missing

Implication(s): Reduced operability

Location: Second Floor & Third Floor Bathrooms

Task: Repair or replace

FIXTURES AND FAUCETS \ Shower stall

43. Condition: • [Leak](#)

Leaking shower head.

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

Location: First Floor Bathroom

Task: Repair or replace



FIXTURES AND FAUCETS \ Toilet

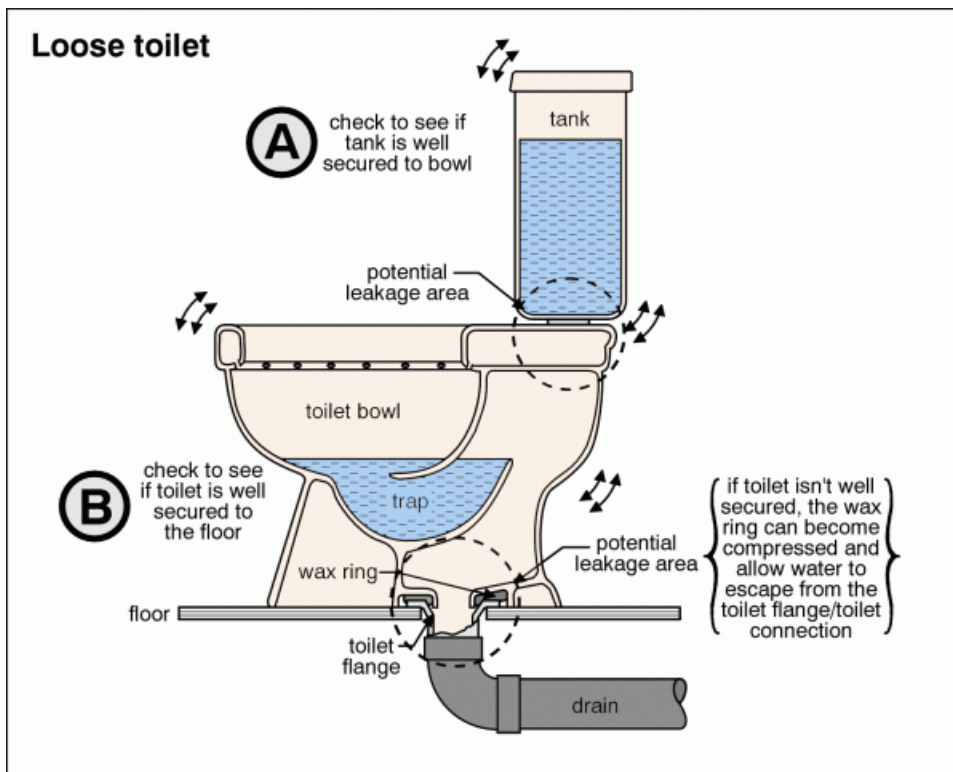
44. Condition: • [Loose](#)

Toilet in basement bathroom is loose to floor.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Basement Bathroom

Task: Repair



Limitations

General: • Plumbing leaks might not appear during the inspection if the home is vacant due to lack of normal, repeated usage, but may only appear after the home is occupied. We cannot be held responsible for these. Overflows for plumbing fixtures including bathtubs and basins are not examined or tested as part of a home inspection.

General: • The condition of underground waste piping and drainage cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

General: • The underground portions of the waste piping are not included with this inspection. Older sewers can be cracked, collapsed and/or clogged with tree roots, and these conditions may not be apparent during the home inspection. Televising of the sewer by a licensed plumber prior to closing is suggested.

Inspection limited/prevented by: • Determining the water tightness of the shower pan is outside the scope of the home inspection.

Fixtures not tested/not in service: • Outdoor faucet (hose bibs/bibbs) shut off for winter

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Resilient](#) • [Ceramic](#) • Vinyl • Tile

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

Major ceiling finishes: • [Plaster/drywall](#) • [Suspended tile](#)

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

Glazing: • [Double](#)

Exterior doors - type/material: • [Solid wood](#) • [Metal](#) • Garage door - metal

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Door bell

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • Gas piping

Kitchen ventilation: • Range hood • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Recommendations

CEILING \ General

45. Condition: • Water stains

Stains appear to be under area with missing shingles.

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

Location: Rear Porch

Task: Further evaluation

INTERIOR

8230 South Elizabeth Street, Chicago, IL August 25, 2018

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



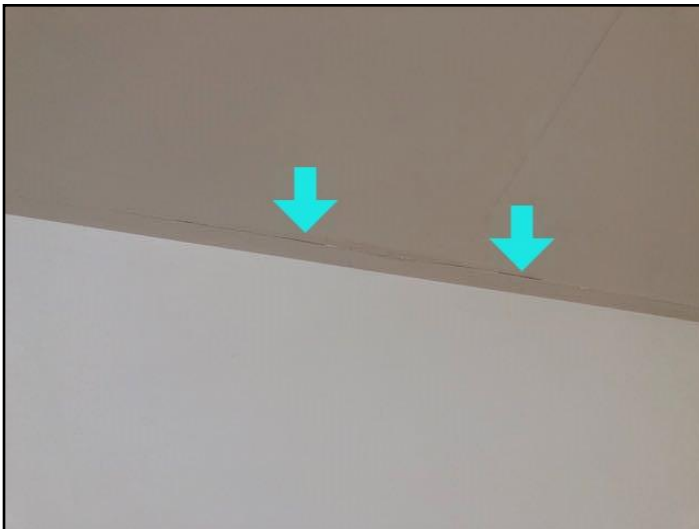
CEILINGS \ Plaster or drywall

46. Condition: • [Poor joints](#)

Implication(s): Damage or physical injury due to falling materials

Location: Rear Porch

Task: Improve



WALLS \ Plaster or drywall

47. Condition: • [Typical flaws](#)

Location: Various Locations

Task: Improve

WINDOWS \ Glass (glazing)

48. Condition: • [Cracked](#)

Implication(s): Physical injury

Location: Third Floor Rear Bedroom & Living Room

INTERIOR

8230 South Elizabeth Street, Chicago, IL August 25, 2018

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

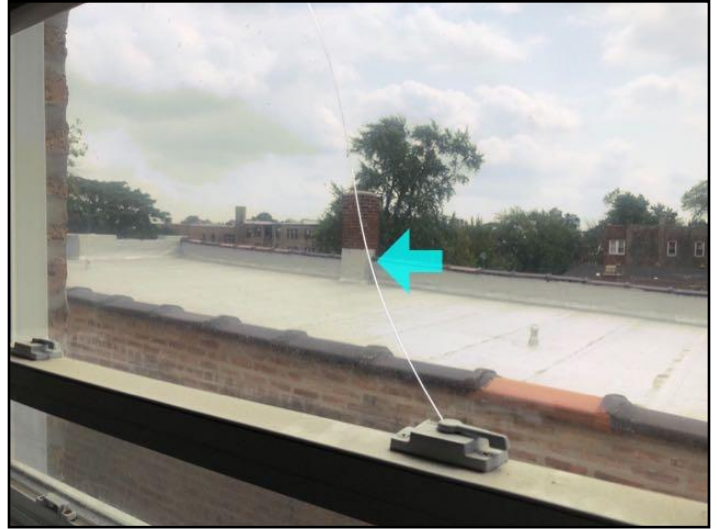
INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Repair or replace



WINDOWS \ Sashes

49. Condition: • [Won't stay open](#)

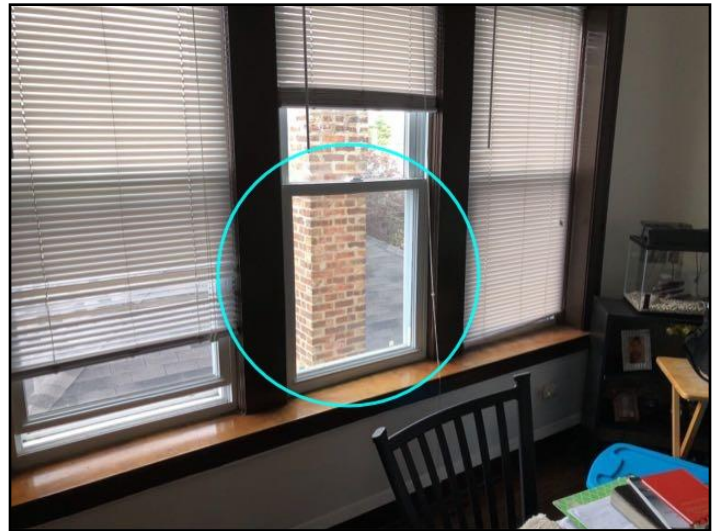
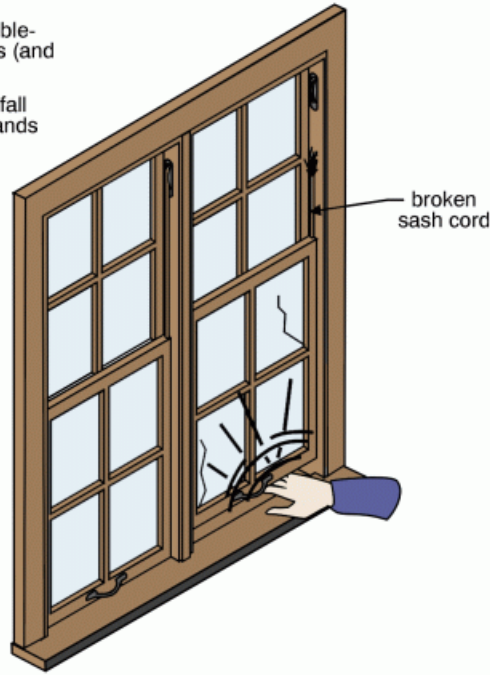
Implication(s): Nuisance | Glass breaking | Physical injury

Location: Rear First Floor Bedroom & Third Floor Dining Room

Task: Repair or replace

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms) if they're defective, they could fall unexpectedly - injuring your hands and/or the window



50. Condition: • [Loose fit](#)
Implication(s): Chance of damage to finishes and structure
Location: Various Windows
Task: Repair or replace

INTERIOR

8230 South Elizabeth Street, Chicago, IL August 25, 2018

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REFERENCE



DOORS \ Hardware

51. Condition: • Keyed deadbolt locks on interior of home present a fire escape hazard.

Location: Rear Porch

Task: Repair or replace



52. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Various Locations

Task: Repair or replace

DOORS \ Interior trim

53. Condition: • [Doorstops missing or ineffective](#)

Doors without effective doorstops will eventually damage walls.

Implication(s): Chance of damage to finishes

Location: Various Locations

Task: Repair or replace

EXHAUST FANS \ General

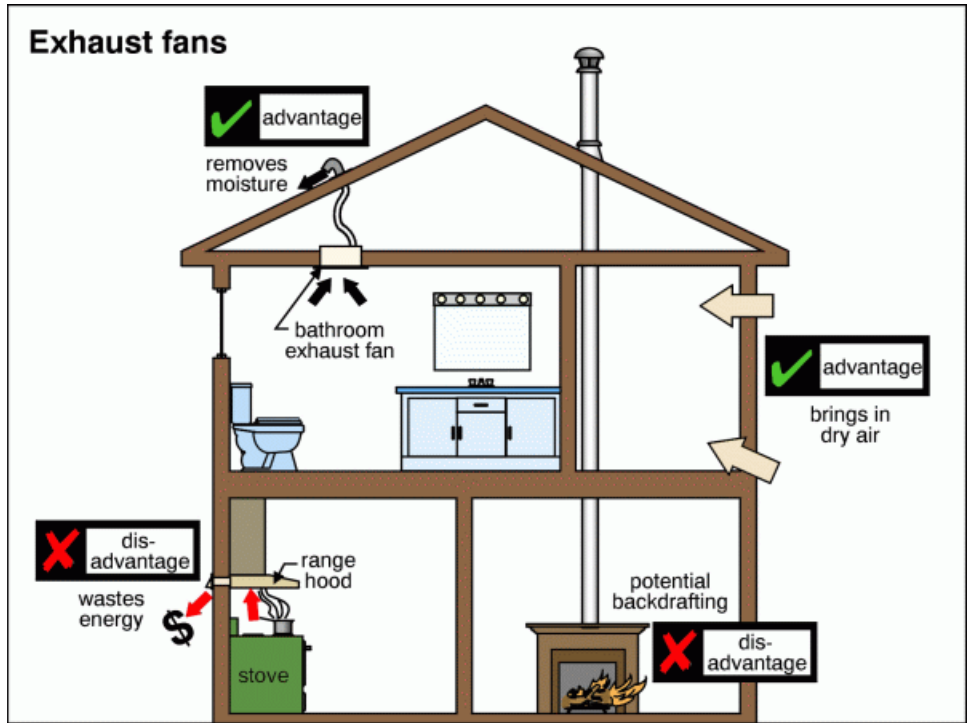
54. Condition: • [Missing](#)

No exhaust fans in upper unit bathrooms.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Second Floor & Third Floor Bathrooms

Task: Repair or replace



EXHAUST FANS \ Duct

55. Condition: • [Weather hood missing or loose](#)

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

Location: North Exterior Wall

Task: Replace



56. Condition: • [Termination point not found](#)

Bathroom exhaust fan does not appear to be vented to exterior and is likely discharging moisture into wall cavity.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Bathroom

Task: Further evaluation

EXHAUST FANS \ Kitchen range exhaust system

57. Condition: • Dirty filter

Implication(s): Equipment ineffective

Location: Kitchens

Task: Clean or replace

Limitations

General: • 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.

General: • The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

General: • The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

Inspection limited/prevented by: • The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

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

Not included as part of a building inspection: • A professional home inspection does not include an evaluation of a home security/alarm system.

Not included as part of a building inspection: • Carbon monoxide detectors • Security systems and intercoms • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Appliances are not inspected as part of a building inspection • Self-cleaning features on ovens not tested • Appliances are not moved during an inspection

Percent of foundation not visible: • 80 %

8230 South Elizabeth Street, Chicago, IL August 25, 2018

SUMMARY

ROOFING

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Basement leakage: • Cannot predict how often or how badly basement will leak

Garage door opener: • The garage door opener and sensors were operated using normal operating controls at the time of the inspection. The inspector does not vouch for age of the unit or future operability and recommends operation of opener by the buyer prior to closing.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS