

INSPECTION REPORT



For the Property at:
300 W. WISCONSIN , #1A
CHICAGO, IL 60614

Prepared for: SUSAN SMITH
Inspection Date: Friday, April 19, 2013
Prepared by: Thomas Jansson



Acuity Home Inspection Service
1936 W Estes Ave
Chicago, IL 60626
312-217-5249
IL Lic. 450.003340 exp 11/30/14
www.insightinspec.com
tj@insightinspec.com



January 5, 2014

Dear Susan Smith,

RE: Report No. 1360, v.4
300 W. Wisconsin , #1A
Chicago, IL
60614

Thank you for choosing Acuity. If you have questions about your inspection or report, please let me know. You can always e-mail me at tj@insightinspec.com. The fastest way to reach me is usually my cell: 312.217.5249.

This is an interactive report. Many of the items have blue hyperlinks which connect you to a home inspection database. To navigate quickly between sections, use the tabs at the top of the page.

Where action is recommended, only licensed and insured specialty contractors should be used. When researching costs, you are encouraged to obtain three signed estimates from three different, licensed and insured contractors. Always be sure to compare "apples to apples." Price disparities may indicate different levels of workmanship, design, or materials.

Contractors may uncover additional issues that were not detected or discussed at the inspection. This isn't unusual. Home inspections are non-invasive, non-destructive, limited, visual inspections, performed by a generalist. A specialist will have more detailed knowledge in his or her particular field, and may be authorized to perform certain tasks that a home inspector, performing a normal home inspection, would never do (like removing a wall, spending an hour under a sink, or disassembling the furnace.)

The inspection is a "snapshot in time." It's a look at the house as it appeared on inspection day. Ongoing maintenance, and ongoing monitoring, are important parts of home ownership. There's no such thing as a "maintenance-free" house.

Sincerely,

Thomas Jansson
on behalf of
Acuity Home Inspection Service

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SUMMARY

300 W. Wisconsin , Chicago, IL April 19, 2013

Report No. 1360, v.4

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

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INTERIOR

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

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.

Exterior

ROOF DRAINAGE \ Flat roof drains

Condition: • [Clogged](#)

Ponding, standing water on roof due to clogged roof drain. Seller states that this is a recurring problem at roof. This is somewhat unusual. While the exact cause and location of the blockage cannot be determined by a home inspection, it may be possible that the obstruction is beyond the reach of a portable snake. High roof with poor access; contractors may need to use a lift in order to move appropriate drain cleaning equipment into position.

Have drain cleared and tested by licensed, insured plumbing contractor prior to closing.

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

Location: South Roof Drain

Task: Service

Time: Immediate

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Cracked brick at front, ground level. Have damaged brick repaired as needed by licensed masonry contractor prior to closing.

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

Condition: • [Mortar deterioration](#)

Mortar deterioration appears to be related to rusting lintels. Have mortar repaired as needed prior to closing.

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

Location: North

Task: Repair

Time: Immediate

EXTERIOR GLASS \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Throughout

Time: Immediate

DOORS \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Throughout

Time: Immediate

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Front steps and porch are in hazardous condition and should be replaced immediately by licensed and insured contractor. Noted defects include: Missing guard rail, missing post, improper support, improper hand rail, damaged stair riser, wood/soil contact, and general disrepair.

Have front steps and porch replaced by licensed and insured contractor prior to closing.

Implication(s): Injury/fall hazard

Structure

WALLS \ Lintels

Condition: • Space above lintel has been filled with caulk. This space should be left open. It is supposed to provide drainage for the wall cavity. Caulking the lintel can contribute to interior water problems, and will contribute to rust and premature failure of the lintel.

Lintel should be checked and serviced as needed by an experienced, licensed and insured masonry contractor prior to closing.

Location: Front, various

Task: Check and service as needed

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Panel crowded](#)

Panel crowded. Mini breakers present. Numerous double-lugged breakers indicate that this panel may be beyond its capacity and should be replaced. Additional defects include abandoned wire in panel, openings in panel, loose dead front. Have panel replaced by licensed electrician prior to closing.

Implication(s): Electric shock | Fire hazard

Location: Panel (basement)

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Exterior

Task: Remove

Time: Immediate

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Not Watertight

Location: Throughout Exterior

Task: Repair or replace

Time: Immediate

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Condition: • [Buried wire](#)

Missing conduit

Implication(s): Shortened life expectancy of material

Location: Front exterior

Task: Remove or Correct

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Concealed boxes](#)

Major pull-box in basement is blocked with large safe welded and bolted to foundation. Junction boxes should not be concealed or blocked. Have safe removed or relocated prior to occupancy.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No Rain Cover. Exterior outlets should be protected from rain while in use. Have licensed electrician install rain cover at outlet in accordance with local ordinance and current national standards prior to closing.

Location: Throughout exterior

Condition: • [Damage](#)

Paint-clogged outlet at basement. Have replaced by licensed electrician as needed.

Implication(s): Electric shock | Fire hazard

Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Basement

Task: Correct

Time: Immediate

Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Exterior

Task: Correct

Time: Immediate

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: First floor North Powder Room

Task: Repair or replace

Time: Immediate

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

Implication(s): Electric shock

Location: Kitchen

Task: Install

Time: Immediate

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

Implication(s): Electric shock

Location: Laundry room

Task: Provide

Time: Immediate

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

Implication(s): Electric shock

Location: Throughout Exterior

Task: Install

Time: Immediate

Condition: • Arc Fault Interrupter (AFI) needed

Current national standards require Arc Fault Interrupter (AFI) protection as a fire safety measure.. Have AFI breakers added as needed by licensed electrician prior to closing..

Location: Panel

Task: Provide

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Old. Smoke detectors should be replaced every 10 years. Have smoke alarms throughout replaced as needed prior to closing.

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Insufficient number of CO detectors. You are encouraged to have a permanent, hard-wired system installed prior to occupancy.

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Loose toilet. Have licensed and insured plumbing contractor replace wax ring and re-seat loose toilet prior to closing.

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

Location: First floor powder room

Task: Repair

Time: Immediate

FIXTURES AND FAUCETS \ Bathtub

Condition: • Drain stop ineffective

Location: Basement bath tub

Task: Repair/Replace

Time: Immediate

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FIXTURES AND FAUCETS \ Shower stall

Condition: • Shower continues to drip after being turned off. May be a piping issue, or may be related to a deteriorated cartridge valve. Have corrected by licensed plumber prior to closing.

Implication(s): Increased possibility of mold growth

Interior

DOORS \ Doors and frames

Condition: • [Delaminated](#)

Main entry door scrapes, out of square, difficult to close, delaminating. Have repaired as needed prior to closing.

Implication(s): Cosmetic defects

DOORS \ Hardware

Condition: • Keyed interior deadbolt

Safety hazard. Occupants should be able to exit building without use of keys, tools, or special knowledge. Have licensed locksmith replace deadbolt prior to closing.

Task: Replace

Time: Immediate

EXHAUST FANS \ Exhaust fan

Condition: • [Missing](#)

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

Location: Basement Bathroom

Task: Install

Time: Immediate

This is the end of the summary section. The remainder of the report deals with individual systems in more detail, and may list conditions that were not included in the summary section. Please read the entire report.

Description

General: • The Description section identifies components in the home by material or type. This is provided as an inventory, and no observations or comments on conditions are included here.

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

Probability of leakage: • Medium

Limitations

Inspection performed: • By walking on roof

Recommendations

General

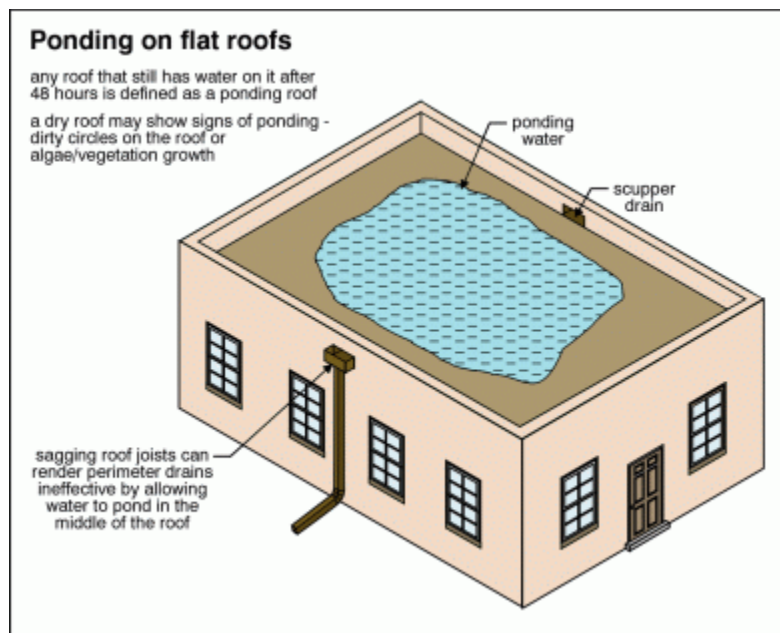
• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

FLAT ROOFING \ [Modified bitumen](#)

Condition: • [Ponding](#)

Clogged roof drain. Have cleared by licensed plumber at earliest opportunity. See notes in "Exterior."

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



[Click on image to enlarge.](#)

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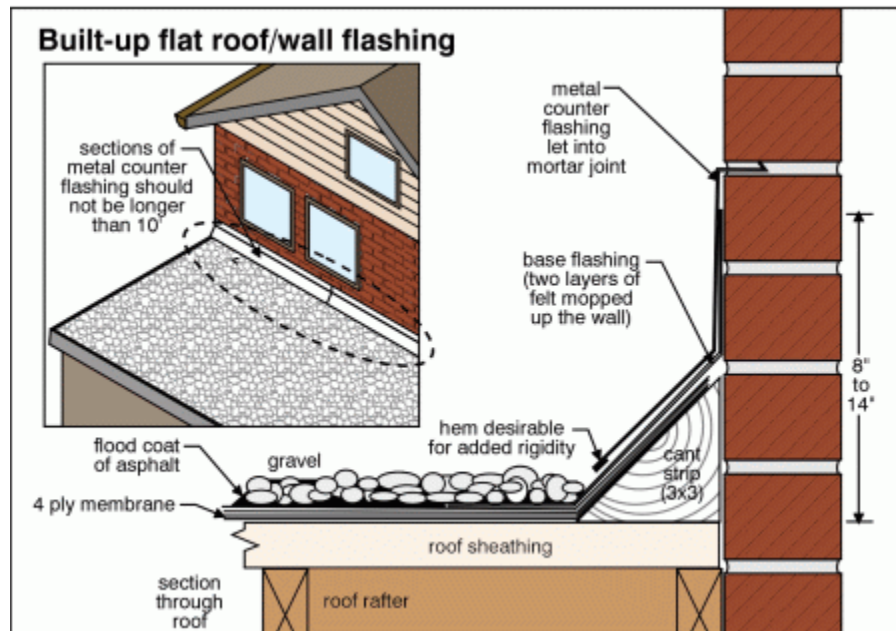
FLAT ROOF FLASHINGS \ Flashings

Condition: • Inspect during annual tune-up

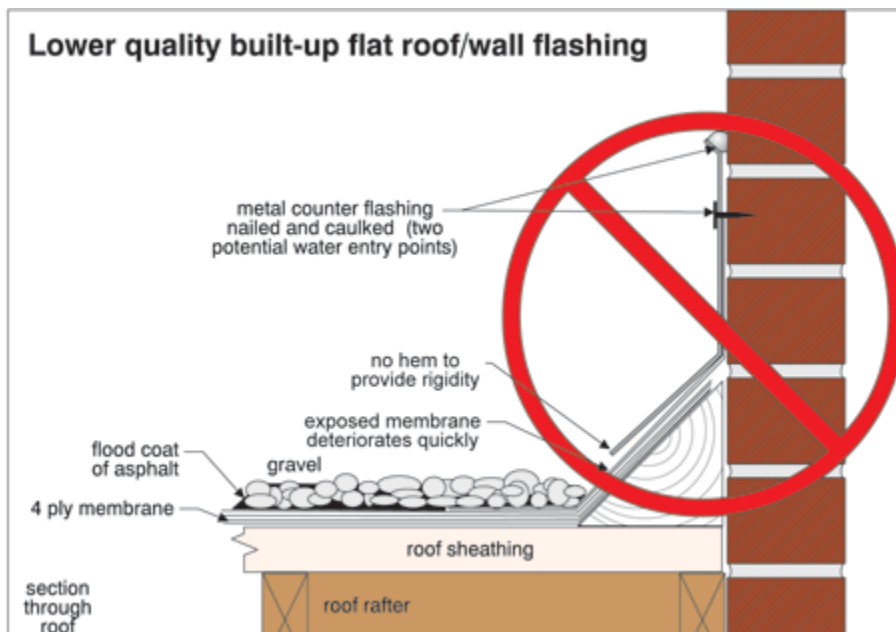
FLAT ROOF FLASHINGS \ Installation

Condition: • [Counter flashings not let into masonry](#)

This is the new industry standard for flashing. Regular maintenance is required to prevent roof leaks. Have roof inspected and "tuned up" annually by licensed roofing contractor.



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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Counter flashings not let into masonry



Counter flashings not let into masonry

FLAT ROOF FLASHINGS \ Skylight

Condition: • Previous repair noted at skylights. No leaks were observed at inspection. Monitor and service as needed during annual roofing tune-up.



Previous repair to skylights



Ponding on roof due to clogged drain

EXTERIOR

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Description

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

Gutter & downspout type: • [Integral/built-in](#)

Downspout discharge: • [Below grade](#)

Lot slope: • [Flat](#)

Wall surfaces - masonry: • [Brick](#)

Porch: • Wood

Exterior steps: • Wood

Patio: • Brick

Limitations

Inspection limited/prevented by: • Exterior Trim (aka "Window Capping")

Inspection limited/prevented by: • New finishes/paint/trim

Exterior inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Flat roof drains

Condition: • [Clogged](#)

Ponding, standing water on roof due to clogged roof drain. Seller states that this is a recurring problem at roof. This is somewhat unusual. While the exact cause and location of the blockage cannot be determined by a home inspection, it may be possible that the obstruction is beyond the reach of a portable snake. High roof with poor access; contractors may need to use a lift in order to move appropriate drain cleaning equipment into position.

Have drain cleared and tested by licensed, insured plumbing contractor prior to closing.

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

Location: South Roof Drain

Task: Service

Time: Immediate

EXTERIOR

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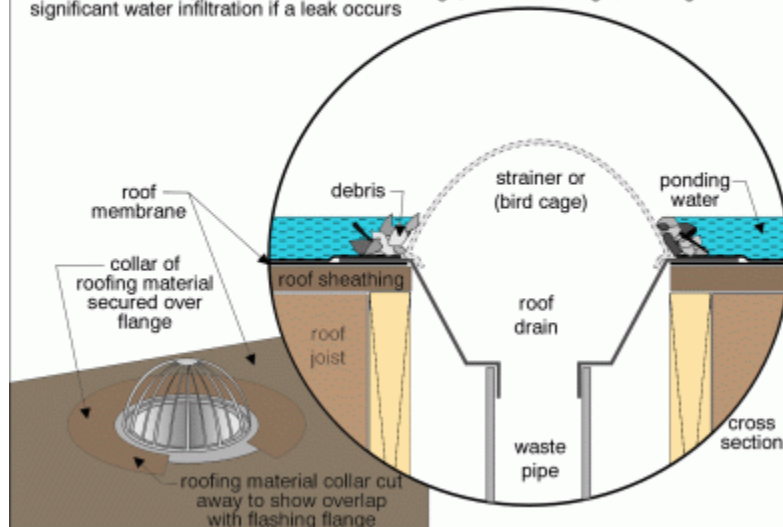
COOLING

PLUMBING

INTERIOR

Clogged interior flat roof drain

interior flat roof drains clogged with debris can cause water ponding, leading to: shortened roof life, possible freeze/thaw damage, additional weight/roof sag and significant water infiltration if a leak occurs



[Click on image to enlarge.](#)



Clogged roof drain

WALLS \ Flashings and caulking

Condition: • [Flashings missing](#)

No flashing beneath parapet cap, east. Lack of flashing at this point can sometimes lead to water entry at top of parapet wall. No leaks observed at inspection. Parapet should be closely monitored for changes and leakage. Have checked annually by licensed roofing contractor during regular roof maintenance.

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

EXTERIOR

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Flashings missing at parapet cap



Flashings missing at parapet cap

WALLS \ Brick, stone and concrete

Condition: • [Cracked](#)

Cracked brick at front, ground level. Have damaged brick repaired as needed by licensed masonry contractor prior to closing.

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



Cracked Brick

EXTERIOR

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Condition: • [Mortar deterioration](#)

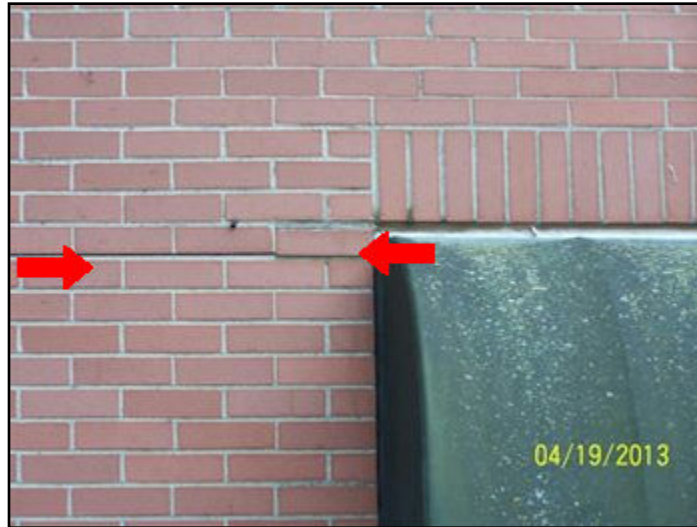
Mortar deterioration appears to be related to rusting lintels. Have mortar repaired as needed prior to closing.

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

Location: North

Task: Repair

Time: Immediate



Mortar deterioration

EXTERIOR GLASS \ General

Condition: • [Lintel rusting](#)

Typical deterioration of lintels. Have lintels rust-proofed and serviced periodically by licensed masonry contractor as part of routine maintenance protocol.

Location: Throughout

EXTERIOR GLASS \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Throughout

Time: Immediate

DOORS \ Exterior trim

Condition: • [Paint or stain needed](#)

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

Location: Throughout

Time: Immediate

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Front steps and porch are in hazardous condition and should be replaced immediately by licensed and insured contractor. Noted defects include: Missing guard rail, missing post, improper support, improper hand rail, damaged stair riser, wood/soil contact, and general disrepair.

Have front steps and porch replaced by licensed and insured contractor prior to closing.

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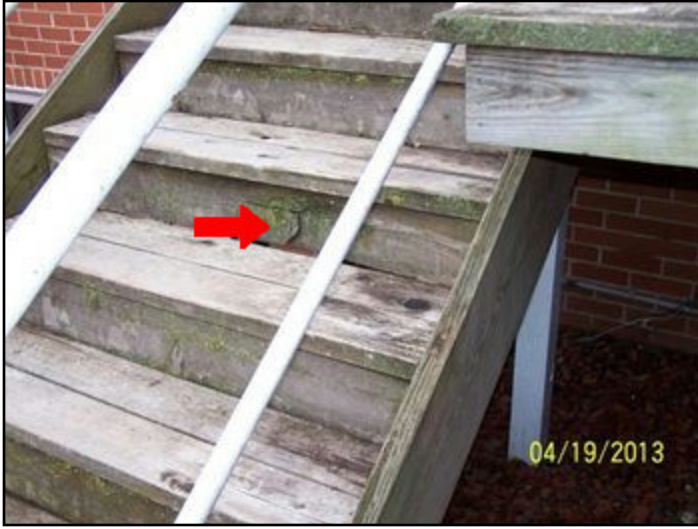
HEATING

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INTERIOR

Implication(s): Injury/fall hazard



Damaged riser, improper handrail



Porch lacks support post

SUMMARY

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Trusses](#)

Exterior wall construction: • [Masonry](#) • Not visible

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Storage • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 90 %

Recommendations

WALLS \ Lintels

Condition: • Space above lintel has been filled with caulk. This space should be left open. It is supposed to provide drainage for the wall cavity. Caulking the lintel can contribute to interior water problems, and will contribute to rust and premature failure of the lintel.

Lintel should be checked and serviced as needed by an experienced, licensed and insured masonry contractor prior to closing.

Location: Front, various

Task: Check and service as needed

Time: Immediate



Space above lintel has been caulked

ELECTRICAL

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Description

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

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

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

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

Distribution panel rating: • [100 Amps](#)

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

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](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

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

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

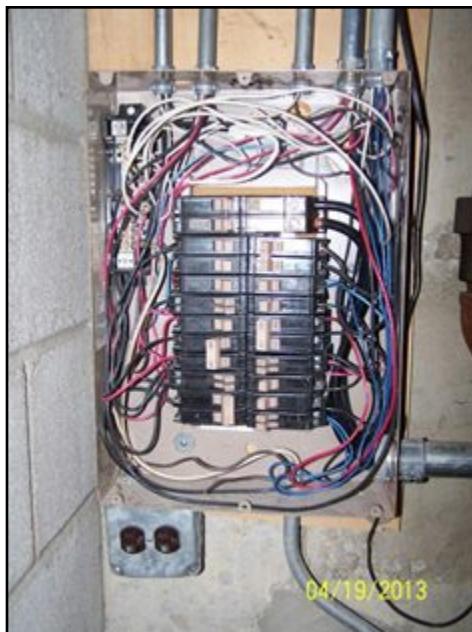
Recommendations

General

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

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Panel checked



Panel checked

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Condition: • [Panel crowded](#)

Panel crowded. Mini breakers present. Numerous double-lugged breakers indicate that this panel may be beyond its capacity and should be replaced. Additional defects include abandoned wire in panel, openings in panel, loose dead front. Have panel replaced by licensed electrician prior to closing.

Implication(s): Electric shock | Fire hazard

Location: Panel (basement)

Task: Replace

Time: Immediate

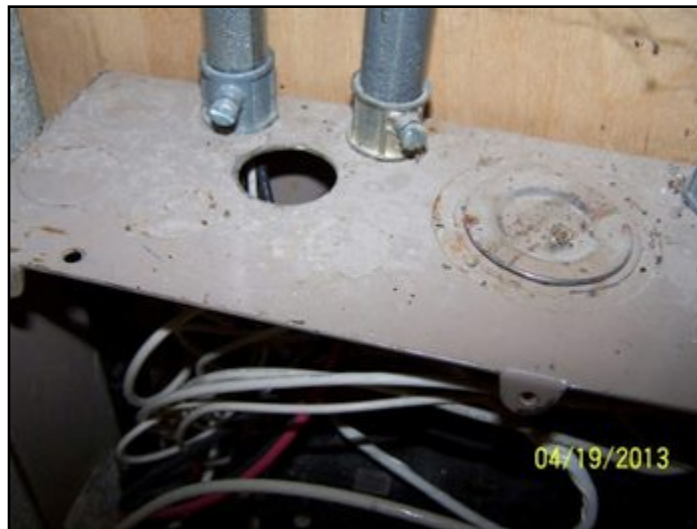
Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Location: Panel

Task: Replace

Time: Immediate



Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

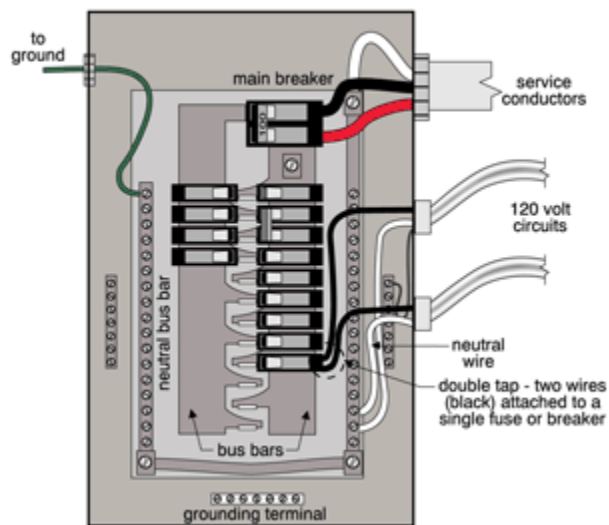
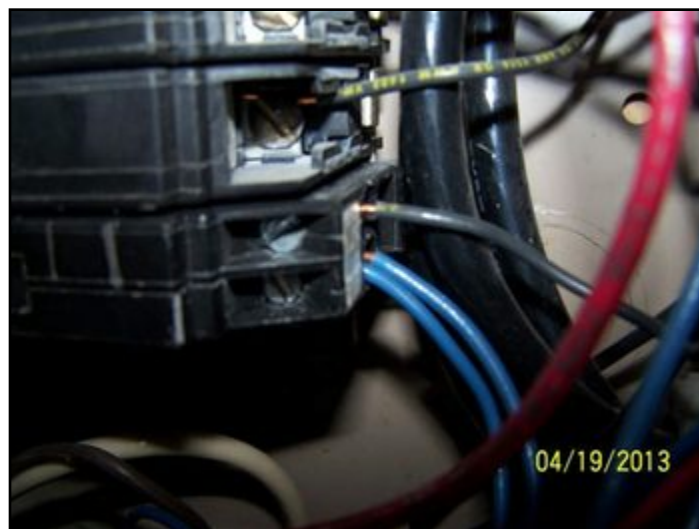
Condition: • [Double taps](#)

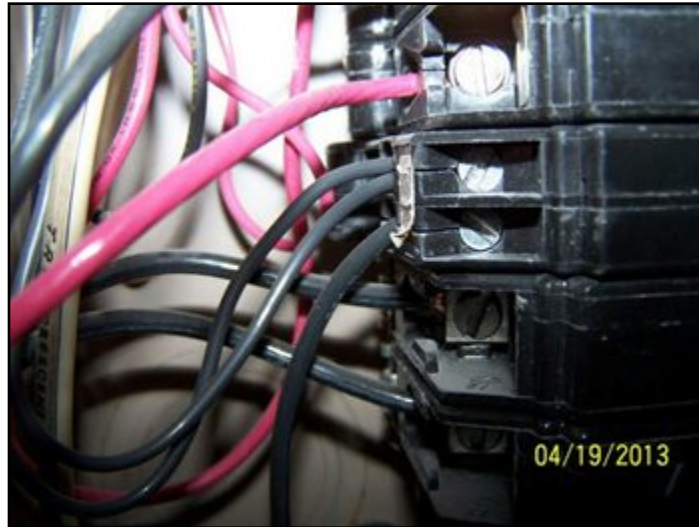
Implication(s): Fire hazard

Location: Throughout Panel

Task: Replace

Time: Immediate

Double tapping (double lugging)[Click on image to enlarge.](#)*Double tap**Double taps on a mini-breaker*



Double taps on a mini-breaker

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Abandoned wires in panel](#)

Implication(s): Electric shock

Task: Correct

Time: Immediate



Abandoned wire in panel

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Exterior

Task: Remove

Time: Immediate



Abandoned wire

DISTRIBUTION SYSTEM \ Outdoor wiring

Condition: • Not Watertight

Location: Throughout Exterior

Task: Repair or replace

Time: Immediate



Not Watertight

Condition: • [Buried wire](#)

Missing conduit

Implication(s): Shortened life expectancy of material

Location: Front exterior

Task: Remove or Correct

Time: Immediate



Buried wire, no conduit

DISTRIBUTION SYSTEM \ Lights

Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: 2nd flr NW bedroom closet

Task: Repair/Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Concealed boxes](#)

Major pull-box in basement is blocked with large safe welded and bolted to foundation. Junction boxes should not be concealed or blocked. Have safe removed or relocated prior to occupancy.



Concealed/blocked electrical boxes

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • No Rain Cover. Exterior outlets should be protected from rain while in use. Have licensed electrician install rain cover at outlet in accordance with local ordinance and current national standards prior to closing.

Location: Throughout exterior

Condition: • [Damage](#)

Paint-clogged outlet at basement. Have replaced by licensed electrician as needed.

Implication(s): Electric shock | Fire hazard

Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Basement

Task: Correct

Time: Immediate

Condition: • [Ground needed for 3-slot outlet](#)

Implication(s): Electric shock

Location: Exterior

Task: Correct

Time: Immediate



Ground needed for 3-slot outlet

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: First floor North Powder Room

Task: Repair or replace

Time: Immediate

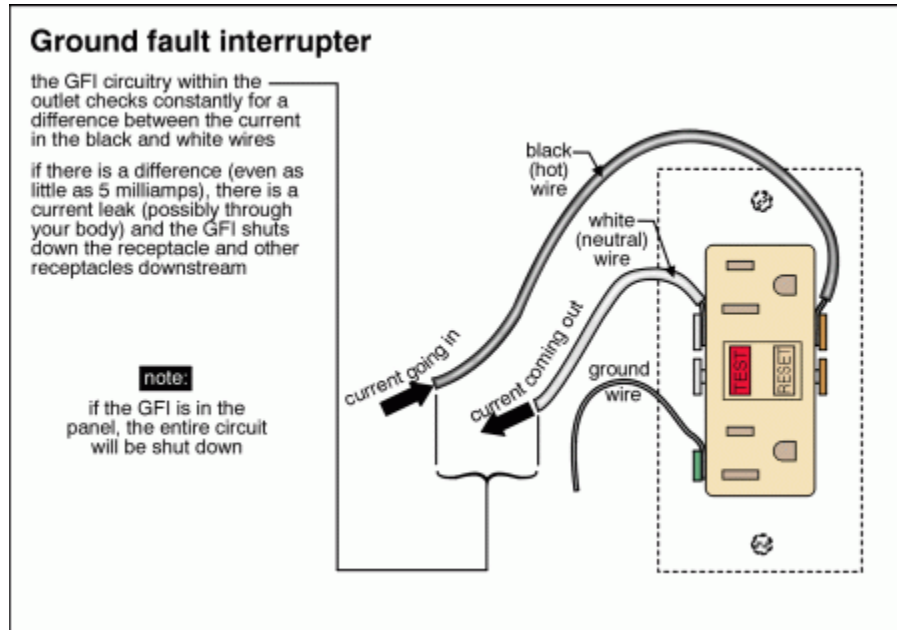
Condition: • [Ground Fault Interrupter \(GFI\) needed](#)

Implication(s): Electric shock

Location: Kitchen

Task: Install

Time: Immediate



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

Implication(s): Electric shock

Location: Laundry room

Task: Provide

Time: Immediate

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

Implication(s): Electric shock

Location: Throughout Exterior

Task: Install

Time: Immediate

Condition: • Arc Fault Interrupter (AFI) needed

Current national standards require Arc Fault Interrupter (AFI) protection as a fire safety measure.. Have AFI breakers added as needed by licensed electrician prior to closing..

Location: Panel

Task: Provide

Time: Immediate

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DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Loose](#)

Loose dead front at panel. See other defects at panel noted elsewhere in "Electrical" system.

Implication(s): Electric shock

Task: Licensed electrician to Replace Panel in accordance with current national standards and local ordinance

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Old. Smoke detectors should be replaced every 10 years. Have smoke alarms throughout replaced as needed prior to closing.

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Insufficient number of CO detectors. You are encouraged to have a permanent, hard-wired system installed prior to occupancy.

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • American Standard

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • [2 years](#)

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

Main fuel shut off at: • Furnace

Failure probability: • [Low](#)

Exhaust pipe (vent connector): • PVC plastic

Fireplace: • Gas log igniter

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Metal](#)

Combustion air source: • Interior of building

Limitations

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

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

Heat exchanger: • Only a small portion visible

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Annual maintenance by licensed HVAC technician is recommended to ensure system efficiency and maximum service life.

HEATING

300 W. Wisconsin , Chicago, IL April 19, 2013

Report No. 1360, v.4

www.insightinspect.com

SUMMARY

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Routine, annual service recommended

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Trane

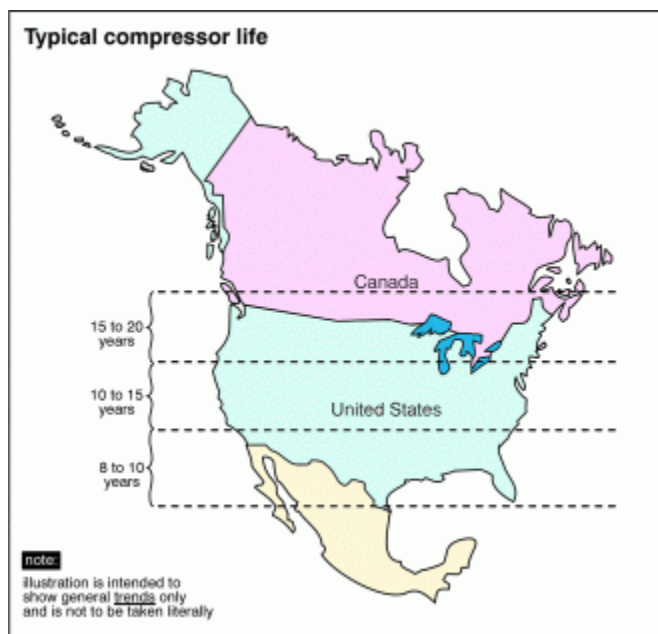
Compressor approximate age: • 2 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Damage to the compressor can result if the outdoor temperature has not been above 65 degrees for 12 hours prior to testing. Therefore, the air conditioning system was not tested at this inspection.



[Click on image to enlarge.](#)

Inspection limited/prevented by: • Low outdoor temperature

Heat gain/loss calculations: • Heat gain and 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 and cooling systems prior to installation.

Recommendations

RECOMMENDATIONS \ Overview

Condition: • Annual maintenance by licensed HVAC technician is recommended to ensure system efficiency and maximum service life.

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Description

Water supply source: • Public

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

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

Main water shut off valve at the:

• Basement

Laundry room ceiling access hatch

Water flow and pressure: • [Functional](#)

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

Water heater type: • [Conventional](#)

Water heater manufacturer: • Rheem

Tank capacity: • 50 gallons

Water heater approximate age: • 11 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Medium](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [Not visible](#)

Pumps: • [Solid waste pump \(ejector pump\)](#)

Gas piping: • Steel

Limitations

Items excluded from a building inspection: • Floor Drains • Sealed catch basins • Buried plumbing

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

WASTE PLUMBING \ Sewage ejector pump

Condition: • Poor access

Implication(s): Difficult to service

Task: Correct

Time: Discretionary



Poor access to ejector pump

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • Drain stop missing

Implication(s): Reduced operability

Location: Master bath vanity

Task: repair/replace

Time: Immediate

Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Master bath vanity, basement bath vanity

Task: Repair/Replace

Time: Immediate

FIXTURES AND FAUCETS \ Faucet

Condition: • Stiff

Location: Master bathroom vanity

Task: Repair/Replace

Time: discretionary

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

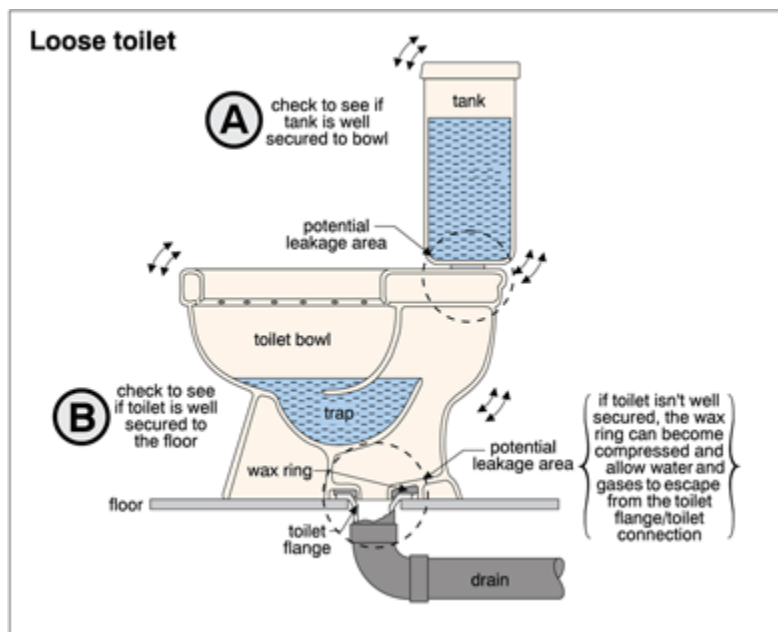
Loose toilet. Have licensed and insured plumbing contractor replace wax ring and re-seat loose toilet prior to closing.

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

Location: First floor powder room

Task: Repair

Time: Immediate



FIXTURES AND FAUCETS \ Bathtub

Condition: • Drain stop ineffective

Location: Basement bath tub

Task: Repair/Replace

Time: Immedaite

FIXTURES AND FAUCETS \ Shower stall

Condition: • Shower continues to drip after being turned off. May be a piping issue, or may be related to a deteriorated cartridge valve. Have corrected by licensed plumber prior to closing.

Implication(s): Increased possibility of mold growth

Description

Major floor finishes: • [Hardwood](#)

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

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

Windows: • [Casement](#)

Glazing: • [Double](#)

Oven fuel: • Electricity

Range fuel: • Gas

Limitations

General: • A HOME INSPECTION IS NOT A PEST INSPECTION. Insects, rodents, or wildlife of any kind are not included in this inspection. You are encouraged to retain an appropriately licensed pest inspector if you would like a pest inspection.

Not included as part of a building inspection: • Telephone lines, cable television reception, antennas, digital cable, satellite dishes and all other electronic, digital, or fiber optic communication systems are not included in a home inspection. • Audio, Video, Computer, or Entertainment Systems

Not included as part of a building inspection: • Carbon monoxide detectors • 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 • Appliances are not moved during an inspection

Percent of foundation not visible: • 90 %

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

Recommendations

RECOMMENDATIONS \ Overview

Condition: • The U.S. Consumer Product Safety Commission (CPSC) is announcing that multiple firms are recalling millions of units of Window coverings, including Roman shades and roll-up blinds. These window coverings present a serious risk of strangulation to young children.

CPSC has received reports of five deaths and 16 near strangulations in Roman shades since 2006 and three deaths in roll-up blinds since 2001.

For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml10/10077.html>

or visit The Window Covering Safety Council at <http://www.windowcoverings.org/>

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Loose blind cords throughout

DOORS \ Doors and frames

Condition: • Not square, difficult to close. Master bedroom French doors are out of alignment. Possible indication of minor, typical structural movement. Have doors adjusted as needed prior to use.

Condition: • [Loose or poor fit](#)

Poor fit. Pocket doors throughout second floor are not square to opening. Cannot be fully closed or latched. Repair/Replace as desired.



Loose or poor fit at pocket doors

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Condition: • [Delaminated](#)

Main entry door scrapes, out of square, difficult to close, delaminating. Have repaired as needed prior to closing.

Implication(s): Cosmetic defects

DOORS \ Hardware

Condition: • Keyed interior deadbolt

Safety hazard. Occupants should be able to exit building without use of keys, tools, or special knowledge. Have licensed locksmith replace deadbolt prior to closing.

Task: Replace

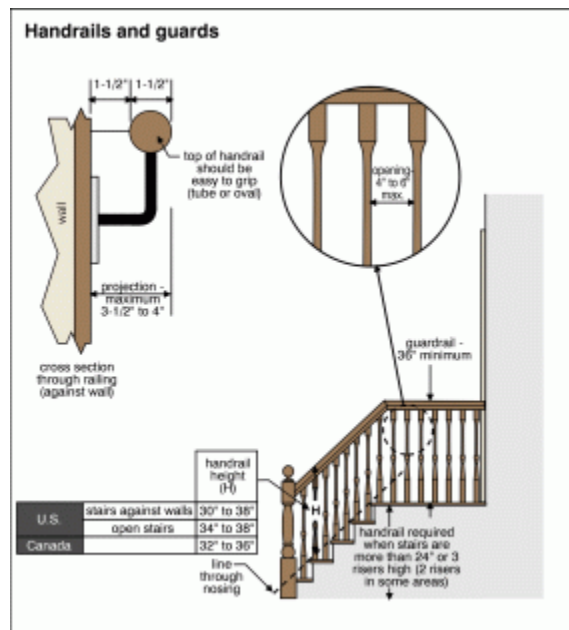
Time: Immediate

STAIRS \ Handrails

Condition: • [Missing](#)

Graspable handrails missing throughout. Install as needed.

Implication(s): Fall hazard



[Click on image to enlarge.](#)



Missing handrails throughout

EXHAUST FANS \ Exhaust fan

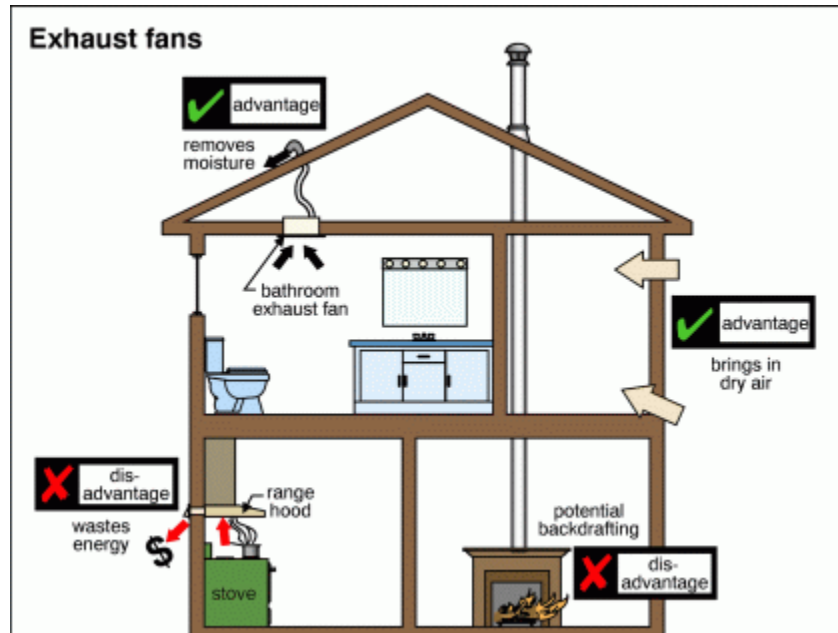
Condition: • [Missing](#)

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

Location: Basement Bathroom

Task: Install

Time: Immediate



[Click on image to enlarge.](#)

APPLIANCES \ Oven

Condition: • Inoperative

Inspector could not operate oven. Request demonstration prior to closing. Repair or replace if needed.

Implication(s): Equipment inoperative

APPLIANCES \ Waste disposal

Condition: • Inoperative

Implication(s): Equipment inoperative

Location: Kitchen

Task: Replace

Time: Immediate

END OF REPORT