

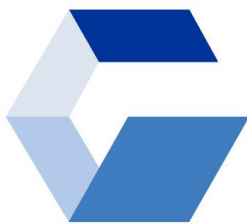
# Your Inspection Report

6150 N Sample Ave, Suite 7A  
Chicago, IL

**PREPARED FOR:**  
SAMPLE CLIENT

**INSPECTION DATE:**  
Sunday, May 14, 2017

**PREPARED BY:**  
Bart Framski



**Citizen Architects**

Citizen Architects Inc.  
222 W Merchandise Mart Plaza, Suite 1212  
Chicago, IL 60654

1-312-884-1687

[www.citizenarchitects.com](http://www.citizenarchitects.com)  
[info@citizenarchitects.com](mailto:info@citizenarchitects.com)





**Citizen Architects**

May 9, 2018

Dear Sample Client,

RE: Report No. 1068  
6150 N Sample Ave, 7A  
Chicago, IL

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors and Illinois State Home Inspector License Act. 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,

Bart Framski  
on behalf of  
Citizen Architects Inc.

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Chicago, IL 60654  
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[info@citizenarchitects.com](mailto:info@citizenarchitects.com)

# SUMMARY

6150 N Sample Ave, Chicago, IL May 14, 2017

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SUMMARY

ROOFING

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HEATING

COOLING

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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](#)

## Roofing

### **FLAT ROOFING \ Modified bitumen**

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

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

**Task:** Further evaluation Request disclosure

**Cost:** Major

## Electrical

### **SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**Condition:** • [No fuses or breakers for subpanel \(pony panel\)](#)

**Implication(s):** Fire hazard | Electric shock

**Task:** Further evaluation Request disclosure Upgrade

### **DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

Conduit required

**Implication(s):** Electric shock

**Location:** Bathroom

**Task:** Replace Correct

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Kitchen

**Task:** Repair or replace

## Heating

### **General**

• Inoperative Heating and Air Conditioning / Fan problems

**Location:** Master Bedroom

**Task:** Repair or replace Further evaluation

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## Cooling & Heat Pump

### AIR CONDITIONING \ General

**Condition:** • Service air conditioner

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Master Bedroom

**Task:** Repair or replace Further evaluation

## Plumbing

### WASTE PLUMBING \ Traps - performance

**Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** Bathroom Master Bathroom Laundry

**Task:** Replace

**Time:** Immediate

## Interior

### General

• Condominium Association ByLaws

**Task:** Further evaluation Request disclosure

### CEILINGS \ General

**Condition:** • [Water damage](#)

**Implication(s):** Chance of movement

**Location:** Bathroom

**Task:** Repair Monitor

**Time:** Immediate

### FLOORS \ Wood/laminate floors

**Condition:** • [Warped](#)

**Implication(s):** Trip or fall hazard

**Location:** Living Room Master Bedroom

**Task:** Replace

### DOORS \ Glass (glazing)

**Condition:** • [Cracked](#)

**Location:** Bedroom Foyer

**Task:** Replace

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

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## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Information about Asbestos, Radon, Urea Formaldehyde Foam Insulation, Lead, Carbon Monoxide, Mold, Pests, Termites and Carpenter Ants: [https://hcloud.blob.core.windows.net/hrbpdfs/HRB\\_12\\_Supplementary\\_2011.pdf](https://hcloud.blob.core.windows.net/hrbpdfs/HRB_12_Supplementary_2011.pdf)

### Links:

<http://epa.gov/asbestos>

<http://epa.gov/radon>

<http://epa.gov/lead>

<http://epa.gov/airquality/carbonmonoxide>

<http://epa.gov/mold>

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

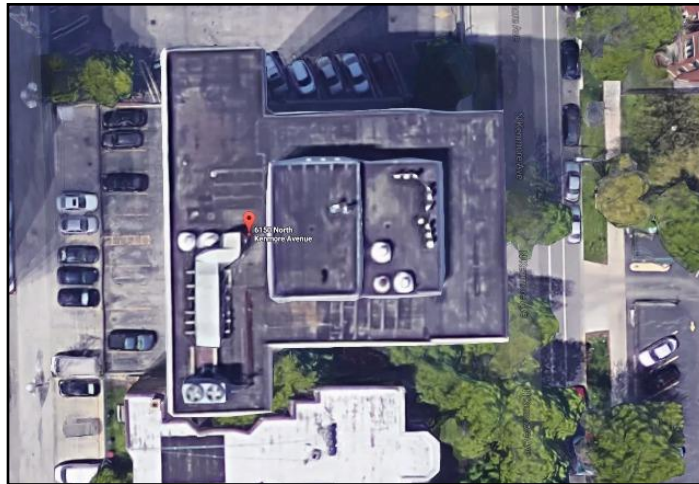
The home is considered to face : • East

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

## Limitations

Roof inspection limited/prevented by: • Lack of access

Inspection performed: • Satellite picture



1. Satellite picture

## Recommendations

### **FLAT ROOFING \ Modified bitumen**

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

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

Task: Further evaluation Request disclosure

Cost: Major

# EXTERIOR

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## Description

**Lot slope:** • [Away from building](#)

**Wall surfaces - masonry:** • Concrete

**Driveway:** • Asphalt

**Exterior steps:** • Concrete

## Limitations

**Upper floors inspected from:** • Ground level

**Exterior inspected from:** • Ground level

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Concrete](#) • Not visible

**Exterior wall construction:** • [Cast-in-place concrete](#)

**Roof and ceiling framing:** • [Steel frame](#) • Not visible

## Limitations

**Attic/roof space:** • No access



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**Description**

- Service entrance cable and location:** • [Underground - cable material not visible](#)
- Main disconnect/service box type and location:** • [Breakers - utility room](#)
- Auxiliary panel (subpanel) rating:** • [60 Amps](#)
- Distribution wire material and type:** • [Copper - conduit](#)
- Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Limitations**

- Inspection limited/prevented by:** • Restricted access
- System ground:** • Continuity not verified • Quality of ground not determined
- Circuit labels:** • The circuits are not labeled at the panel

**Recommendations**

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**2. Condition:** • [Circuits not labeled](#)

**Implication(s):** Nuisance

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**3. Condition:** • [No fuses or breakers for subpanel \(pony panel\)](#)

**Implication(s):** Fire hazard | Electric shock

**Task:** Further evaluation Request disclosure Upgrade



2. No fuses or breakers for subpanel (pony...



3. No fuses or breakers for subpanel (pony...

**DISTRIBUTION SYSTEM \ Wiring - damaged or exposed**

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

Conduit required

**Implication(s):** Electric shock

**Location:** Bathroom

**Task:** Replace Correct



4. Exposed on walls or ceilings

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**5. Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Various Bedroom Master Bedroom

**Task:** Repair or replace



5. Loose



6. Loose

# ELECTRICAL

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7. Cracked



8. Loose



9. Missing cover

6. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen

Task: Repair or replace

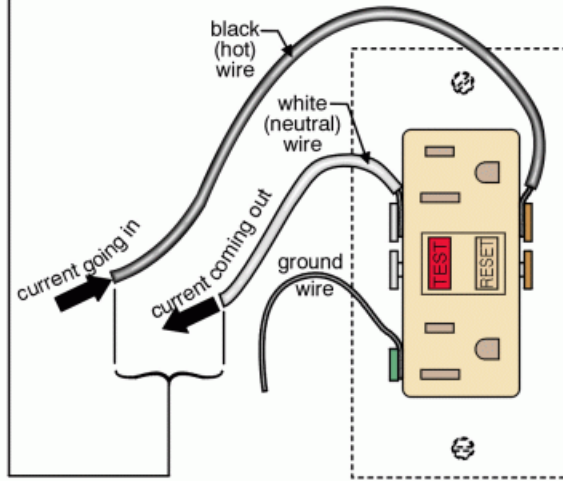
**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



10. No GFCI/GFI (Ground Fault Circuit...

**DISTRIBUTION SYSTEM \ Lights**

7. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Kitchen

Task: Repair or replace Further evaluation

# ELECTRICAL

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11. *Inoperative*



12. *Inoperative*

# HEATING

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## Description

Fuel/energy source: • [Gas](#)

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

Efficiency: • [Conventional](#)

## Limitations

Inspection prevented/limited by: • Restricted access

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

## Recommendations

### General

8. • Dirty filters

Location: Living room, Master Bedroom

Task: Replace



13. Dirty



14. Dirty

9. • Inoperative Heating and Air Conditioning / Fan problems

Location: Master Bedroom

Task: Repair or replace Further evaluation

# HEATING

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15. Inoperative HVAC

# COOLING & HEAT PUMP

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## Description

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

## Limitations

**Inspection limited/prevented by:** • Restricted access

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

## Recommendations

### AIR CONDITIONING \ General

**10. Condition:** • No AC in 2nd bedroom

**Location:** Bedroom

**Task:** Provide

**11. Condition:** • Service air conditioner

**Implication(s):** Reduced system life expectancy | Increased cooling costs | Reduced comfort

**Location:** Master Bedroom

**Task:** Repair or replace Further evaluation



# INSULATION AND VENTILATION

6150 N Sample Ave, Chicago, IL May 14, 2017

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## Description

**Wall insulation material:** • Not visible

**Wall insulation amount/value:** • Not determined

## Limitations

**Inspection prevented by no access to:** • Roof space • Wall space

**Air/vapor barrier system:** • Continuity not verified

## Description

**Water supply source:** • Public  
**Service piping into building:** • [Copper](#) • [Not visible](#)  
**Supply piping in building:** • [Copper](#) • [Not visible](#)  
**Main water shut off valve at the:** • Basement  
**Water flow and pressure:** • [Functional](#)  
**Water heater type:** • [Conventional](#)  
**Water heater fuel/energy source:** • [Gas](#)  
**Waste and vent piping in building:** • [Cast Iron](#)  
**Gas piping:** • Steel

## Limitations

**Inspection limited/prevented by:** • Restricted access  
**Items excluded from a building inspection:** • Water quality • Concealed plumbing • Tub/sink overflows

## Recommendations

### **WASTE PLUMBING \ Traps - performance**

**12. Condition:** • [Leak](#)  
**Implication(s):** Sewage entering the building  
**Location:** Bathroom Master Bathroom Laundry  
**Task:** Replace  
**Time:** Immediate



16. Leak



17. Leak



18. Leak



19. Leak



20. Cover needed



21. Leak @ Laundry Sink

## **FIXTURES AND FAUCETS \ Shower stall enclosure**

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

Drain stop missing, loose faucet

# PLUMBING

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

**Location:** Bathroom



**22.** *Caulking loose, missing or deteriorated*

# INTERIOR

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## Description

**Major floor finishes:** • [Laminate](#) • [Ceramic](#)

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

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

**Windows:** • [Sliders](#) • Aluminum

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • [Wood](#)

**Range fuel:** • Gas

**Appliances:** • Refrigerator • Range hood

## Limitations

**Inspection limited/prevented by:** • Finishes/paint

**No access to:** • Utility room • Furnace room

## Recommendations

### General

14. • Condominium Association ByLaws

**Task:** Further evaluation Request disclosure

### CEILINGS \ General

15. **Condition:** • [Water damage](#)

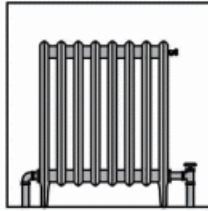
**Implication(s):** Chance of movement

**Location:** Bathroom

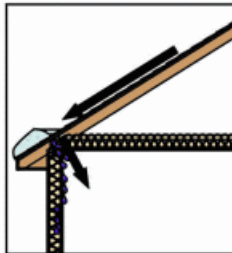
**Task:** Repair Monitor

**Time:** Immediate

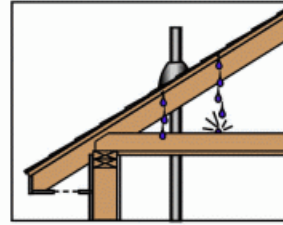
## Sources of interior water damage



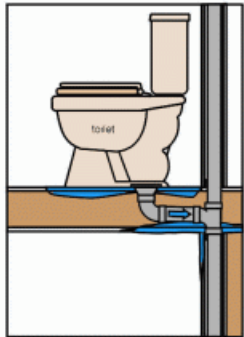
heating leaks



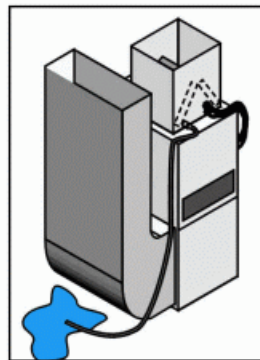
ice damming and condensation



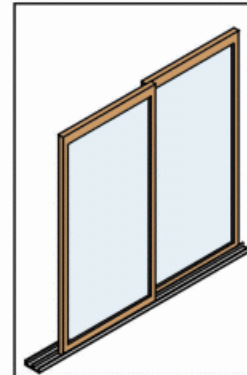
roof or flashing leaks



plumbing leaks



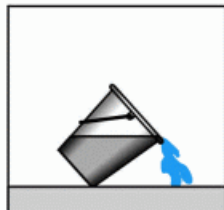
air conditioning leaks



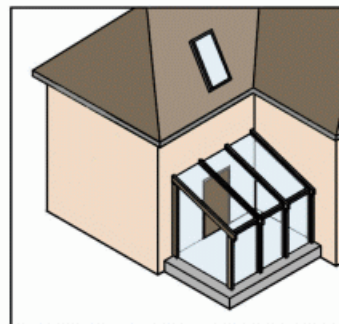
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

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23. Water damage

**FLOORS \ Wood/laminate floors**

16. Condition: • [Stained](#)

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

17. Condition: • [Warped](#)

Implication(s): Trip or fall hazard

Location: Living Room Master Bedroom

Task: Replace



24. Warped



25. Warped

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26. Warped

18. Condition: • [Buckled](#)

Implication(s): Trip or fall hazard

19. Condition: • [Exposed tongues](#)

Implication(s): Reduced system life expectancy



27. Exposed tongues



28. Exposed tongues

## DOORS \ Doors and frames

20. Condition: • [Loose or poor fit](#)

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

Location: Bedroom Master Bedroom



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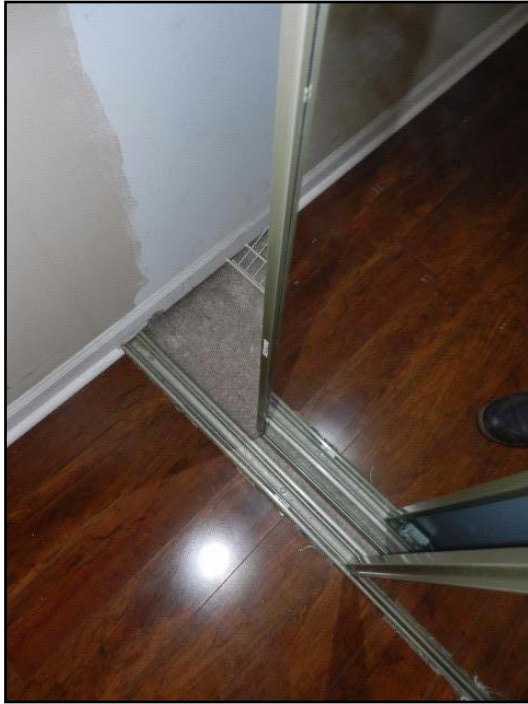
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29. Loose or poor fit



30. Loose or poor fit

## DOORS \ Glass (glazing)

21. Condition: • [Cracked](#)

Location: Bedroom Foyer

Task: Replace



31. Cracked



32. Cracked

## DOORS \ Hardware

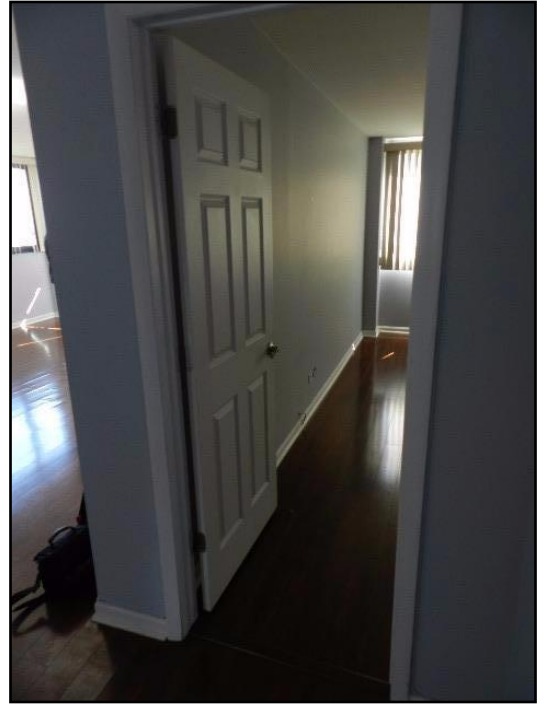
22. Condition: • [Missing](#)

Implication(s): System inoperative or difficult to operate

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33. Hinges missing



34. Hinges missing

**APPLIANCES \ Dryer**

23. Condition: • Dryer vent material not smooth wall

Implication(s): Equipment ineffective | Fire hazard



35. Dryer vent material not smooth wall

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**END OF REPORT**

# REFERENCE LIBRARY

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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. 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