

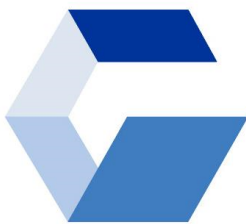
Your Inspection Report

5246 North Sample St
Chicago, IL

PREPARED FOR:
SAMPLE CLIENT

INSPECTION DATE:
Wednesday, January 24, 2018

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
info@citizenarchitects.com





Citizen Architects

May 9, 2018

Dear Sample Client,

RE: Report No. 1078
5246 North Sample St
Chicago, IL

Thanks very much for choosing us to perform your real estate 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 real estate 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 building, 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 real estate inspection.

Sincerely,

Bart Framski
on behalf of
Citizen Architects Inc.

Citizen Architects Inc.
222 W Merchandise Mart Plaza, Suite
1212
Chicago, IL 60654
1-312-884-1687
www.citizenarchitects.com
info@citizenarchitects.com

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

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](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Damage

Task: Service Clean Correct

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Cricket missing, loose, damaged](#)

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

Location: Exterior Roof

Task: Repair or replace Provide Protect

Time: Immediate

Exterior

WALLS \ Brick, stone and concrete

Condition: • [Masonry deterioration](#)

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

Location: Various North South Exterior Wall

Task: Repair or replace

EXTERIOR GLASS/WINDOWS \ General

Condition: • [Air leaks](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Throughout Basement First Floor

Task: Replace

Time: When remodelling

Cost: Major

GARAGE \ Ceilings and walls

Condition: • Not fireproof

Implication(s): Fire hazard

Condition: • Rot

Implication(s): Material deterioration

Location: Garage

Task: Demolish Upgrade

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Time: When remodelling

Cost: Major

GARAGE \ Vehicle door operators

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

Implication(s): Physical injury

Task: Replace

Structure

ROOF FRAMING \ Rafters/trusses

Condition: • [Weak connections](#)

Implication(s): Weakened structure

Location: Attic Garage

Task: Repair or replace

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Damaged, frayed wires](#)

Implication(s): Electric shock | Interruption of electrical service

Condition: • [Inadequate window or door clearance](#)

Implication(s): Electric shock

Condition: • [Height over roof](#)

Implication(s): Electric shock

Condition: • [Height over deck](#)

Implication(s): Electric shock

SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Inadequate service size](#)

Implication(s): Interruption of electrical service

Task: Upgrade

Cost: Major

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • [Mast not weather-tight](#)

Implication(s): Electric shock

Location: Exterior

Condition: • [Conduit or cable not weather-tight](#)

Implication(s): Shock hazard or interruption of electrical service | Electric shock

Location: Exterior

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Task: Replace
Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Overheating](#)

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Wrong type](#)

Implication(s): Electric shock | Fire hazard

Location: Various Basement First Floor Attic

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Exterior Laundry Area Garage

Heating

GAS FURNACE \ Combustion air

Condition: • [Inadequate combustion air](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Basement

Task: Correct

Time: Immediate

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Poor vent location, arrangement](#)

Furnace vent not up to code: side wall venting allowed min. 7' above grade, with min. 10' clear to another building

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Basement Exterior

Task: Correct Remove

Time: Immediate

Condition: • [Poor combustion air intake location](#)

Outside air required

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Basement

Task: Provide Correct

Time: Immediate

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

GAS FURNACE \ Fresh air intake

Condition: • Missing

Implication(s): Poor indoor air quality

Task: Provide

Time: Immediate

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Aging

Task: Service Clean Protect

Time: Immediate

AIR CONDITIONING \ Ducts, registers and grilles

Condition: • [Poorly located registers](#)

Supply located at center of house instead of by windows. Existing inefficient air circulation

Implication(s): Increased cooling costs | Reduced comfort

Location: Throughout First Floor

Task: Correct

Time: When remodelling

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Condition: • [Exposed combustible insulation](#)

Implication(s): Increased fire hazard

Location: Various Attic

Task: Protect

WALLS \ Insulation

Condition: • Amount less than current standards

FLOORS \ Floors over unheated areas

Condition: • [Exposed combustible insulation](#)

Implication(s): Increased fire hazard

Location: Throughout Sunroom Porch

Task: Repair or replace

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • [Old](#)

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

Location: Basement Exterior

Task: Further evaluation Request disclosure

Time: Immediate

Cost: Major

SUPPLY PLUMBING \ Supply piping in building

Condition: • [Galvanized steel](#)

Implication(s): Reduced water pressure and volume

Location: Throughout

Task: Replace Upgrade

Time: When remodelling When necessary

Cost: Major

GAS SUPPLY \ Gas meter

Condition: • [Gas odor around meter: verify with gas provider \(Peoples Gas @ 866-556-6001\)](#)

Implication(s): Last inspection 2004 - Inside safety inspections are free, completed within a few minutes

Location: Basement

Task: Further evaluation

Time: Immediate

WATER HEATER \ Life expectancy

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

Implication(s): No hot water

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement

Task: Repair or replace Provide

Time: Immediate

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Poor connections](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

WASTE PLUMBING \ Drain piping - installation

Condition: • [Poor slope](#)

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Sewage entering the building

Location: First Floor Kitchen

Task: Replace

WASTE PLUMBING \ Drain piping - performance

Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Basement

Task: Repair Further evaluation

Time: Immediate

WASTE PLUMBING \ Floor drain

Condition: • [Missing](#)

Unknown condensate drainage location

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

Location: Furnace Room

Condition: • [Backup](#)

Storm and sewer are combined

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

Location: North South West Basement Exterior

Task: Repair or replace Monitor Clean Protect

Time: Immediate

WASTE PLUMBING \ Sump pump

Condition: • [Missing](#)

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

Location: Throughout Basement

Task: Provide

Cost: Major

Interior

FLOORS \ Wood/laminate floors

Condition: • [Stained](#)

Dog urine stains/damage at hardwood floors

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

Location: Various First Floor Dining Room Bedroom Hall

Task: Repair Clean Correct Protect

WINDOWS \ General

Condition: • [Original lower quality units](#)

No adequate natural light provided, no closet in the underground basement room. Request disclosure for legality of 3rd bedroom as listed.

Implication(s): Increased heating costs | Increased maintenance costs

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Basement

Task: Request disclosure

DOORS \ Hardware

Condition: • Lock not effective on exterior door

Implication(s): Poor security

Location: Front

Task: Further evaluation Request disclosure

STAIRS \ Height

Condition: • [Headroom less than ideal](#)

Headroom much below required 6'-8"

Implication(s): Physical injury

Location: Basement Attic

STAIRS \ Treads

Condition: • [Rise excessive](#)

Implication(s): Trip or fall hazard

Location: Throughout Basement First Floor Attic

Task: Demolish Upgrade

Cost: Major

EXHAUST FANS \ Kitchen range exhaust system

Condition: • Not vented to exterior

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

Task: Correct Upgrade

BASEMENT \ Wet basement - evidence

Condition: • [Loose floor tiles](#)

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

Location: Throughout Basement

Task: Further evaluation Request disclosure

Condition: • [Rot](#)

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

Location: Basement

Task: Request disclosure

Condition: • [Stains](#)

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

Location: Basement

Task: Further evaluation Request disclosure

Time: Immediate

Cost: Major

Condition: • [Wall cracks with water stains](#)

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

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Location: Basement

Task: Further evaluation

GARAGE \ Floor

Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Throughout

Task: Monitor Demolish

Time: When remodelling

Condition: • [No drain](#)

Implication(s): Chance of water entering building

POTENTIALLY HAZARDOUS MATERIALS \ General

Condition: • Possible asbestos containing materials

Possible vinyl-asbestos floor tiles 12"x12" and mastic produced between 1951-1986-

<https://inspectapedia.com/hazmat/Asbestos-Floor-Tile-Identification.php>

Implication(s): Health hazard

Location: Basement

Task: Further evaluation Request disclosure

Cost: Major

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.

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.

SUMMARY

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

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

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

The home is considered to face : • East

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

Sloped roof flashing material: • Aluminum

Typical life expectancy: • 15-20 years

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • With binoculars from the ground

Recommendations

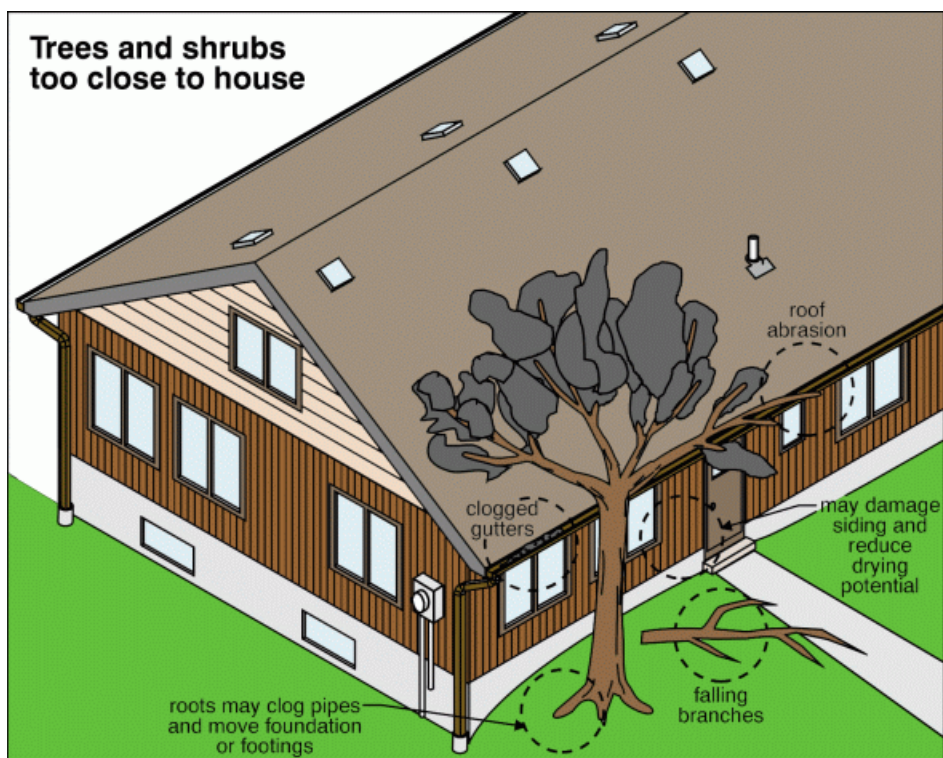
SLOPED ROOFING \ Asphalt shingles

1. **Condition:** • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Damage

Task: Service Clean Correct



ROOFING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



1. Tree branches above roof structure

SLOPED ROOF FLASHINGS \ Chimney flashings

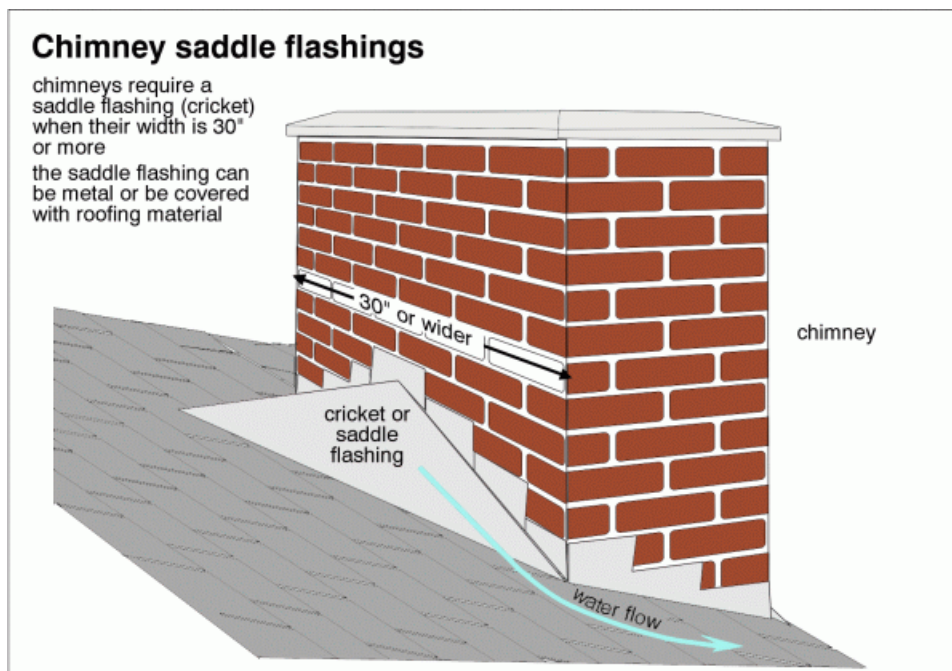
2. Condition: • [Cricket missing, loose, damaged](#)

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

Location: Exterior Roof

Task: Repair or replace Provide Protect

Time: Immediate



ROOFING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

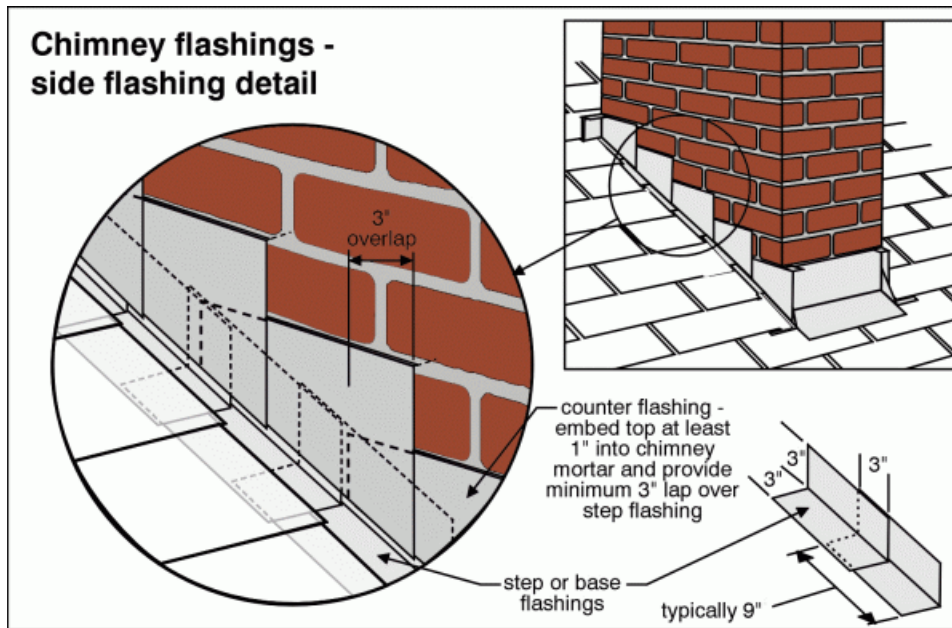
REFERENCE



2. Cricket missing, loose, damaged

3. Condition: • [Side flashings not set into shingles properly](#)

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





3. Side flashings not set into shingles properly

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

4. Condition: • [Missing](#)

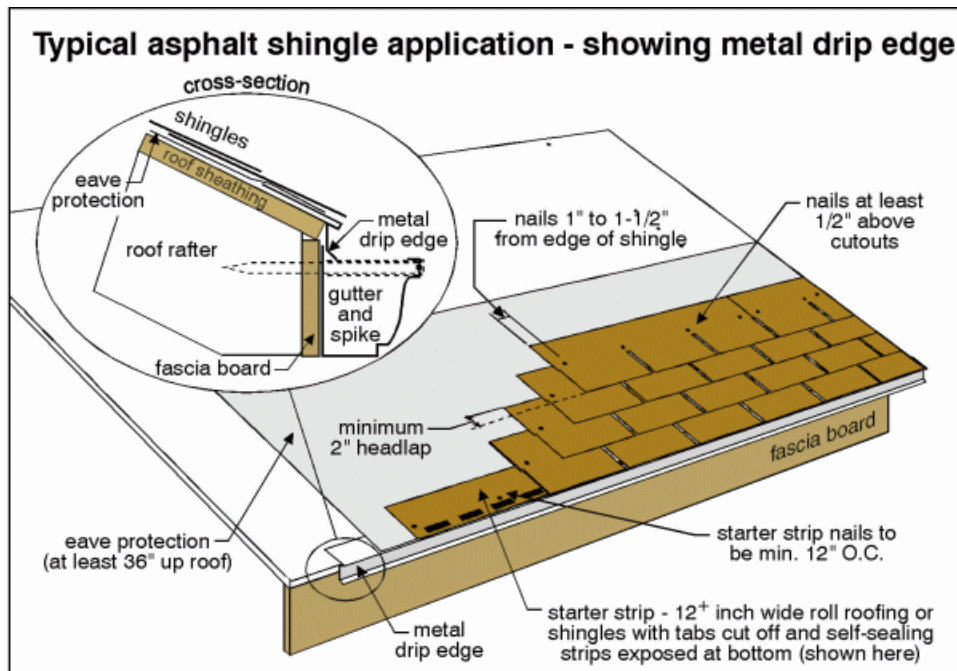
Implication(s): Chance of water damage to contents, finishes and/or structure

SLOPED ROOF FLASHINGS \ Drip edge flashings

5. Condition: • [Missing](#)

Missing (2) two vent boot flashings and vent caps

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



ROOFING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



4. Missing flashing and cap



5. Missing

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

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

Lot slope: • [Away from building](#)

Soffit and fascia: • [Aluminum](#)

Wall surfaces and trim: • Wood siding • Fiber cement siding

Wall surfaces - masonry: • [Brick](#)

Walkway: • Concrete

Exterior steps: • Concrete • Wood

Patio: • Pavers

Fence: • Chain link

Limitations

Inspection limited/prevented by: • Storage in garage • Snow / ice / frost

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

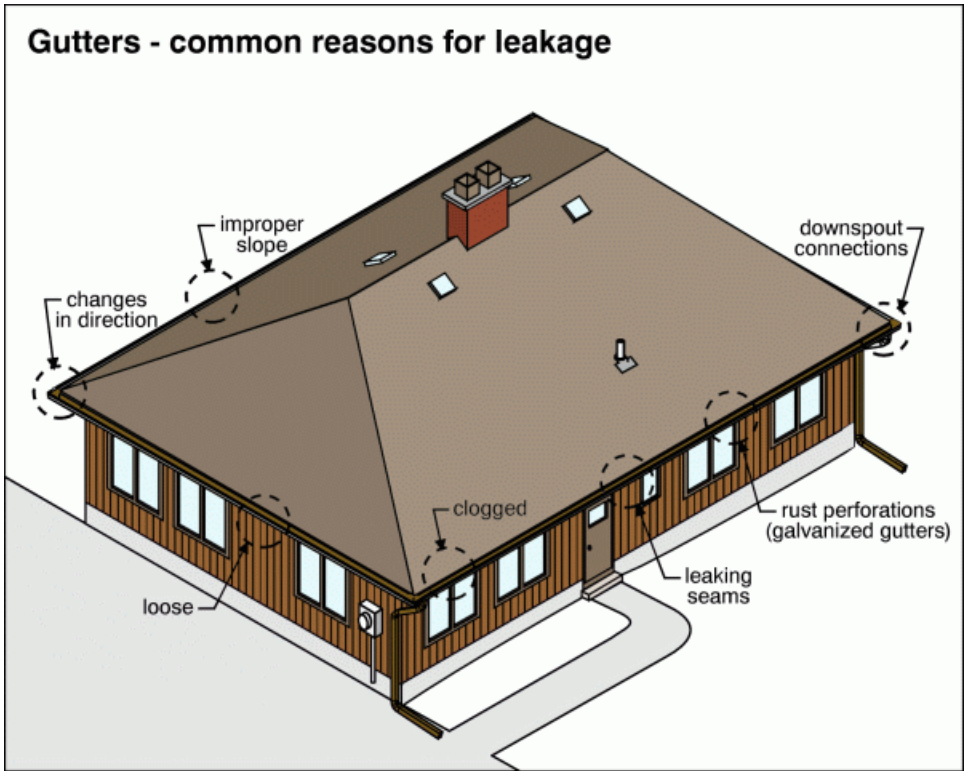
Recommendations

ROOF DRAINAGE \ Gutters

6. Condition: • [Loose or damaged](#)

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

Task: Clean Correct



6. Tripping hazard, loose or damaged



7. Loose or damaged

ROOF DRAINAGE \ Downspouts

7. Condition: • [Damage](#)

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

Location: Rear

Task: Repair or replace

Downspouts - common leakage areas

leaking elbows and seams

split along back seam

clogged

staining or efflorescence



8. Damage

WALLS \ Brick, stone and concrete

8. Condition: • [Masonry deterioration](#)

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

Location: Various North South Exterior Wall

Task: Repair or replace

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

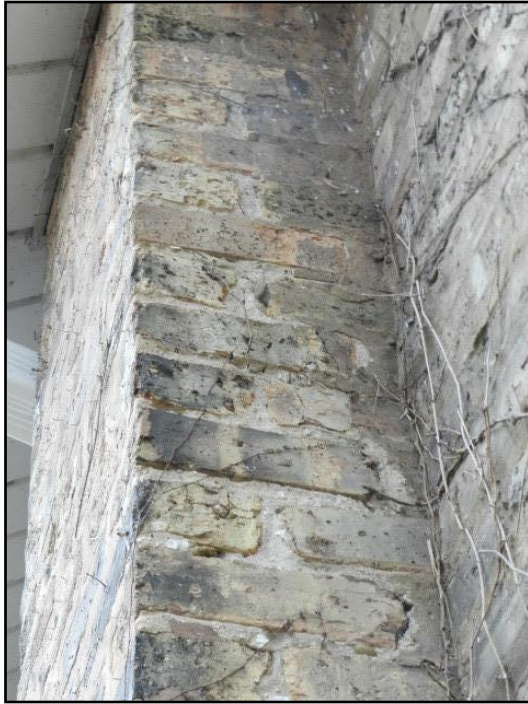
COOLING

INSULATION

PLUMBING

INTERIOR

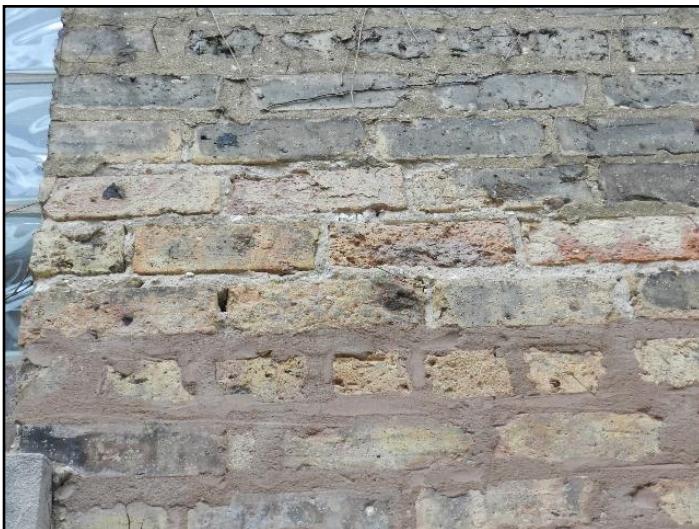
REFERENCE



9. Masonry deterioration



10. Masonry deterioration



11. Masonry deterioration



12. Sulfuric acid fumes damaging masonry



13. Mortar deterioration

EXTERIOR GLASS/WINDOWS \ General

9. Condition: • [Air leaks](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Throughout Basement First Floor

Task: Replace

Time: When remodelling

Cost: Major



14. Air leaks



15. Air leaks, does not lock

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



16. Air leaks



17. Air leaks



18. Air leaks, does not lock



19. Air, water leaks

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



20. Air leaks



21. Air leaks, does not lock

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

10. Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement

Location: Northwest Exterior

Task: Correct



22. Rot, no footing

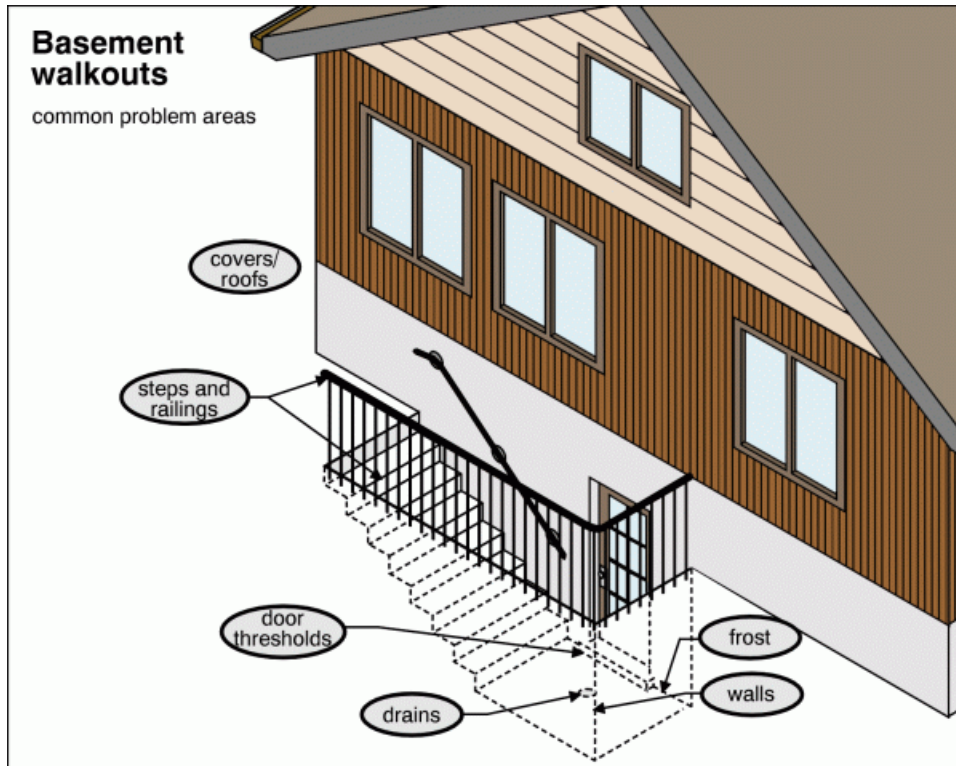


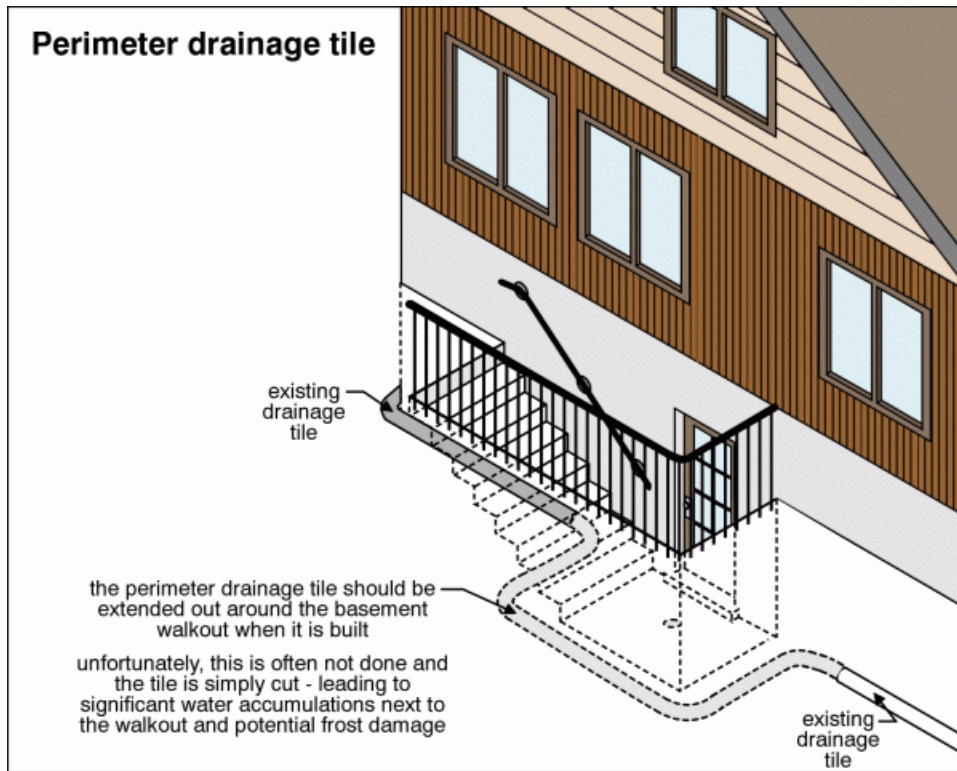
23. No footing, wood/soil contact

BASEMENT WALKOUTS \ General

11. Condition: • [Drains missing, clogged or undersized](#)

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



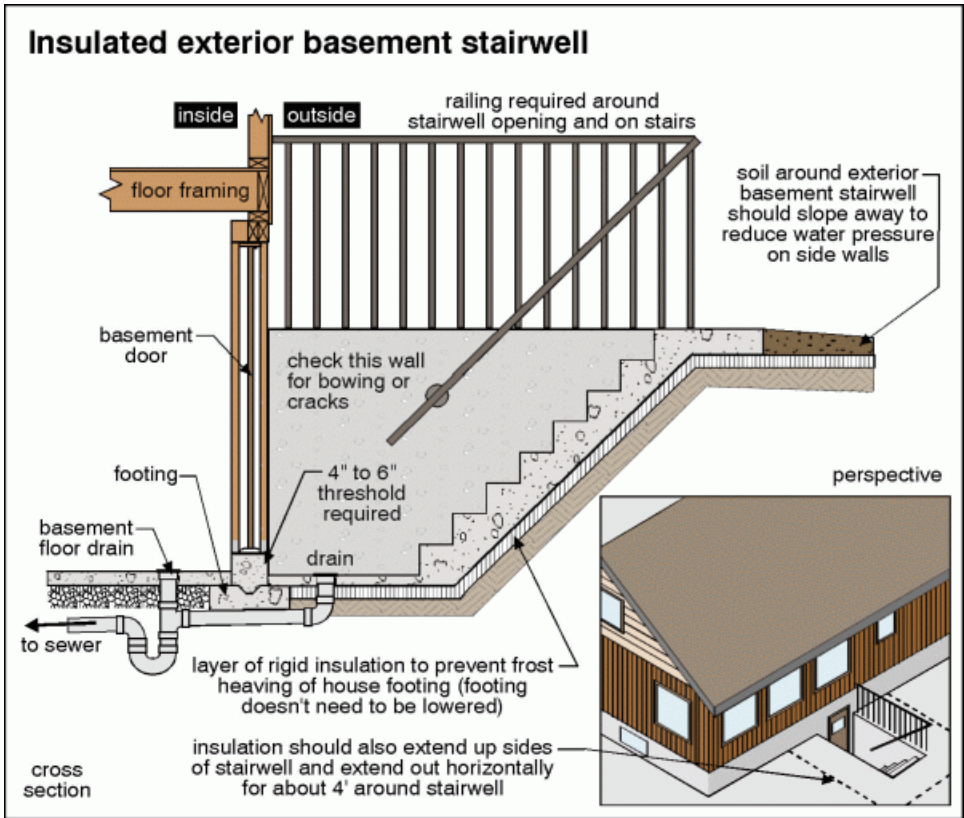


12. Condition: • [Guard and handrail problems](#)

Implication(s): Fall hazard

Location: Rear Basement

Task: Provide



24. Guard and handrail problems

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

LANDSCAPING \ General

13. Condition: • [Trees or shrubs too close to building](#)

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

Location: South East West

Task: Clean Correct Service annually



25. *Overgrown shrubs too close to building*



26. *Trees trunk too close to building*

14. Condition: • Vines on building

Implication(s): Chance of damage to finishes | Chance of pests entering building

Task: Clean Remove



27. *Vines on building*

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

LANDSCAPING \ Walkway

15. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

Location: South Exterior

Task: Repair



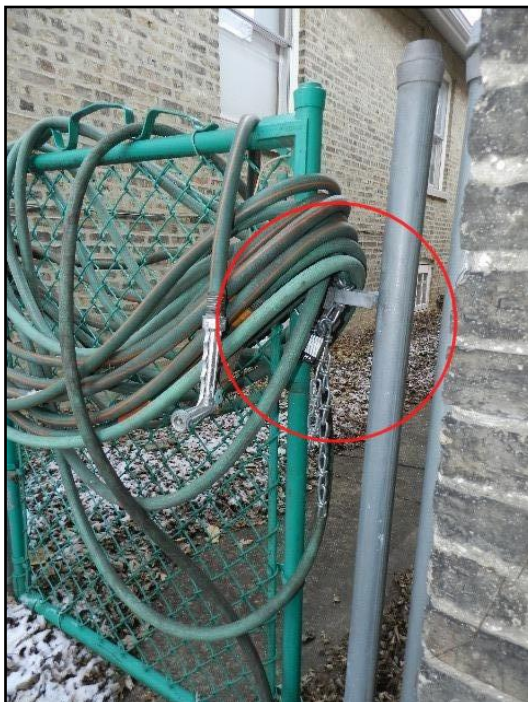
28. Cracked or damaged surfaces

LANDSCAPING \ Fence

16. Condition: • Gate latch - adjustment needed

Implication(s): Reduced operability

Task: Request disclosure



29. Gate does not open



30. Gate does not open, paint needed at garage

EXTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

GARAGE \ Ceilings and walls

17. Condition: • Not fireproof

Implication(s): Fire hazard

18. Condition: • Rot

Implication(s): Material deterioration

Location: Garage

Task: Demolish Upgrade

Time: When remodelling

Cost: Major



31. Rot



32. Rot



33. Rot



34. Rot

GARAGE \ Vehicle doors

19. Condition: • Lock not effective

Implication(s): Poor security

Task: Repair or replace Further evaluation



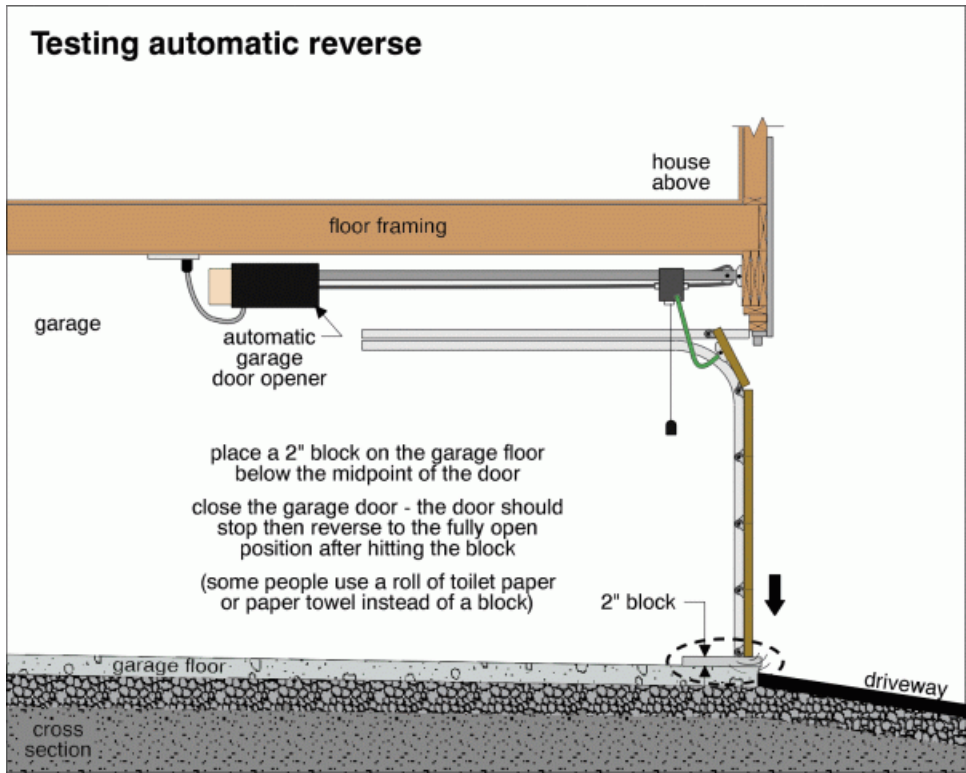
35. Lock not effective

GARAGE \ Vehicle door operators

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

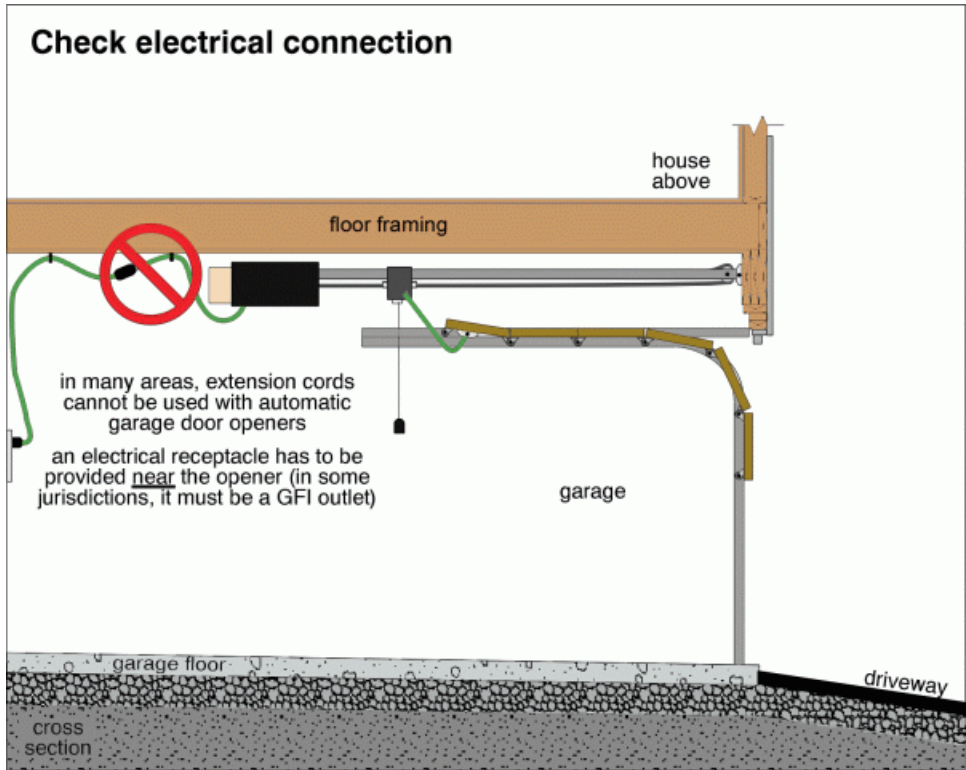
Implication(s): Physical injury

Task: Replace



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

Implication(s): Electric shock



STRUCTURE

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Wood columns • Wood beams

Exterior wall construction: • [Masonry](#)

Roof and ceiling framing: • Ceiling Joists • Rafters

Limitations

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

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 80 %

Recommendations

WALLS \ Solid masonry walls

22. Condition: • [Masonry too close to grade](#)

Implication(s): Chance of damage to structure

Location: North South East

23. Condition: • [Mortar deteriorating](#)

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

Location: North South East Exterior Wall

ROOF FRAMING \ Rafters/trusses

24. Condition: • [Weak connections](#)

Implication(s): Weakened structure

Location: Attic Garage

Task: Repair or replace



36. No ridge beam, no collar ties



37. Cut roof framing joists

ROOF FRAMING \ Collar ties/rafter ties

25. Condition: • [Missing](#)

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

Description

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

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

Main disconnect/service box rating:

• [100 Amps](#)



38. 100 Amps

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Not visible](#)

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

Limitations

System ground: • Quality of ground not determined

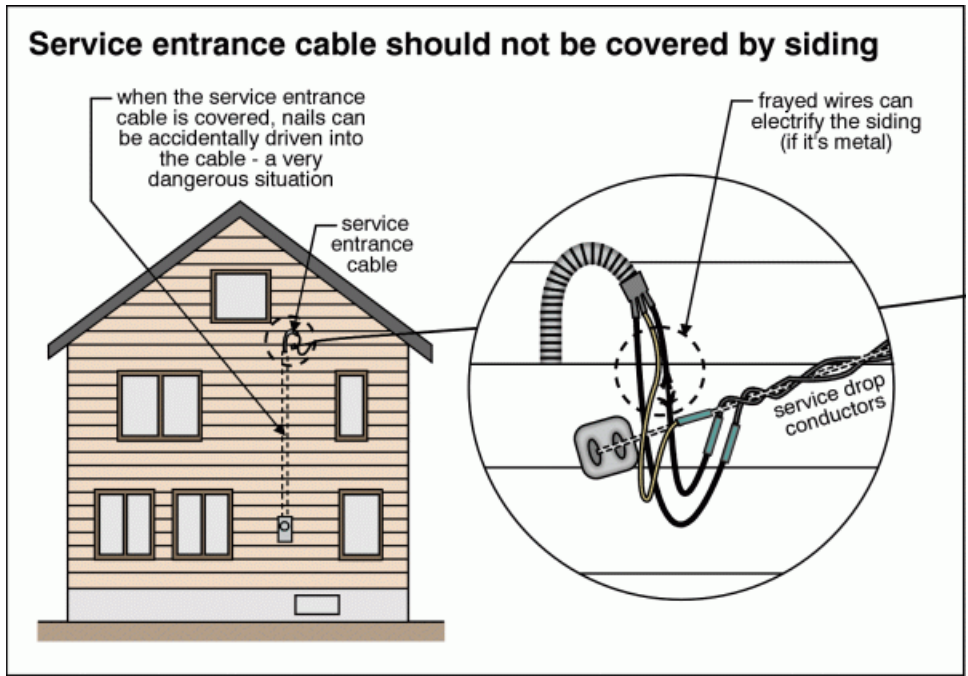
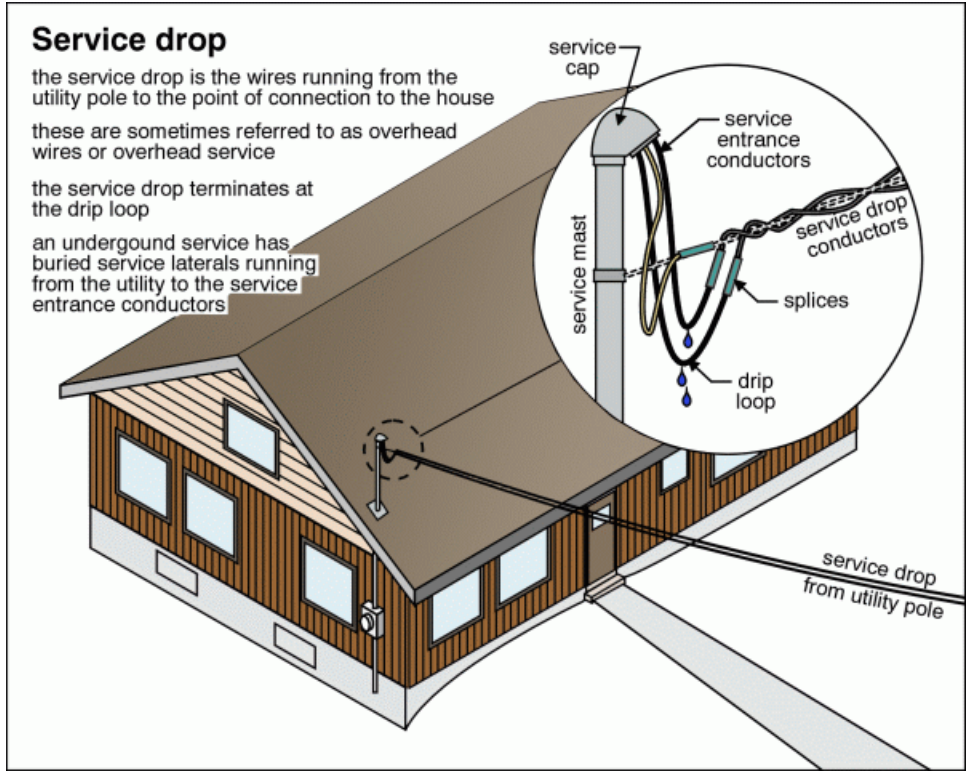
Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

26. Condition: • [Damaged, frayed wires](#)

Implication(s): Electric shock | Interruption of electrical service



27. Condition: • [Branches / vines interfering with wires](#)

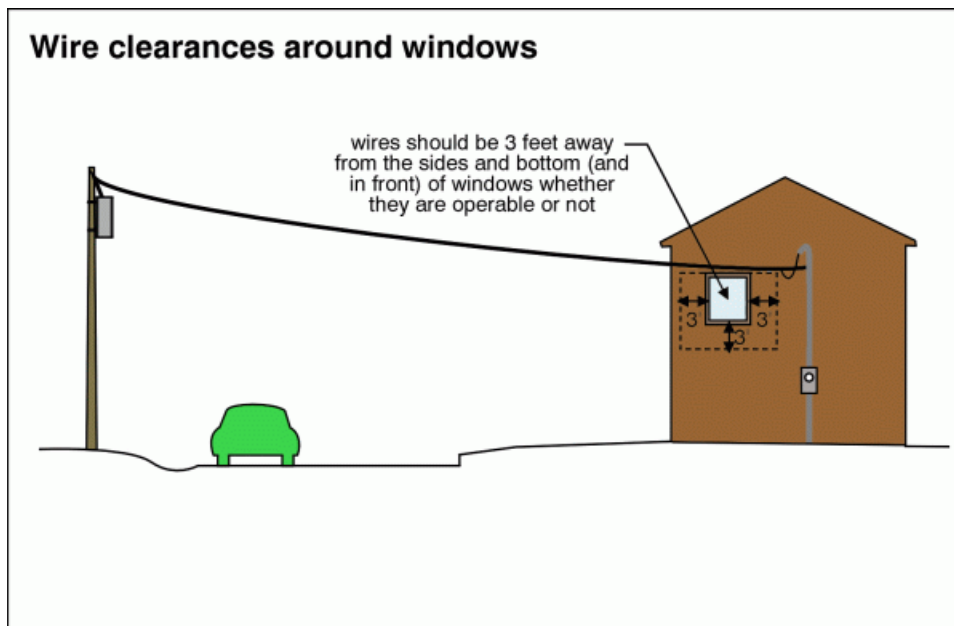
Implication(s): Damage to wire | Electric shock | Interruption of electrical service



39. Branches / vines interfering with wires

28. Condition: • [Inadequate window or door clearance](#)

Implication(s): Electric shock

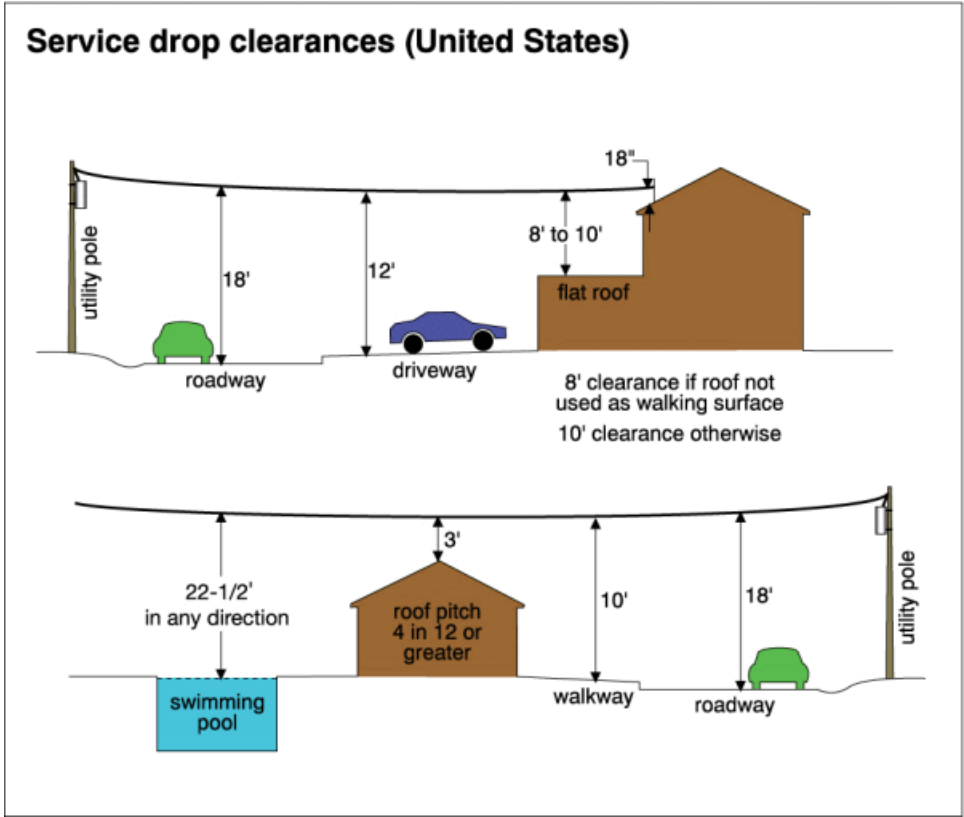


29. Condition: • [Height over roof](#)

Implication(s): Electric shock

30. Condition: • [Height over deck](#)

Implication(s): Electric shock



SERVICE DROP AND SERVICE ENTRANCE \ Service size

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

Implication(s): Interruption of electrical service

Task: Upgrade

Cost: Major



40. Old, inadequate electrical service size

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

32. Condition: • [Mast not weather-tight](#)

Implication(s): Electric shock

Location: Exterior

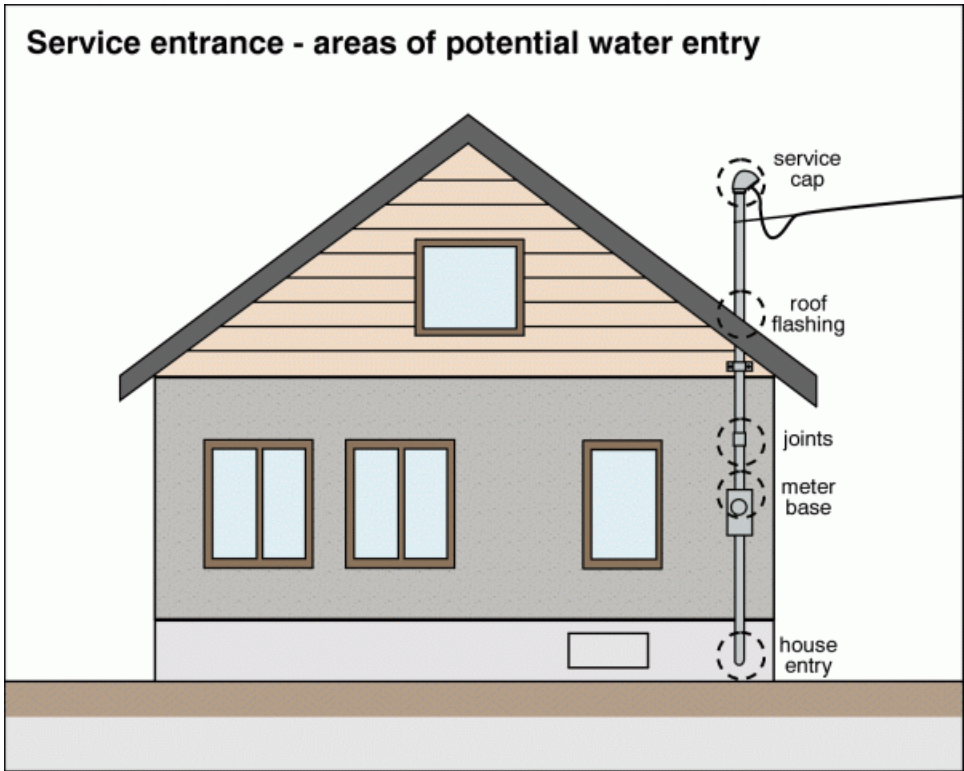
33. Condition: • [Conduit or cable not weather-tight](#)

Implication(s): Shock hazard or interruption of electrical service | Electric shock

Location: Exterior

Task: Replace

Time: Immediate

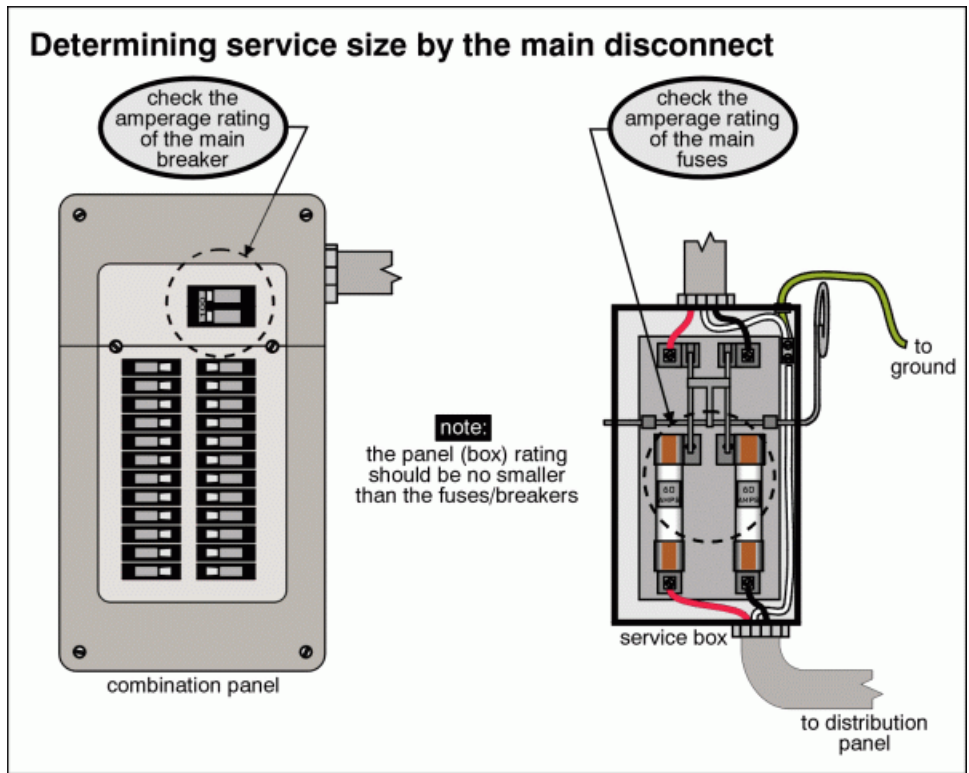


41. Conduit or cable not weather-tight

SERVICE BOX, GROUNDING AND PANEL \ Service box

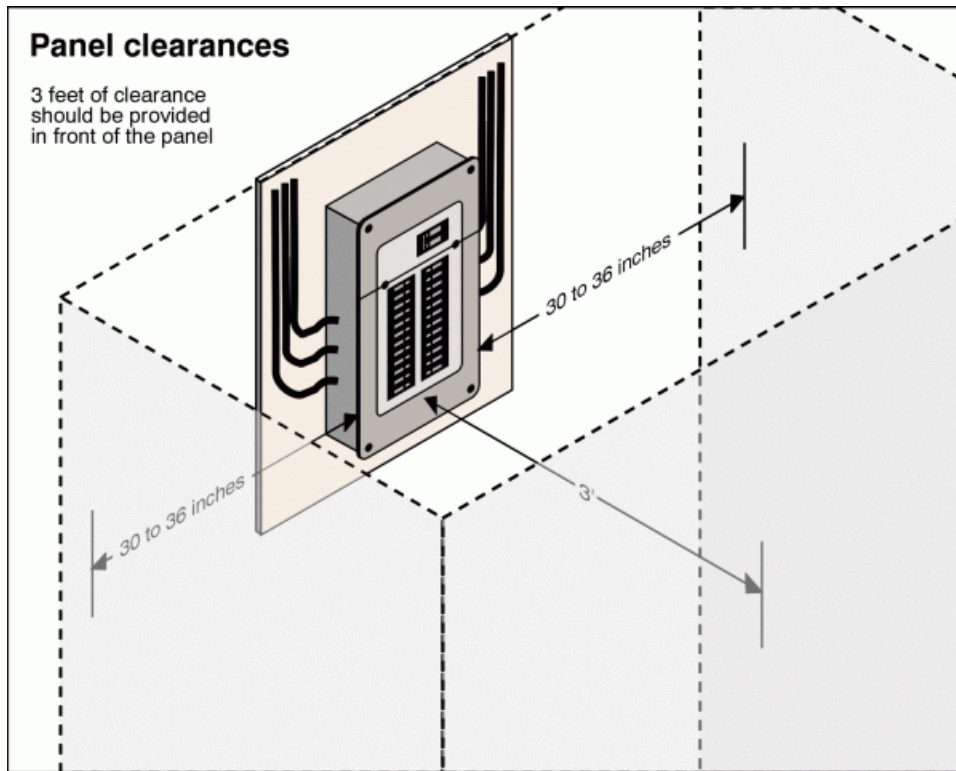
34. Condition: • [Box rating too small](#)

Implication(s): Equipment overheating | Fire hazard



35. Condition: • [Poor access](#)

Implication(s): Difficult to service



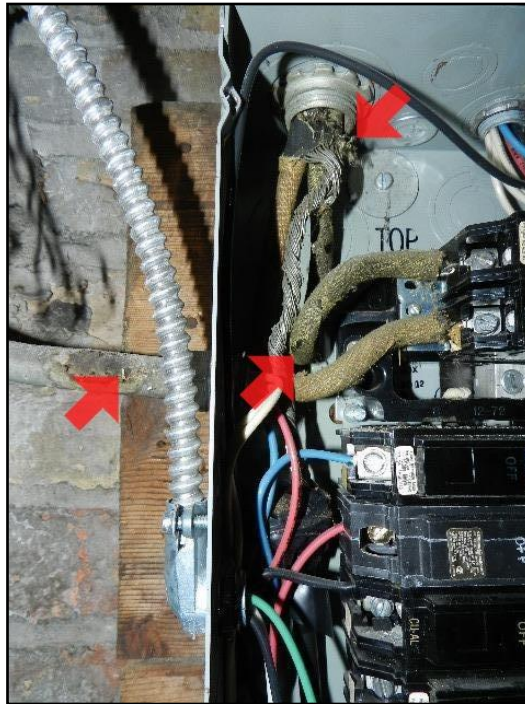
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

36. Condition: • [Undersized panel](#)

Implication(s): Fire hazard

37. Condition: • [Overheating](#)

Implication(s): Fire hazard



42. Overheating, abandoned breakers

38. Condition: • [No Arc Fault Circuit Interrupter](#)

Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Wiring - installation

39. Condition: • [Wrong type](#)

Implication(s): Electric shock | Fire hazard

Location: Various Basement First Floor Attic

Task: Replace

Time: Immediate

Common household wire and fuse sizes

14 AWG copper wire



common uses:

most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:

15 amps

10 AWG copper wire



common uses:

electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:

30 amps

12 AWG copper wire



common uses:

some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:

20 amps

8 AWG copper wire



common uses:

electric stoves and ovens

typical fuse/breaker size:

40 amps



43. Wrong type, old tape wiring



44. Wrong type, tape wiring, Romex



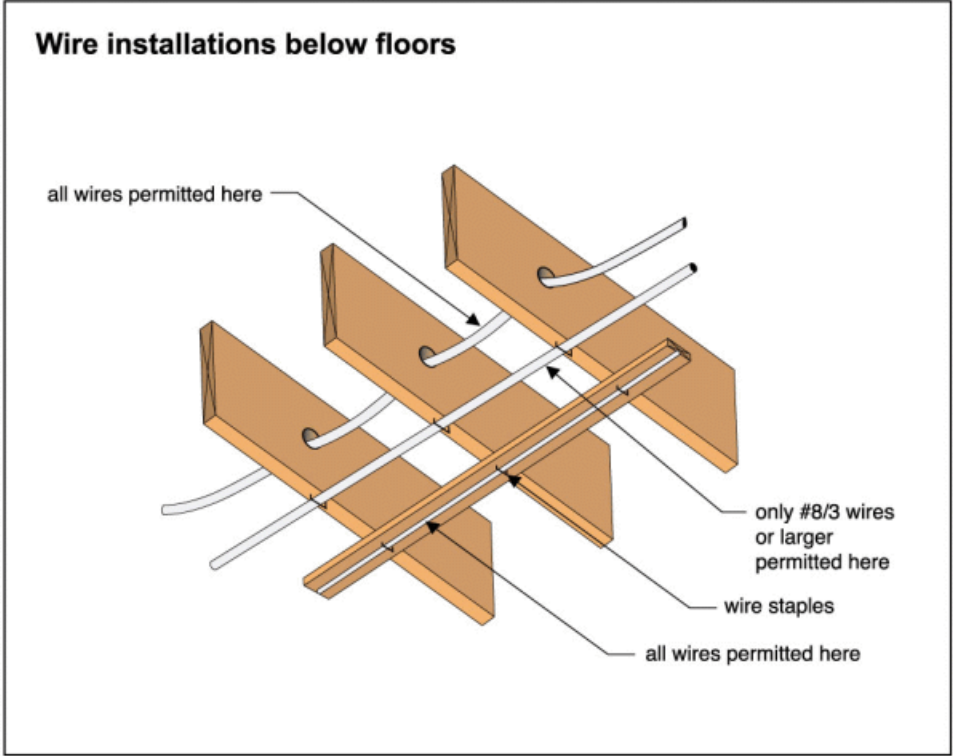
45. Wrong type, Romex

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Implication(s): Electric shock

Location: First Floor Attic





46. Exposed on walls or ceilings



47. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outdoor wiring

41. Condition: • [Extension cord for garage door opener](#)

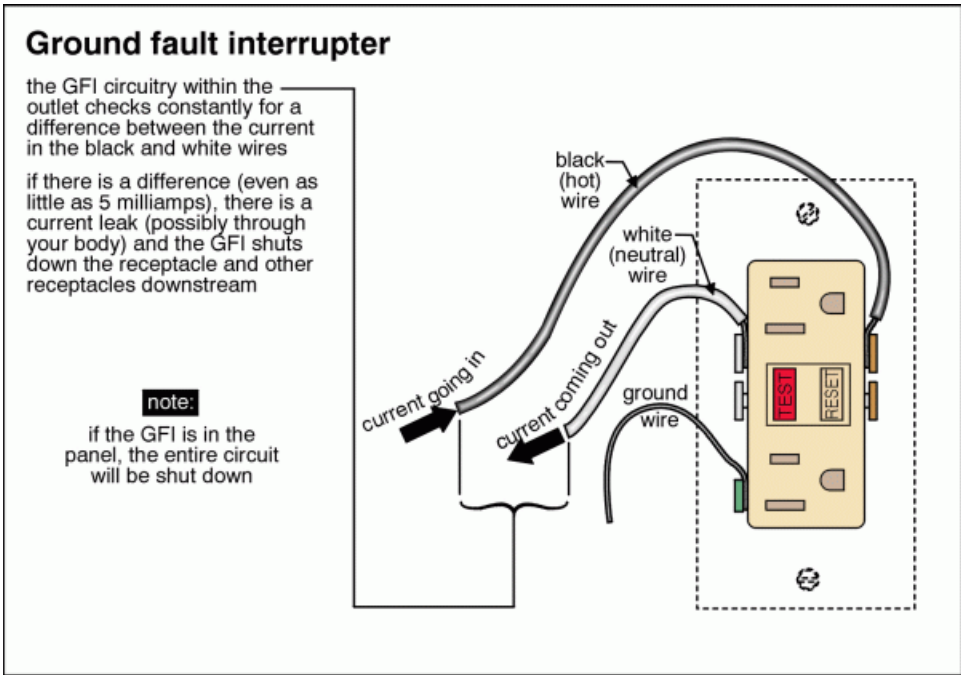
Implication(s): Fire hazard

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

Implication(s): Electric shock

Location: Exterior Laundry Area Garage



43. Condition: • AFCI needed (Arc Fault Circuit Interrupter)

Implication(s): Fire hazard

Location: Bedroom Master Bedroom

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

44. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Dining Room Bedroom Sunroom

DISTRIBUTION SYSTEM \ Cover plates

45. Condition: • For junction box is loose

Task: Correct



48. For junction box is loose

DISTRIBUTION SYSTEM \ Smoke detectors

46. Condition: • More than 10 years old

Smoke and CO detectors battery operated, not hard wired

Implication(s): Life safety hazard

HEATING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Rheem

Model number: R92PA0701317MSA *Serial number:* W491404238

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

Approximate capacity: • [70,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [4 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Basement

Chimney/vent: • PVC plastic

Chimney liner: • [Required for upgrade/conversion](#)

Combustion air source: • Outside - sealed combustion

Limitations

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

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Gas meter

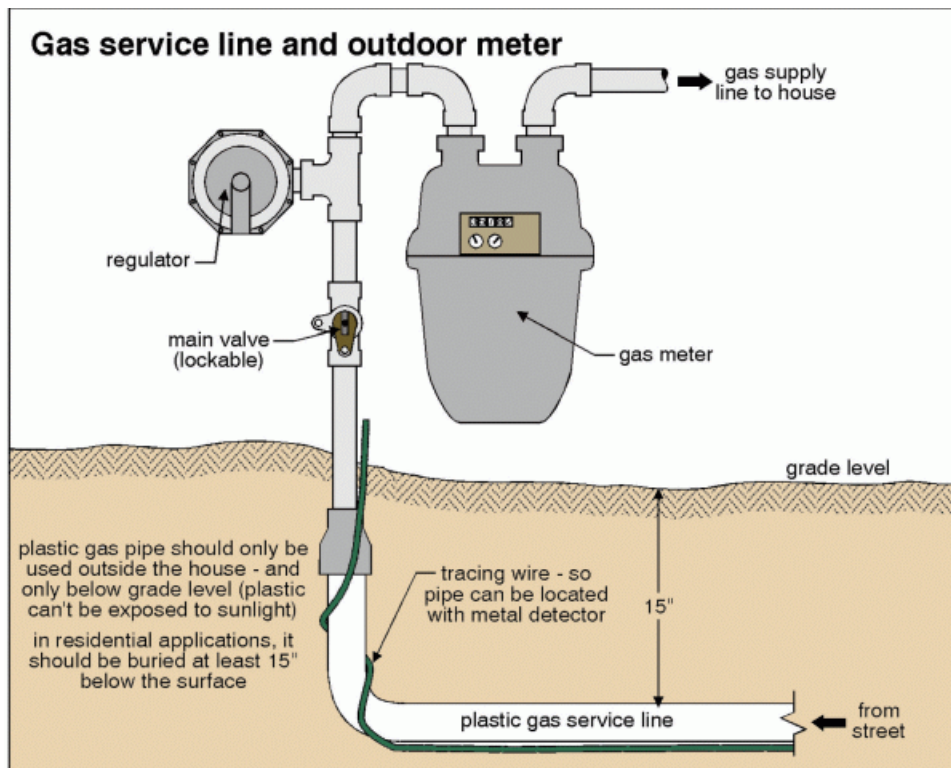
47. Condition: • [Leak](#)

Gas odor around meter

Implication(s): Equipment not operating properly | Fire or explosion | Increased heating costs

Location: Front Basement

Task: Further evaluation



GAS FURNACE \ Combustion air

48. Condition: • [Inadequate combustion air](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Location: Basement

Task: Correct

Time: Immediate

HEATING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

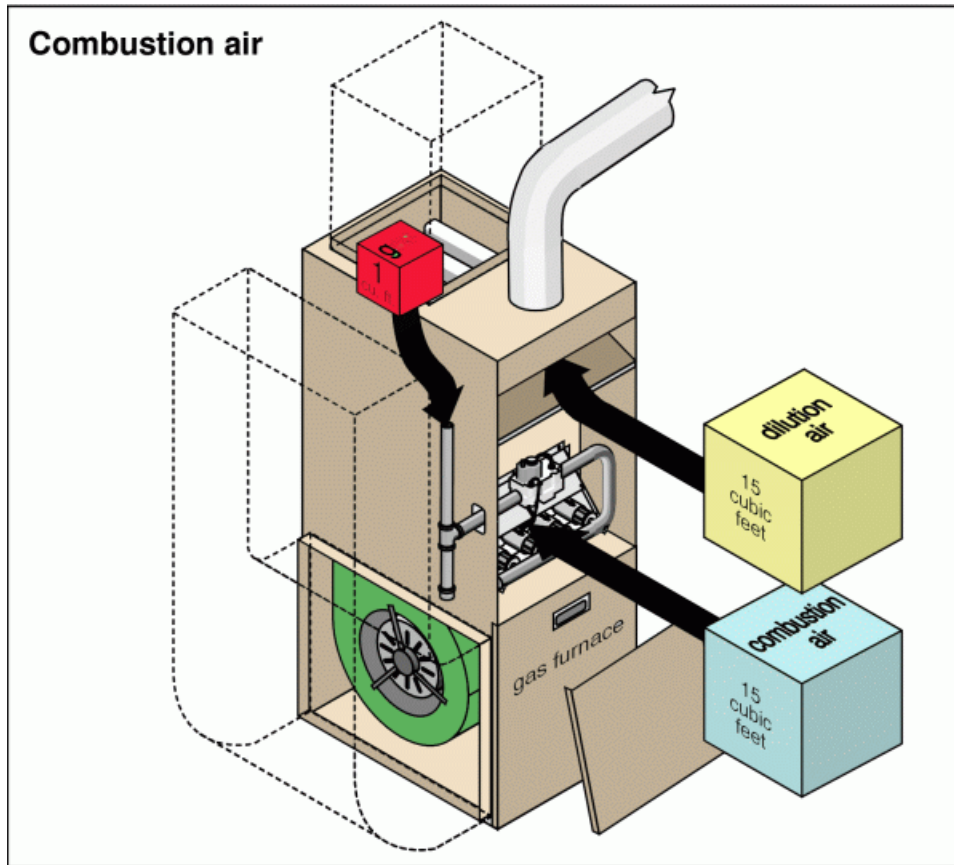
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



49. Inadequate combustion air

GAS FURNACE \ Mid- and high-efficiency gas furnace

49. Condition: • [Poor vent location, arrangement](#)

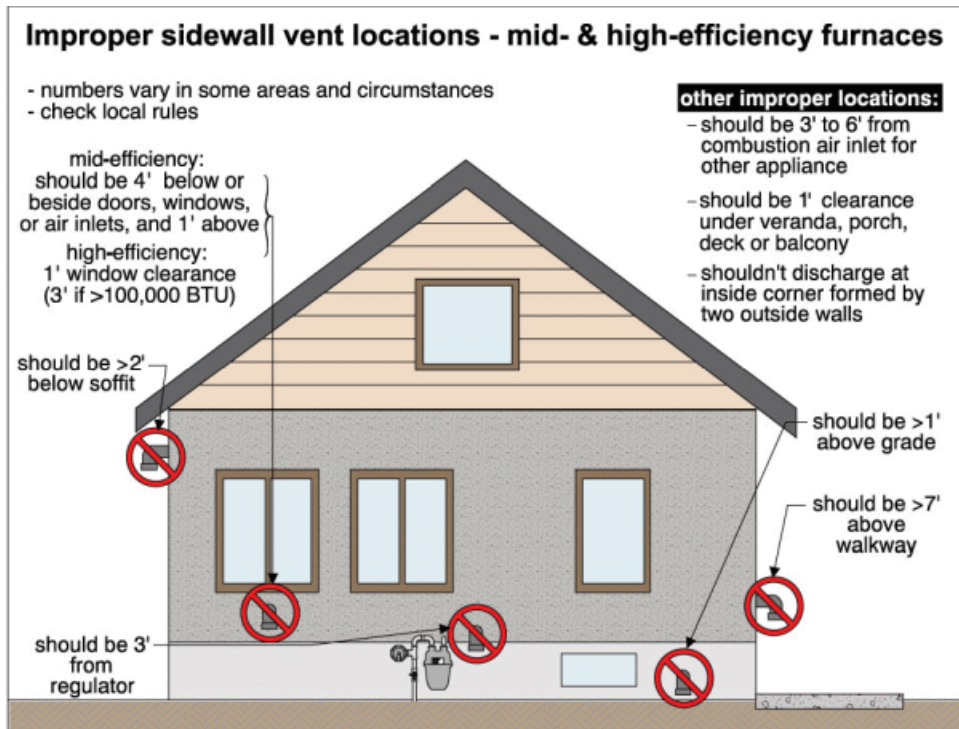
Furnace vent not up to code: side wall venting allowed min. 7' above grade, with min. 10' clear to another building

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Basement Exterior

Task: Correct Remove

Time: Immediate



50. Poor vent location, arrangement



51. Poor vent location, arrangement

50. Condition: • [Poor combustion air intake location](#)

Outside air required

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Basement

Task: Provide Correct

Time: Immediate



52. Poor combustion air intake location

GAS FURNACE \ Fresh air intake

51. Condition: • Missing

Implication(s): Poor indoor air quality

Task: Provide

Time: Immediate

CHIMNEY AND VENT \ Inspect/sweep chimney

52. Condition: • [Inspect \(and/sweep if needed\) before using](#)

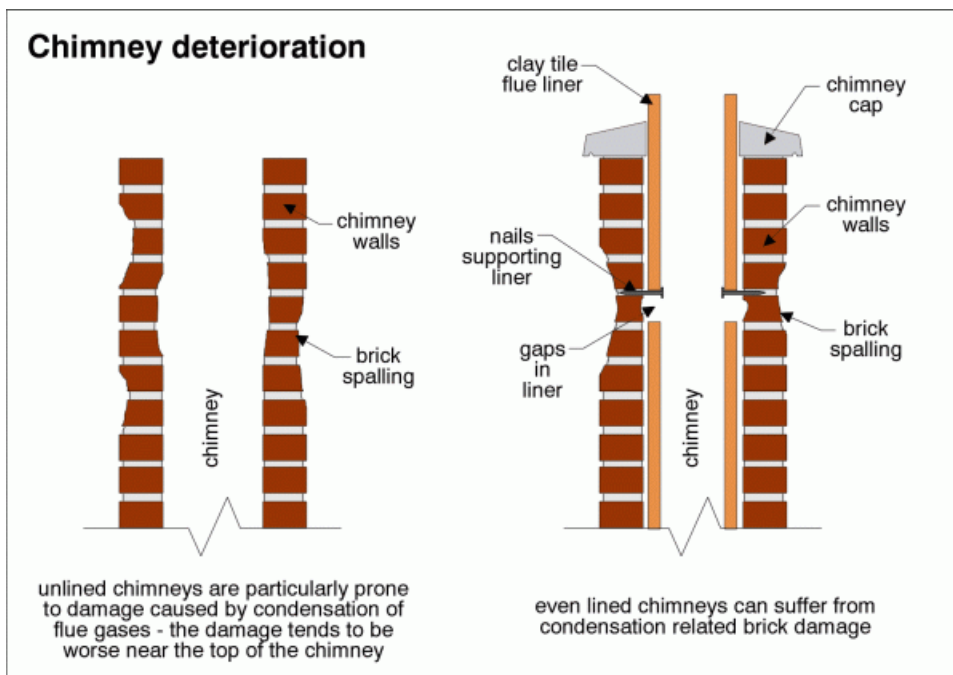
Implication(s): Fire hazard

CHIMNEY AND VENT \ Masonry chimney

53. Condition: • [Loose, missing or deteriorated mortar](#)

Implication(s): Material deterioration

Task: Repair



53. Loose, missing or deteriorated mortar

CHIMNEY AND VENT \ Masonry chimney cap

54. Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building

Task: Provide

COOLING & HEAT PUMP

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Manufacturer:

• Rheem

Model number: 13AJN30A01 *Serial number:* W191409315

Cooling capacity: • [30,000 BTU/hr](#) • [2.5 Tons](#)

Compressor type: • Gas

Compressor approximate age: • 4 years

Typical life expectancy: • 10 to 15 years

Refrigerant Type: • R-410A

Limitations

Inspection limited/prevented by: • Low outdoor temperature

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

Recommendations

AIR CONDITIONING \ Life expectancy

55. Condition: • Aging

Task: Service Clean Protect

Time: Immediate

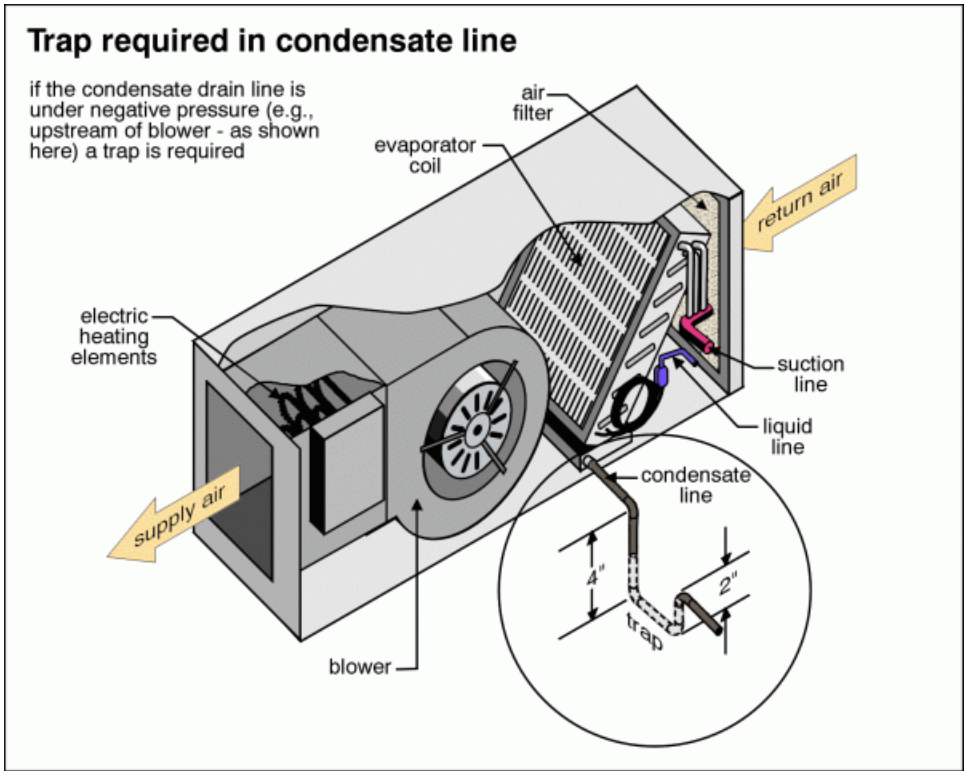


54. Condenser not covered/protected from snow/ice

AIR CONDITIONING \ Condensate drain line

56. Condition: • [No trap](#)

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



AIR CONDITIONING \ Ducts, registers and grilles

57. Condition: • [Dirty](#)

Implication(s): Increased cooling costs | Reduced comfort



55. Dirty



56. Dirty

COOLING & HEAT PUMP

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



57. Dirty

58. Condition: • [Disconnected or leaking](#)

Furnace intaking air from basement for sealed combustion

Implication(s): Increased cooling costs | Reduced comfort

Location: Basement

Task: Repair Correct



58. Opening and grille in supply duct by furnace

59. Condition: • [Poorly located registers](#)

Supply located at center of house instead of by windows. Existing inefficient air circulation

COOLING & HEAT PUMP

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

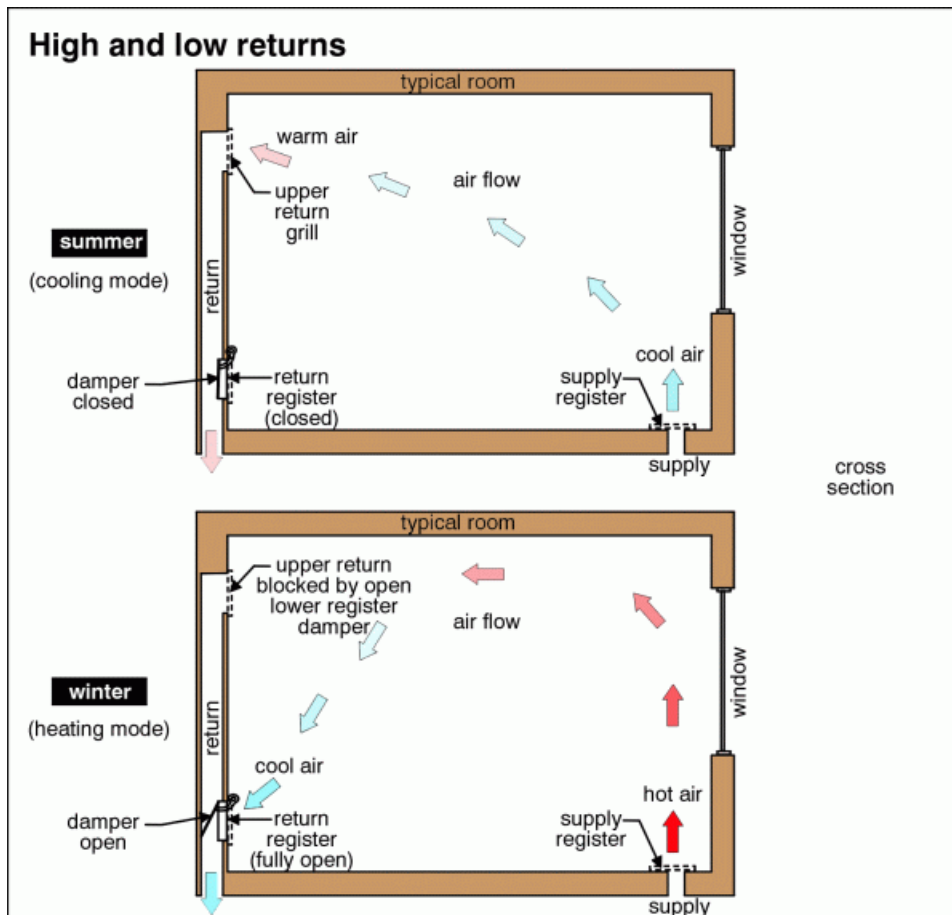
REFERENCE

Implication(s): Increased cooling costs | Reduced comfort

Location: Throughout First Floor

Task: Correct

Time: When remodelling

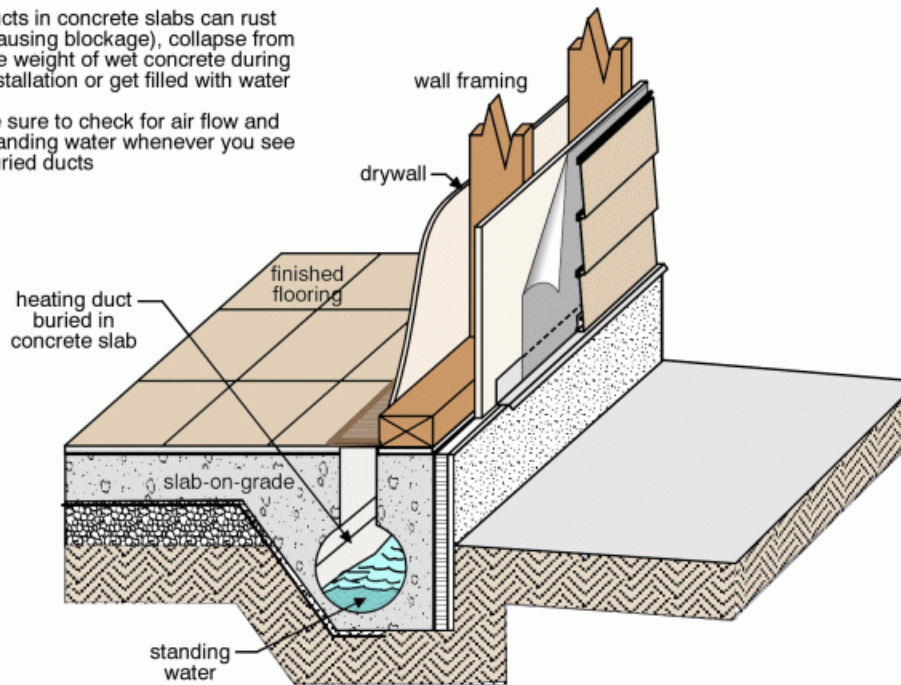


- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING**
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Ducts in concrete floor slabs

ducts in concrete slabs can rust (causing blockage), collapse from the weight of wet concrete during installation or get filled with water

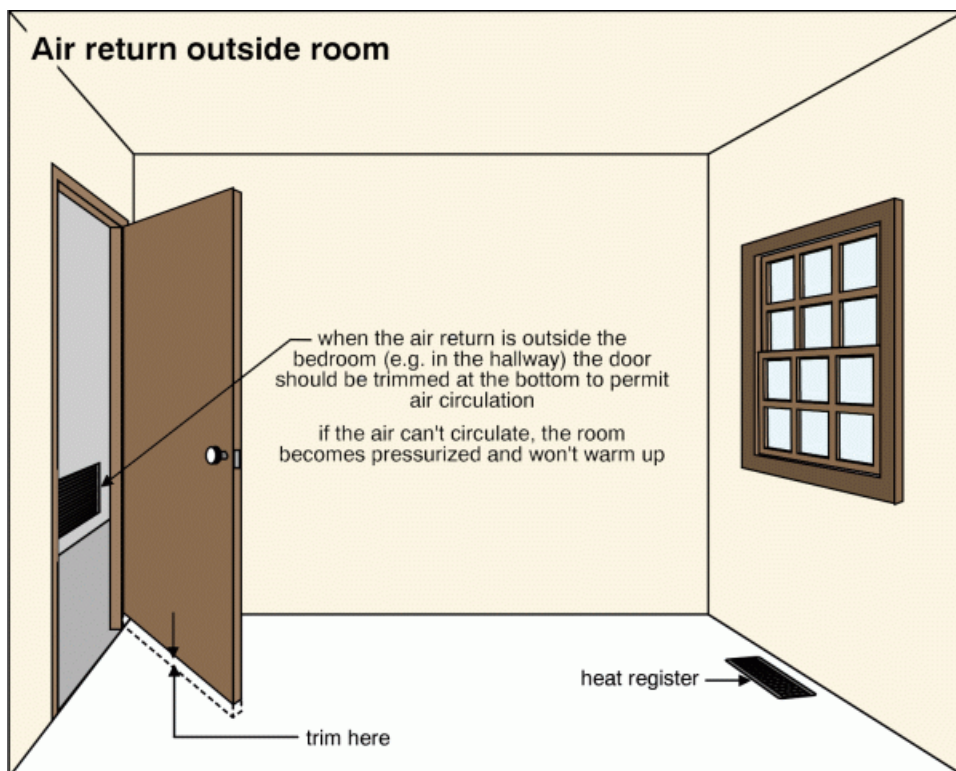
be sure to check for air flow and standing water whenever you see buried ducts



Air return outside room

when the air return is outside the bedroom (e.g. in the hallway) the door should be trimmed at the bottom to permit air circulation

if the air can't circulate, the room becomes pressurized and won't warm up



COOLING & HEAT PUMP

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

60. Condition: • [Return chase or plenum contain pipes, wires or vents](#)

Implication(s): Material deterioration | Damage to wire



59. *Return chase or plenum contain pipes, wires...*

INSULATION AND VENTILATION

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

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

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof air/vapor barrier: • [Not visible](#)

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

Wall insulation material: • [Glass fiber](#) • Not visible

Wall insulation amount/value: • Not visible

Wall insulation amount/value: • [R-12](#) • Spot checked only

Wall air/vapor barrier: • Not visible

Foundation wall insulation material: • None found

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • None found

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • [None found](#)

Floor above basement/crawlspace air/vapor barrier: • None found

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \ Insulation

61. Condition: • [Amount less than current standards](#)

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

62. Condition: • [Exposed combustible insulation](#)

Implication(s): Increased fire hazard

Location: Various Attic

Task: Protect

INSULATION AND VENTILATION

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



60. Pest droppings,exposed combustible insulation



61. Exposed combustible insulation



62. Pest droppings,exposed combustible insulation

WALLS \ Insulation

63. Condition: • Amount inadequate

Location: Basement

INSULATION AND VENTILATION

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

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



63. No insulation

64. Condition: • Amount less than current standards

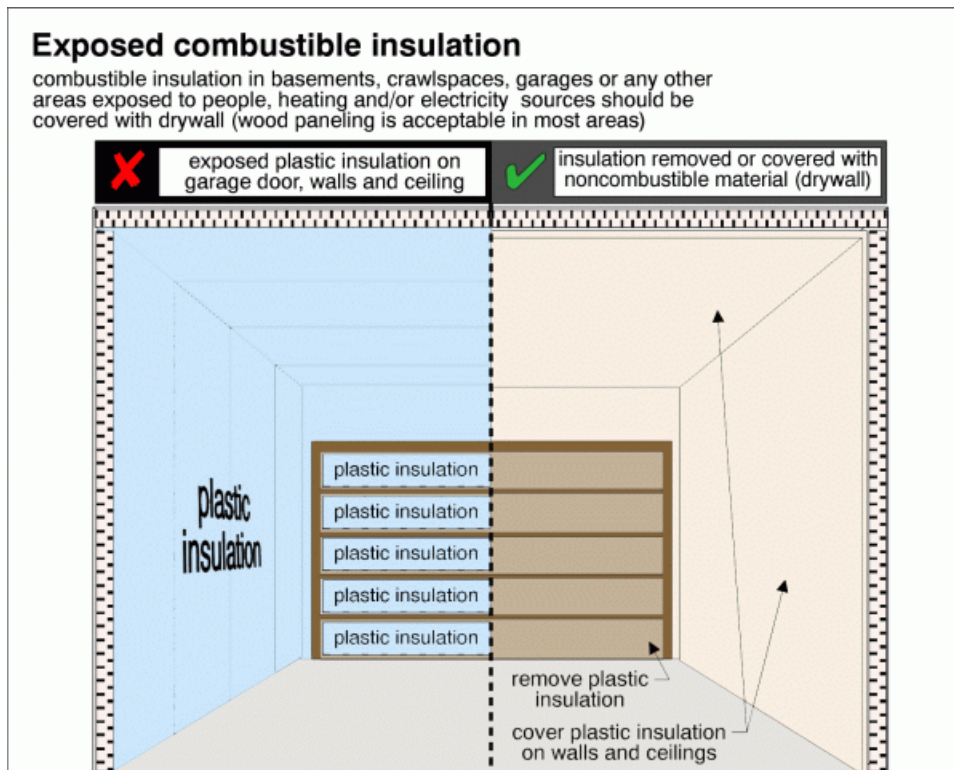
FLOORS \ Floors over unheated areas

65. Condition: • [Exposed combustible insulation](#)

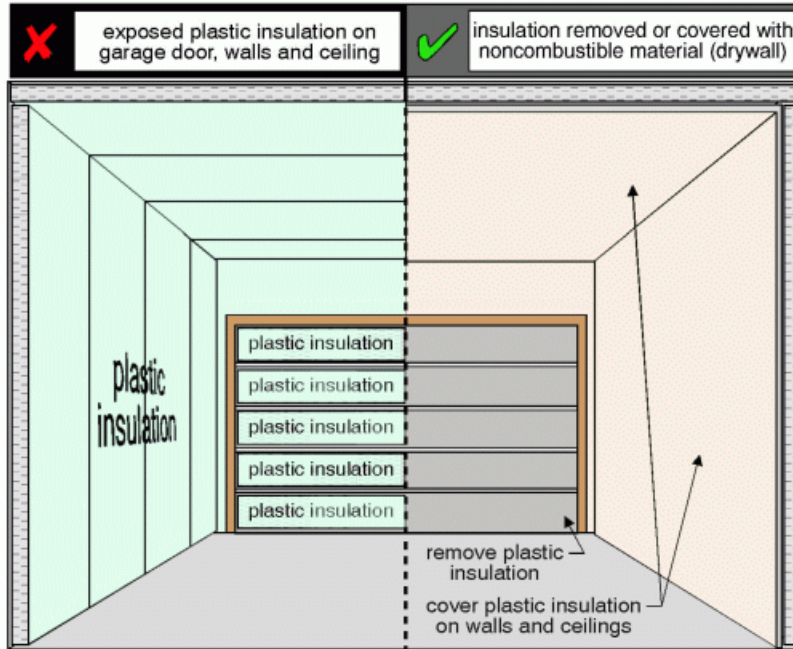
Implication(s): Increased fire hazard

Location: Throughout Sunroom Porch

Task: Repair or replace



Combustible insulation in garages



64. Exposed combustible insulation



65. Wet, exposed combustible insulation

INSULATION AND VENTILATION

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

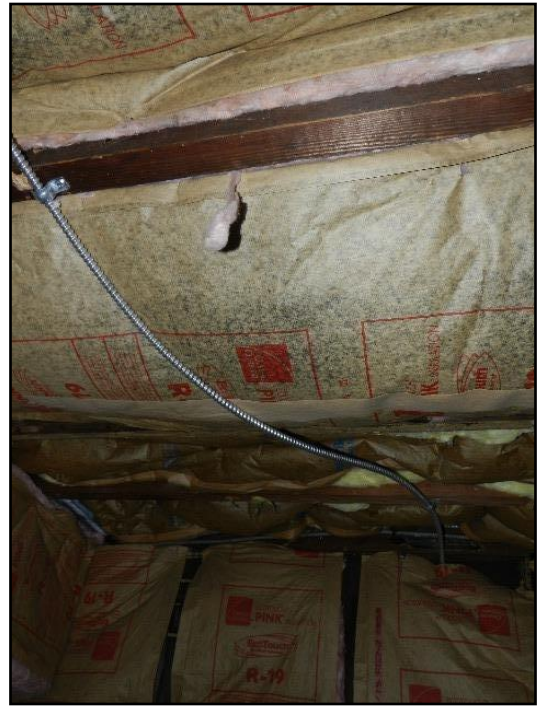
PLUMBING

INTERIOR

REFERENCE



66. Exposed combustible insulation



67. Wet, exposed combustible insulation



68. Wet, exposed combustible insulation



69. Exposed combustible insulation

66. Condition: • [No vapor barrier](#)

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

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Water supply source: • Public

Service piping into building: • [Not visible](#)

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

Main water shut off valve at the: • Front of the basement

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

Water heater type: • [Conventional](#)

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

Water heater exhaust venting method: • Natural draft

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 15 years

Typical life expectancy: • 10-15 years

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

Waste and vent piping in building: • [PVC plastic](#) • [Cast Iron](#)

Pumps: • None

Floor drain location: • Near laundry area

Gas piping: • Steel

Main fuel shut off valve at the: • Front of basement

Backwater valve: • None

Exterior hose bibb (outdoor faucet): • Present

Limitations

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

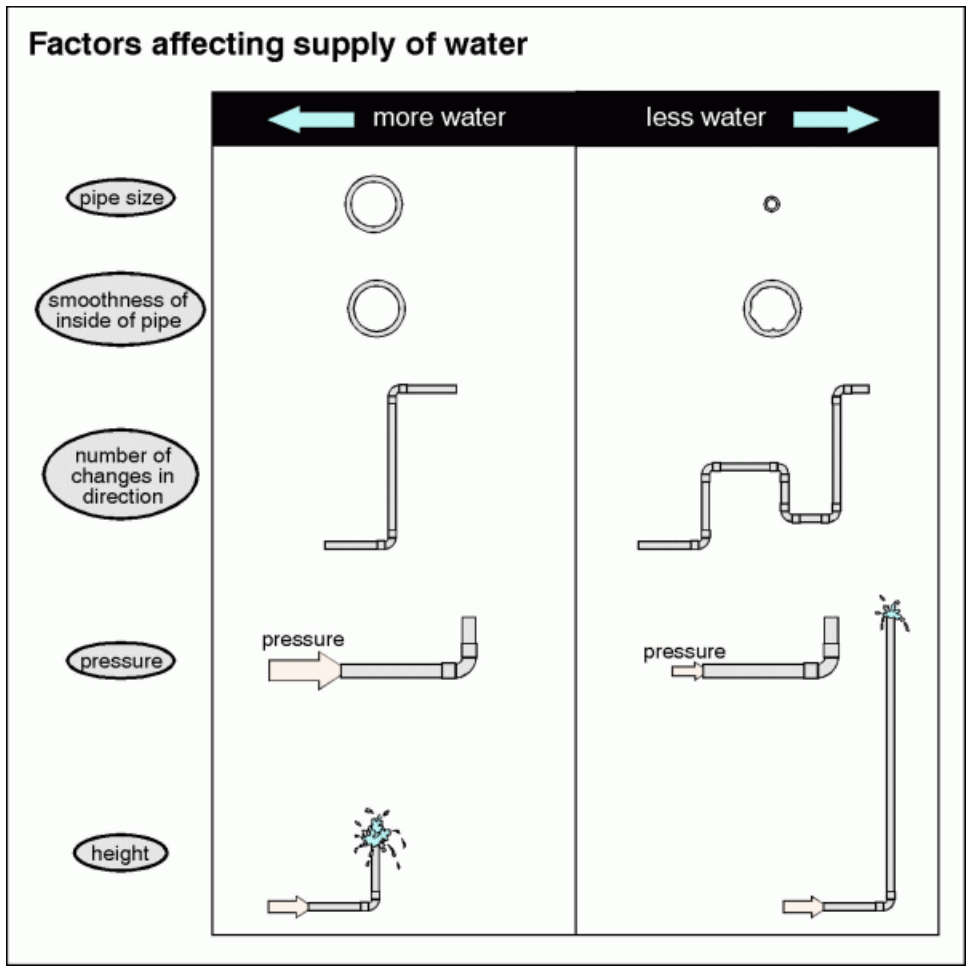
Items excluded from a building inspection: • Water quality • Concealed plumbing • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

SUPPLY PLUMBING \ Water service pipe

67. Condition: • [Low pressure](#)

Implication(s): Reduced water pressure and volume



68. Condition: • [Old](#)

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

Location: Basement Exterior

Task: Further evaluation Request disclosure

Time: Immediate

Cost: Major

SUPPLY PLUMBING \ Supply piping in building

69. Condition: • [Poor support](#)

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

Location: Basement

Task: Correct



70. Poor support

70. Condition: • [Galvanized steel](#)

Implication(s): Reduced water pressure and volume

Location: Throughout

Task: Replace Upgrade

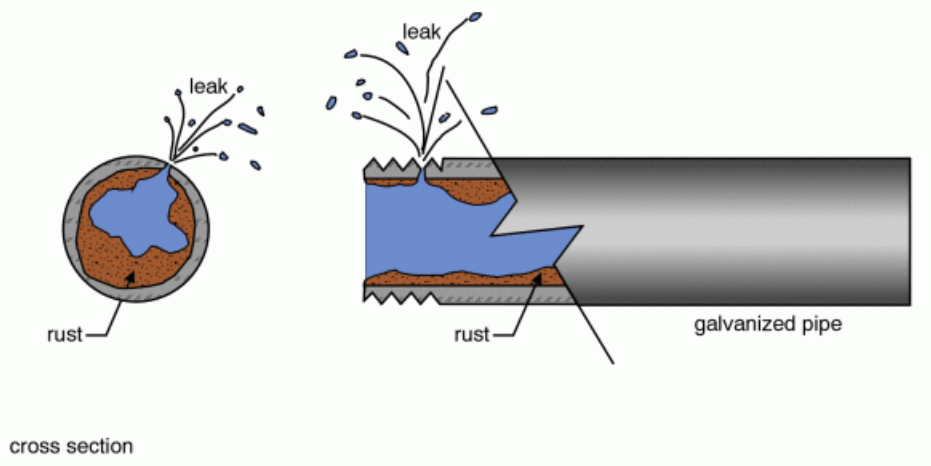
Time: When remodelling When necessary

Cost: Major

Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



PLUMBING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



71. Galvanized steel



72. Galvanized steel



73. Galvanized steel

GAS SUPPLY \ Gas meter

71. Condition: • [Gas odor around meter: verify with gas provider \(Peoples Gas @ 866-556-6001\)](#)

Implication(s): Last inspection 2004 - Inside safety inspections are free, completed within a few minutes

Location: Basement

Task: Further evaluation

Time: Immediate



74. Gas odor around meter

WATER HEATER \ Life expectancy

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

Implication(s): No hot water



75. Near end of life expectancy

WATER HEATER \ Temperature/pressure relief valve

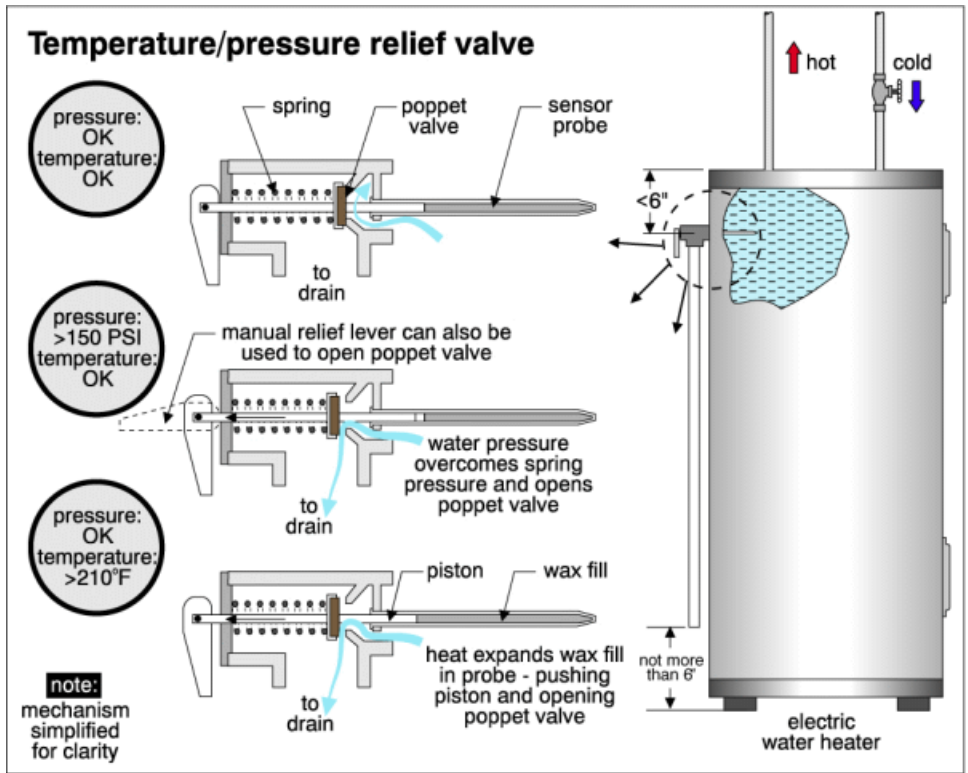
73. Condition: • [Discharge tube missing](#)

Implication(s): Scalding

Location: Basement

Task: Repair or replace Provide

Time: Immediate



76. Discharge tube missing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

74. Condition: • [Poor connections](#)

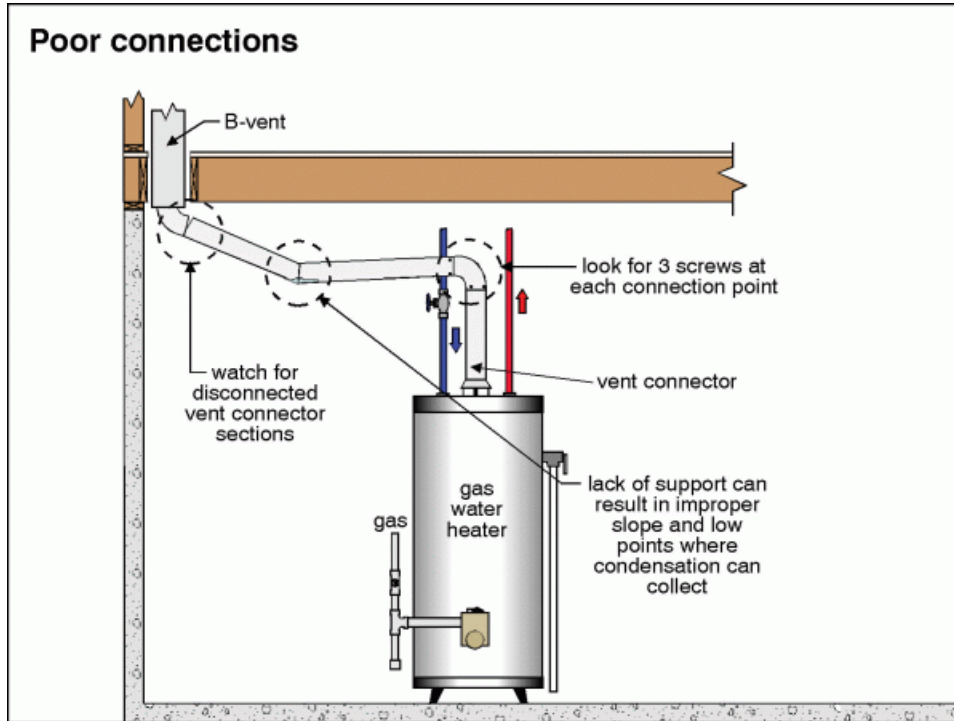
Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



77. Poor connections

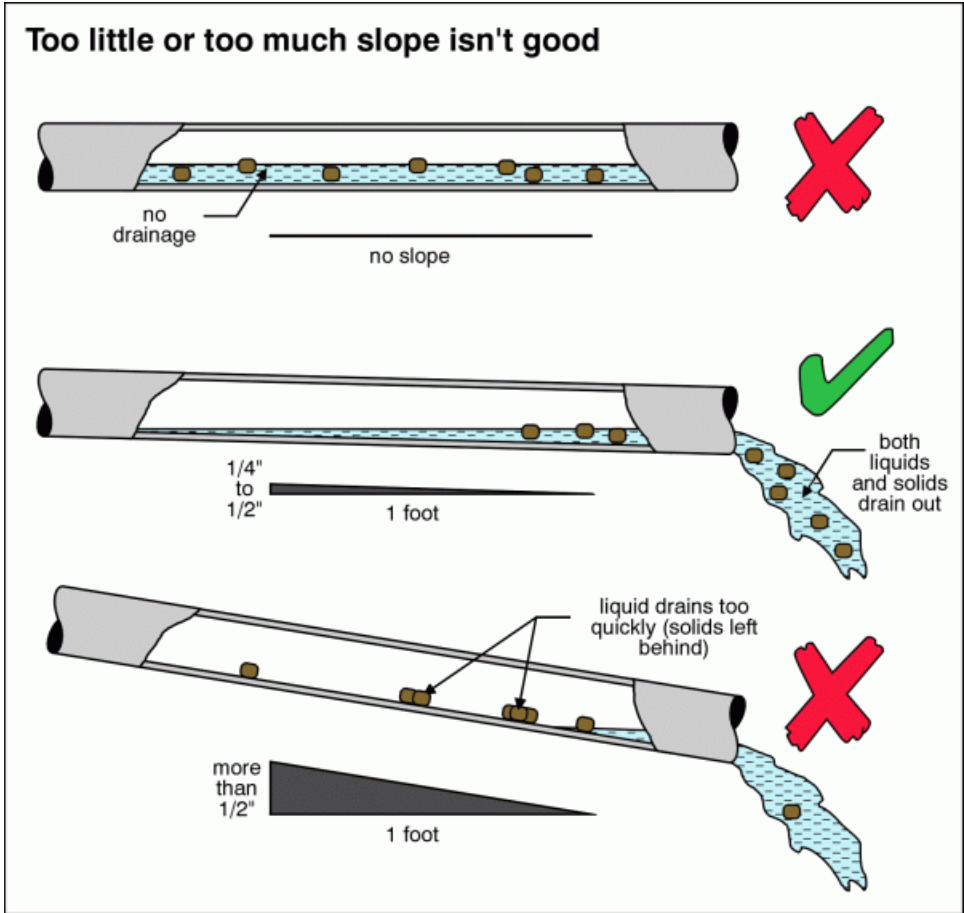
WASTE PLUMBING \ Drain piping - installation

75. Condition: • [Poor slope](#)

Implication(s): Sewage entering the building

Location: First Floor Kitchen

Task: Replace



78. Negative slope to drain, PVC piping

WASTE PLUMBING \ Drain piping - performance

76. Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Basement

Task: Repair Further evaluation

Time: Immediate



79. Leak

WASTE PLUMBING \ Floor drain

77. Condition: • [Missing](#)

Unknown condensate drainage location

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

Location: Furnace Room



80. Missing - incorrect condensate draining



81. Missing floor drain at furnace & water heater

78. Condition: • [No trap](#)

Implication(s): Sewer gases entering the building | Increased heating costs | Reduced comfort

79. Condition: • [Grate missing, rusted or obstructed](#)

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

Location: Front Basement

Task: Replace



82. *Grate missing, rusted or obstructed*

80. Condition: • [Backup](#)

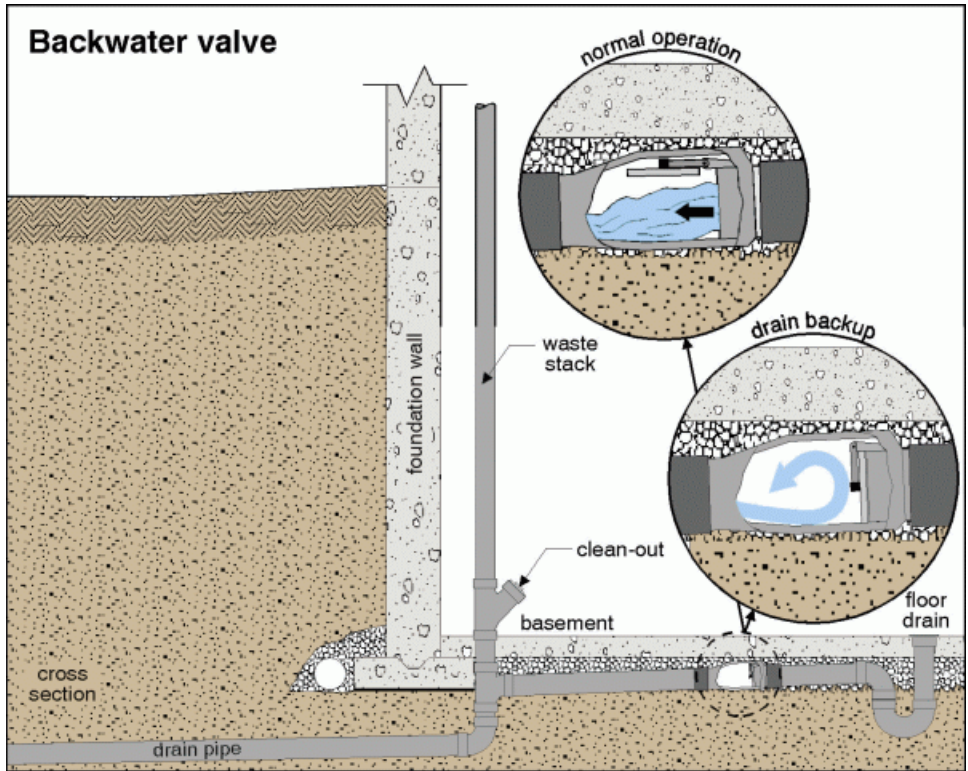
Storm and sewer are combined

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

Location: North South West Basement Exterior

Task: Repair or replace Monitor Clean Protect

Time: Immediate



83. Uncapped drain to sewer, possible backup



84. Uncapped drain to sewer, possible backup



85. Rusted cover at catch basin



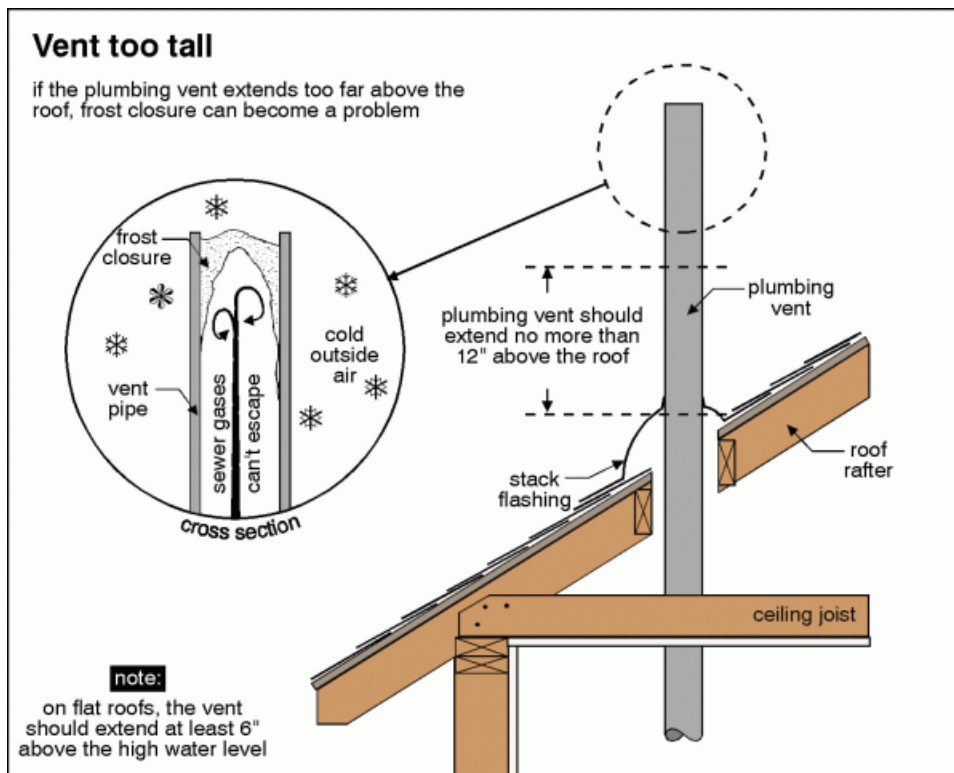
86. Backup, no check valve

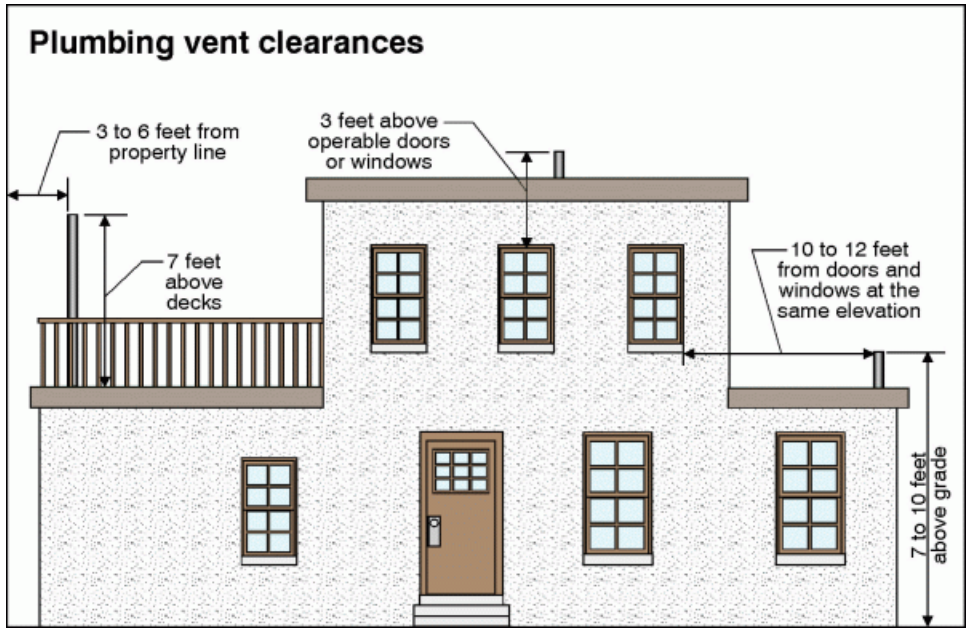
WASTE PLUMBING \ Venting system

81. Condition: • [Vent termination problems](#)

Implication(s): Reduced operability | Sewer gases entering the building

Location: Kitchen Bathroom





WASTE PLUMBING \ Sump pump

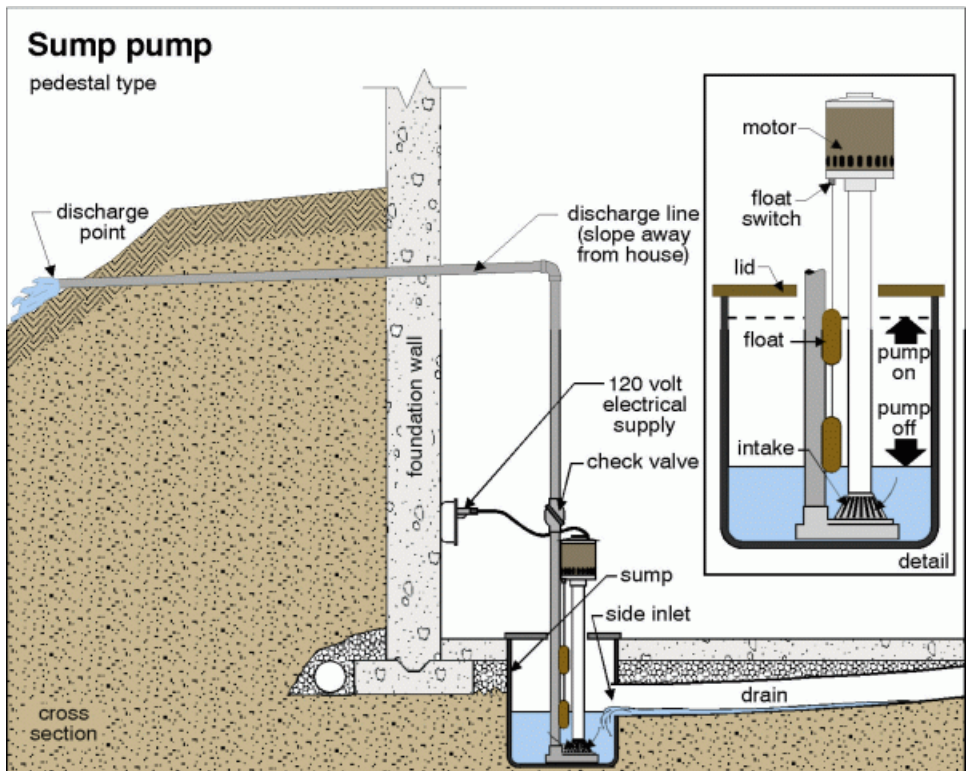
82. Condition: • [Missing](#)

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

Location: Throughout Basement

Task: Provide

Cost: Major

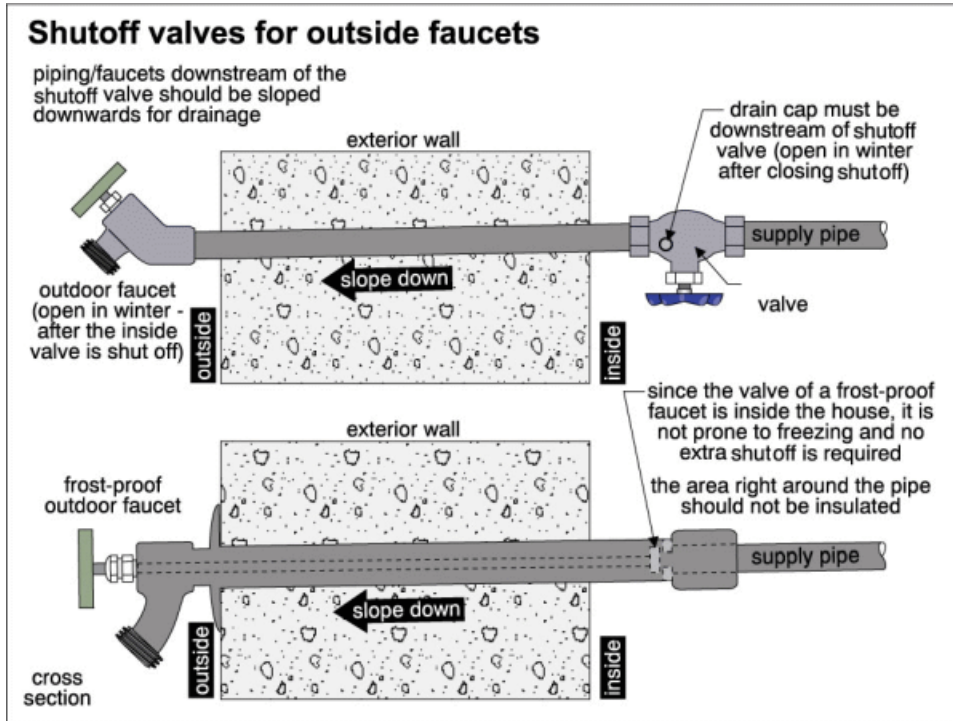


FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

83. Condition: • [Loose](#)

Implication(s): Reduced system life expectancy

Task: Correct



87. Loose

84. Condition: • [Not Frost Free](#)

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

Task: Replace Upgrade

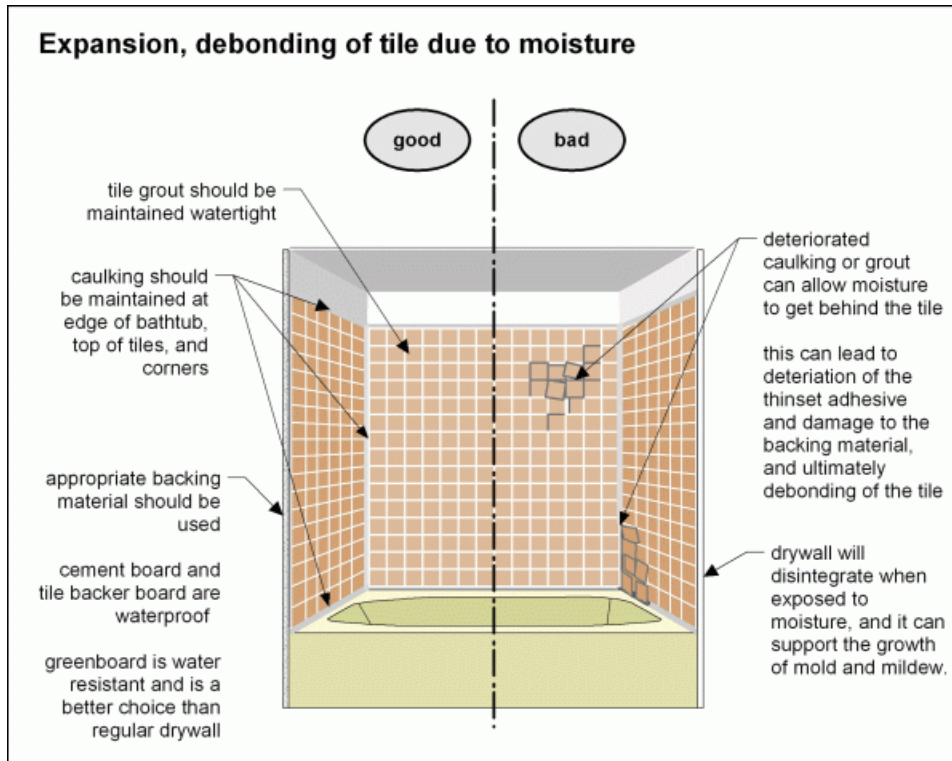
FIXTURES AND FAUCETS \ Bathtub enclosure

85. Condition: • [Grout loose, missing or deteriorated](#)

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

Location: First Floor

Task: Repair or replace



PLUMBING

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



88. Grout loose, missing or deteriorated



89. Grout loose, missing or deteriorated

Description

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

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

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

Windows: • [Single/double hung](#)

Glazing: • [Single](#) • [Primary plus storm](#)

Evidence of basement leakage: • Stains • Musty or damp odor • Loose floor tiles

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal

Laundry facilities: • Washer • Laundry tub • Dryer • Vented to outside

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • None

Limitations

Inspection limited/prevented by: • Finishes/paint

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

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Recommendations

CEILINGS \ General

86. Condition: • [Missing sections](#)

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

Location: Basement



90. *Missing sections*

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

87. Condition: • Water stains

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

Location: Basement



91. Water stains

WALLS \ Plaster or drywall

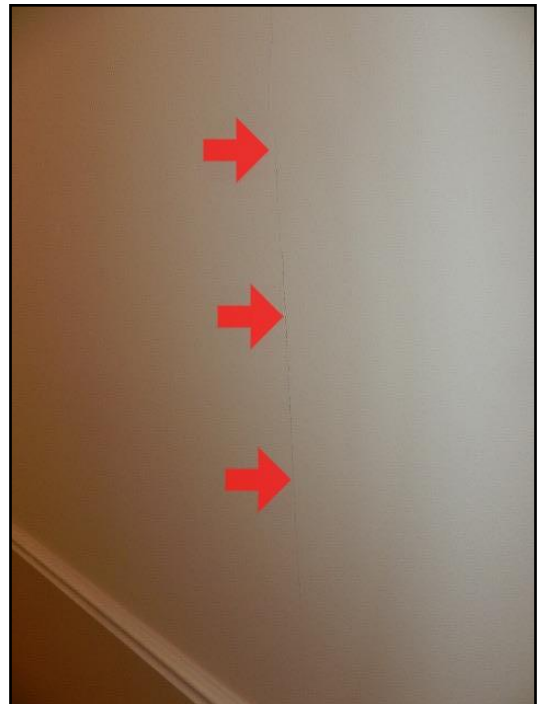
88. Condition: • [Cracked](#)

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

Location: Rear Bedroom



92. Cracked



93. Cracked

WALLS \ Wood

89. Condition: • Damaged

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

Location: Rear

Task: Repair or replace



94. *Damaged, dog scratches at wall*

FLOORS \ General

90. Condition: • Loose

Implication(s): Physical injury

Location: Throughout Basement

91. Condition: • [Trip hazard](#)

High threshold

Implication(s): Physical injury

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



95. Trip hazard, uneven floor levels



96. Trip hazard

FLOORS \ Wood/laminate floors

92. Condition: • [Stained](#)

Dog urine stains/damage at hardwood floors

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

Location: Various First Floor Dining Room Bedroom Hall

Task: Repair Clean Correct Protect

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

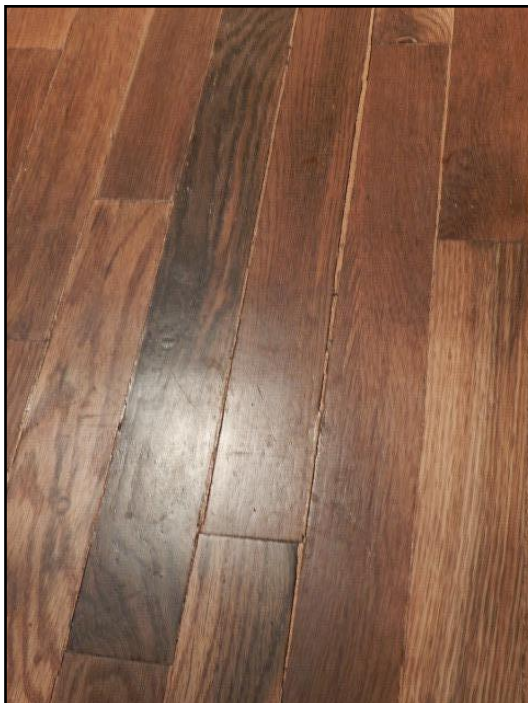
REFERENCE



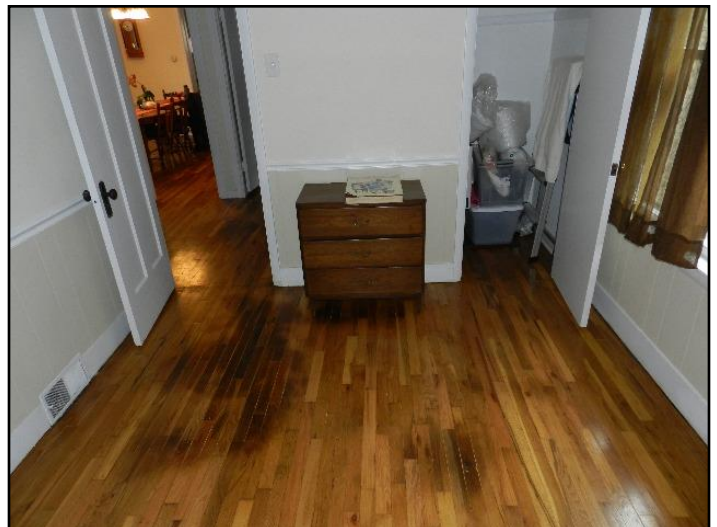
97. Dog urine stains/damage



98. Dog urine stains/damage



99. Dog urine stains/damage



100. Dog urine stains/damage

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



101. Dog urine stains/damage

WINDOWS \ General

93. Condition: • [Original lower quality units](#)

No adequate natural light provided, no closet in the underground basement room. Request disclosure for legality of 3rd bedroom as listed.

Implication(s): Increased heating costs | Increased maintenance costs

Location: Basement

Task: Request disclosure



102. Not a legal 3rd bedroom



103. Not a legal 3rd bedroom

WINDOWS \ Glass (glazing)

94. Condition: • [Cracked](#)

Implication(s): Physical injury

Location: Basement



104. Cracked



105. Cracked

DOORS \ Hardware

95. Condition: • Lock not effective on exterior door

Implication(s): Poor security

Location: Front

Task: Further evaluation Request disclosure



106. Lock not effective on exterior door

DOORS \ Interior trim

96. Condition: • [Loose](#)

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Implication(s): Material deterioration

97. Condition: • [Poorly fit](#)

Implication(s): Material deterioration

Location: Basement



107. *Poorly fit, loose*

CARPENTRY \ Cabinets

98. Condition: • [Doors or drawers missing or loose](#)

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

Location: Kitchen

Task: Repair



108. *Doors or drawers missing or loose*

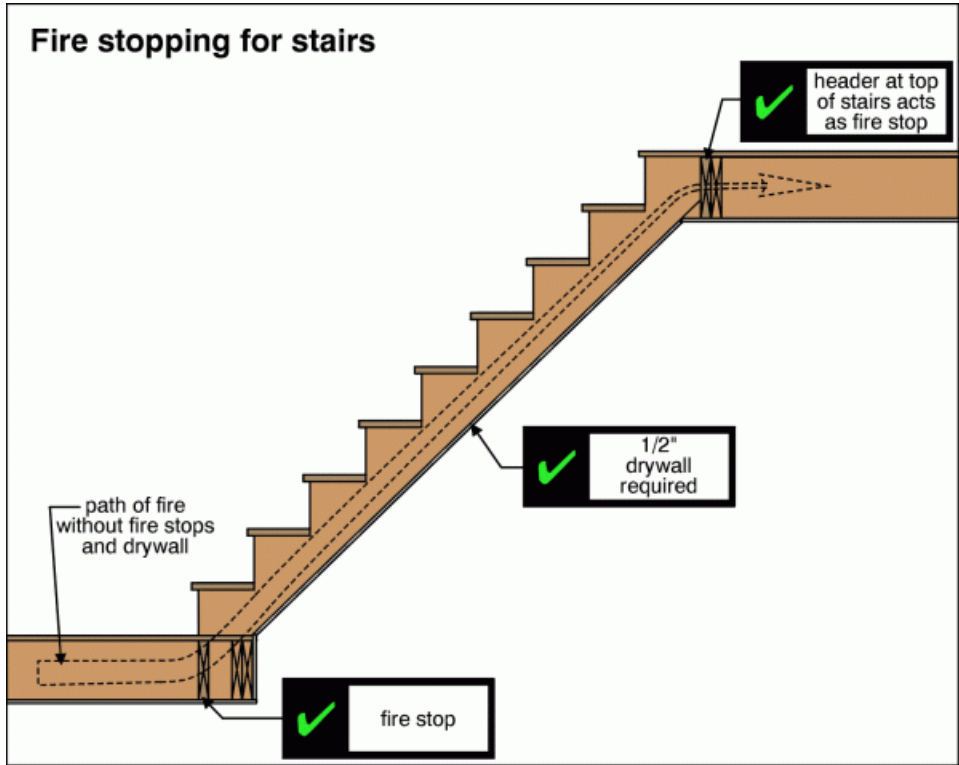
STAIRS \ Fire safety

99. **Condition:** • [Drywall missing or incomplete on underside of stairs](#)

Implication(s): Increased fire hazard

Location: Basement First Floor Attic

Task: Repair or replace Upgrade Protect



109. Drywall missing or incomplete on underside...

STAIRS \ Height

100. Condition: • [Headroom less than ideal](#)

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Headroom much below required 6'-8"

Implication(s): Physical injury

Location: Basement Attic



110. Headroom less than ideal



111. Headroom less than ideal

STAIRS \ Treads

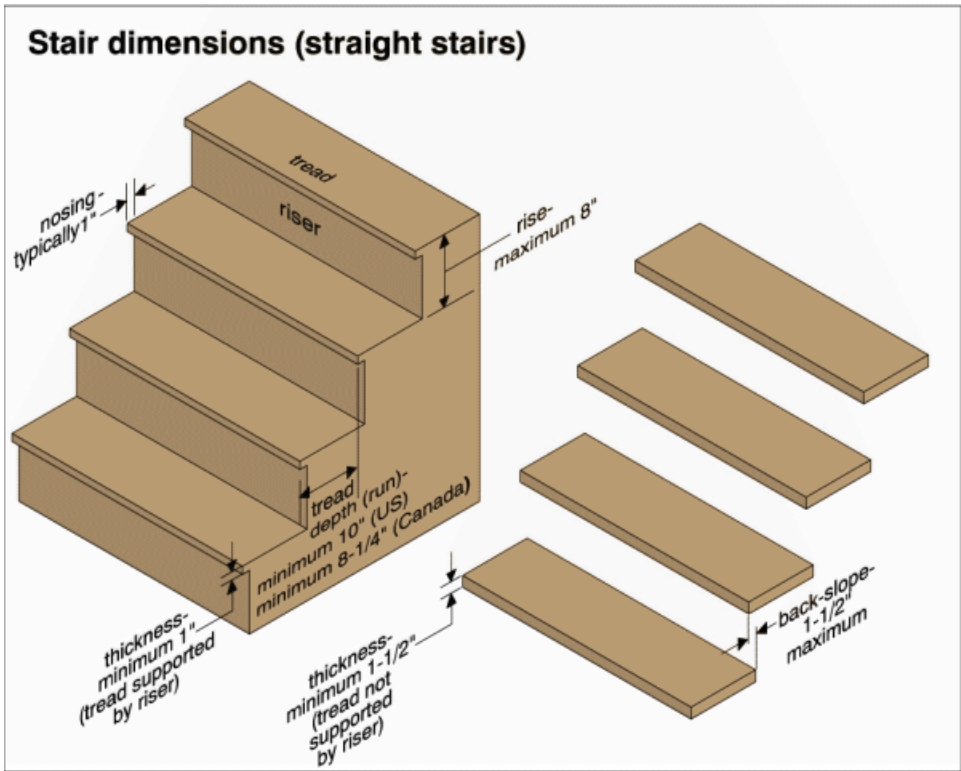
101. Condition: • [Rise excessive](#)

Implication(s): Trip or fall hazard

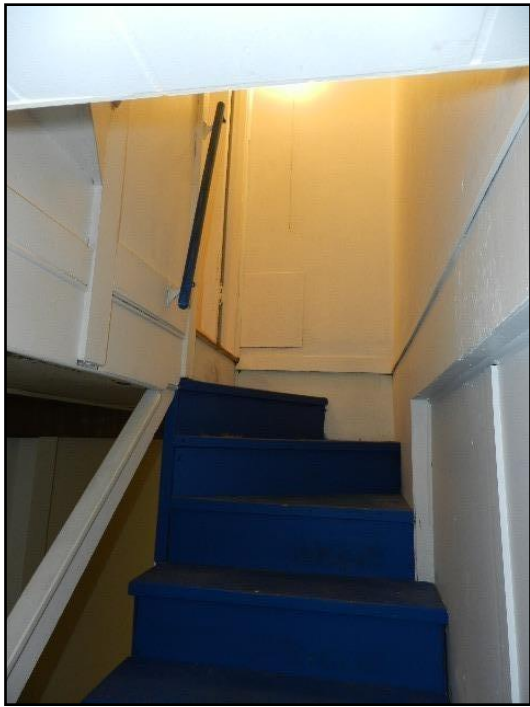
Location: Throughout Basement First Floor Attic

Task: Demolish Upgrade

Cost: Major



112. Rise excessive



113. Rise excessive

102. Condition: • [Worn or damaged](#)
Implication(s): Weakened structure | Trip or fall hazard

Location: Basement



114. Worn or damaged

STAIRS \ Winders

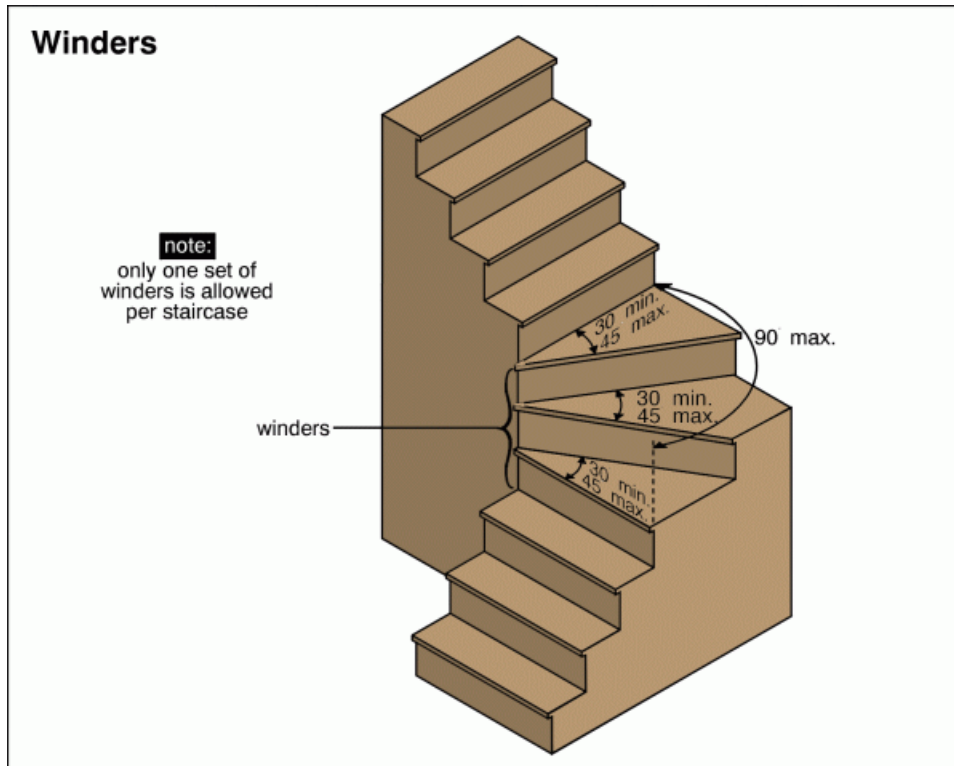
103. Condition: • [Too many](#)

Implication(s): Trip or fall hazard

104. Condition: • [Too big an angle](#)

Implication(s): Trip or fall hazard

Task: Replace Demolish

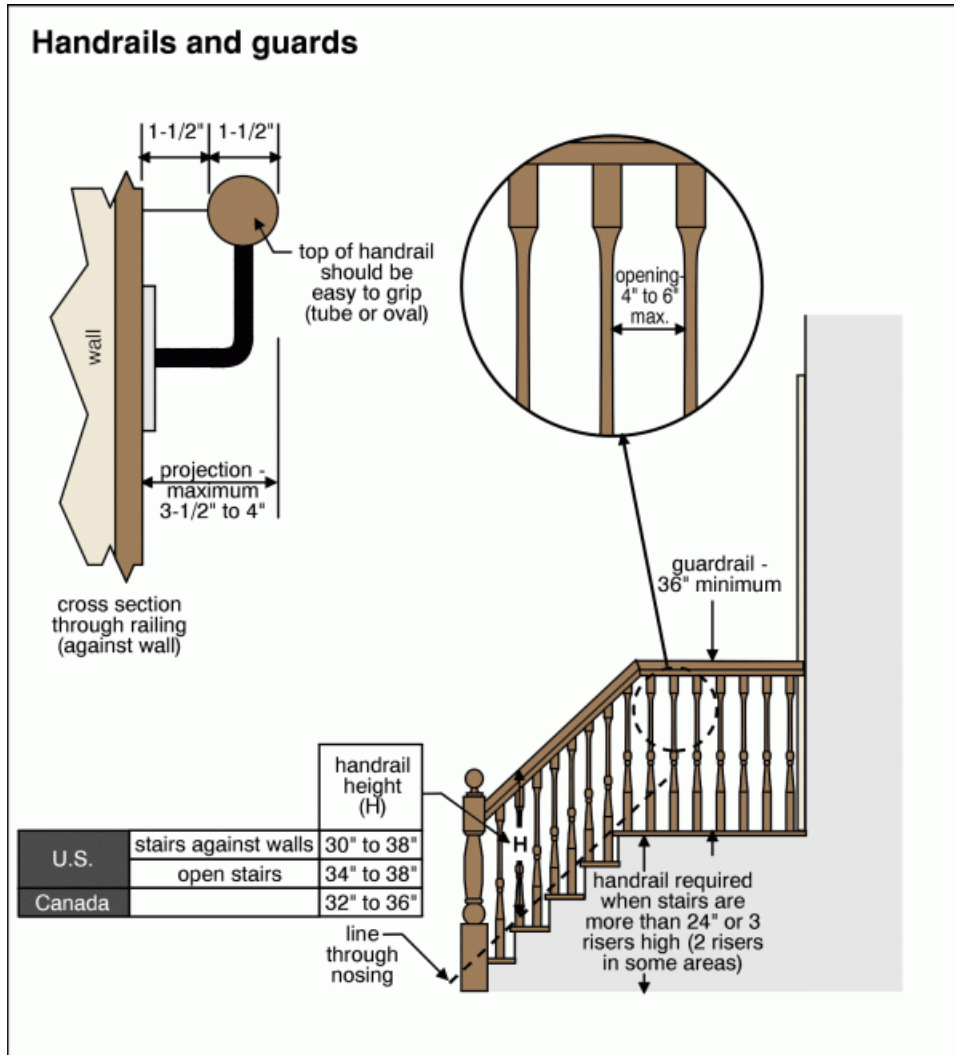


REFERENCE

STAIRS \ Handrails and guards

105. Condition: • [Missing](#)

Implication(s): Fall hazard

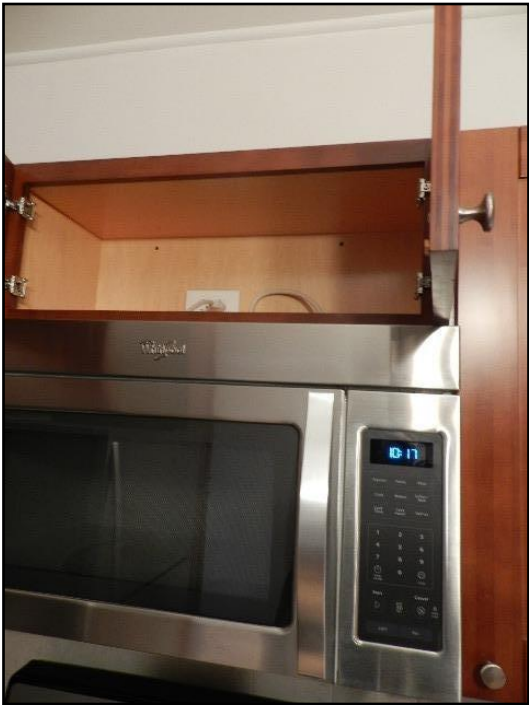
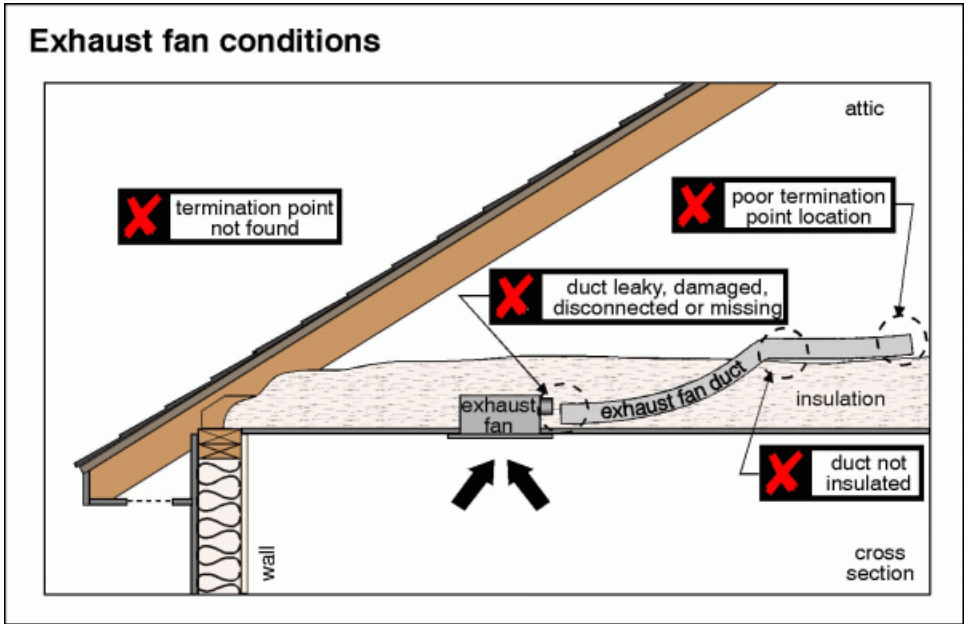


EXHAUST FANS \ Kitchen range exhaust system

106. Condition: • Not vented to exterior

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

Task: Correct Upgrade



115. Not vented to exterior

107. Condition: • Venting arrangement poor
Implication(s): Equipment ineffective

BASEMENT \ Leakage

108. Condition: • [Leakage - Read these articles before undertaking any action](#)
Implication(s): Chance of water damage to contents, finishes and/or structure

Task: Further evaluation Request disclosure

109. Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

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

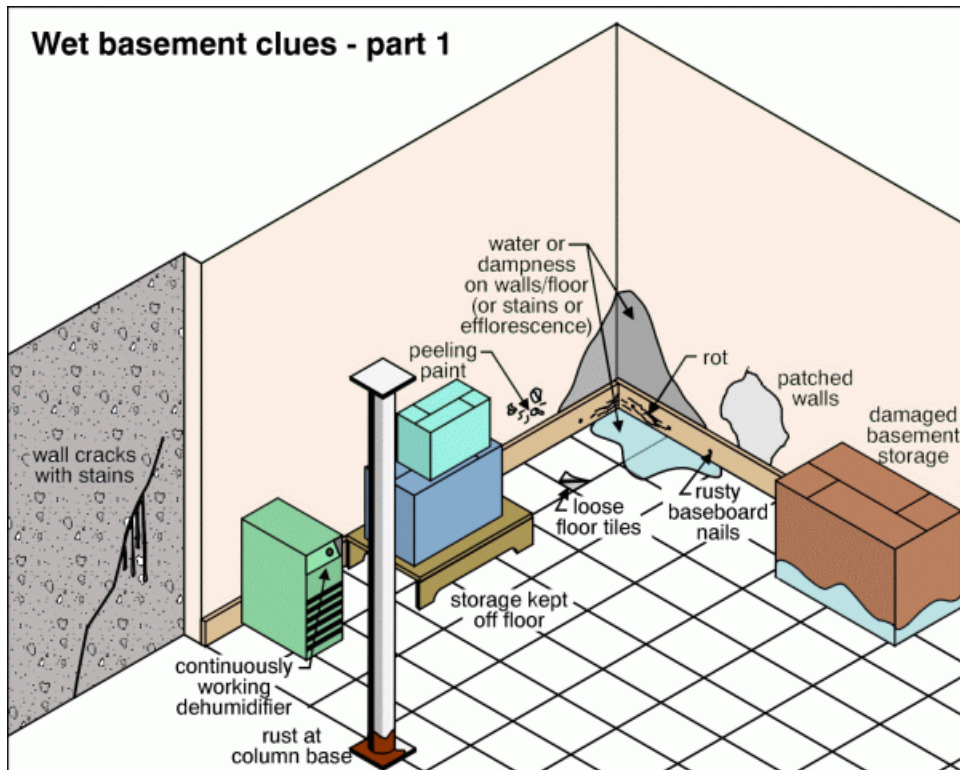
BASEMENT \ Wet basement - evidence

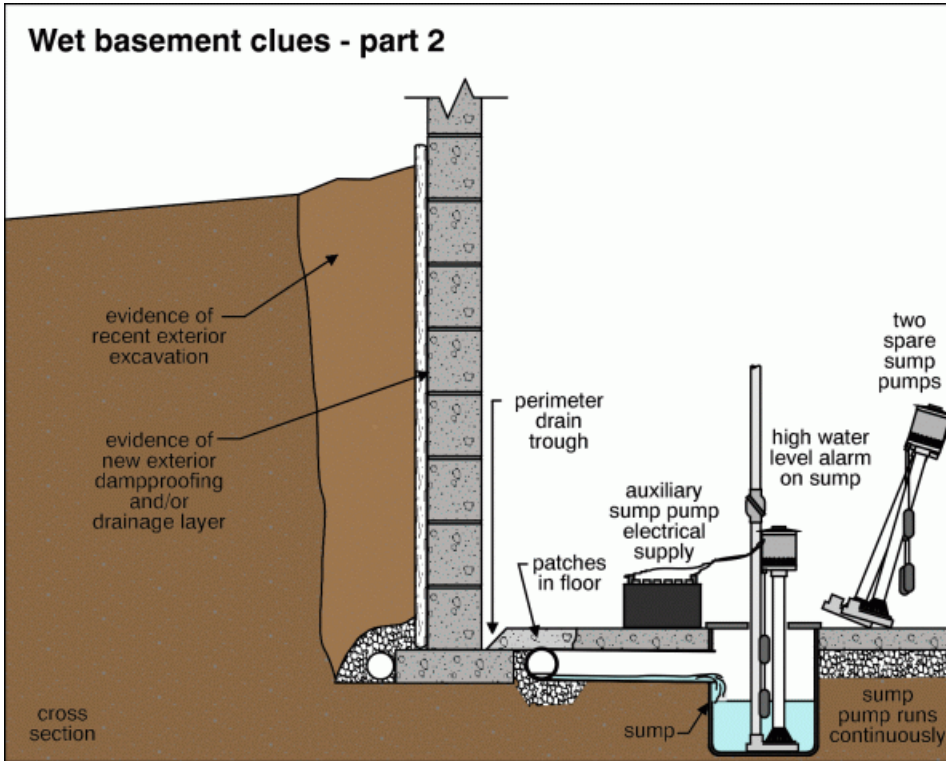
110. Condition: • [Loose floor tiles](#)

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

Location: Throughout Basement

Task: Further evaluation Request disclosure





116. Loose floor tiles



117. Loose floor tiles



118. Loose floor tiles

111. Condition: • [Odors](#)

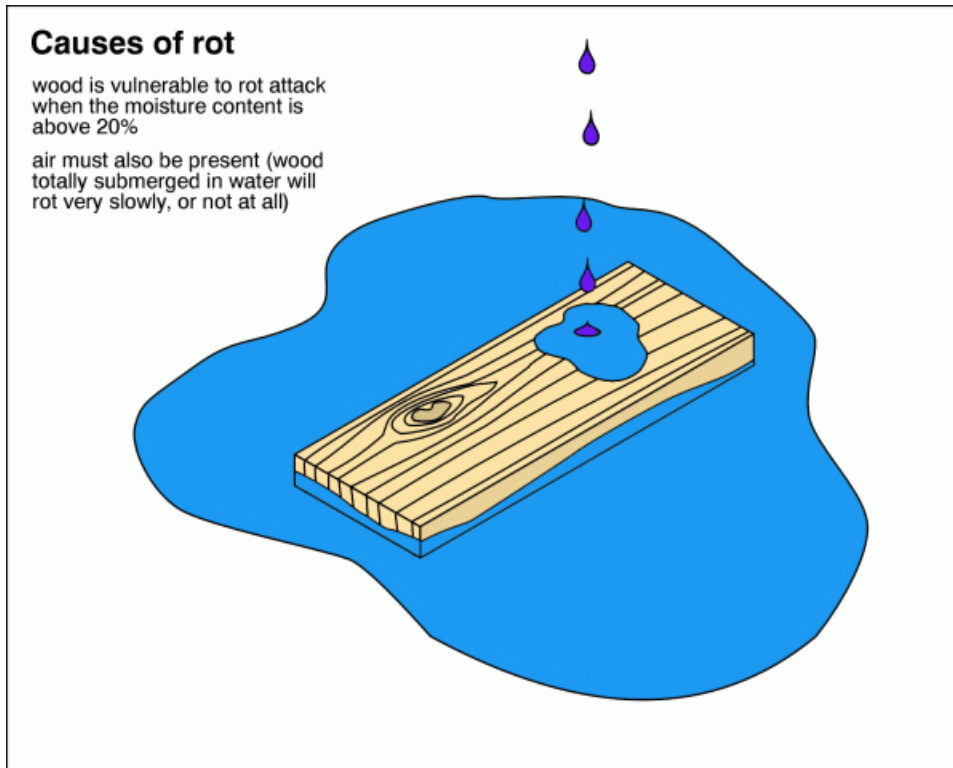
Implication(s): Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air

112. Condition: • [Rot](#)

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

Location: Basement

Task: Request disclosure



INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

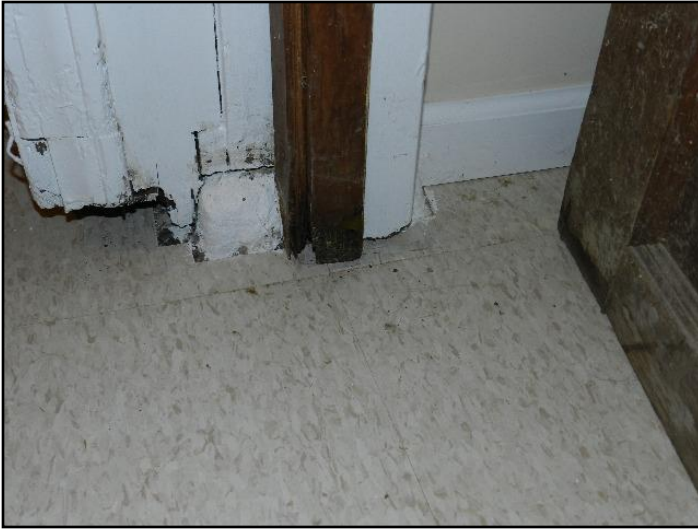
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



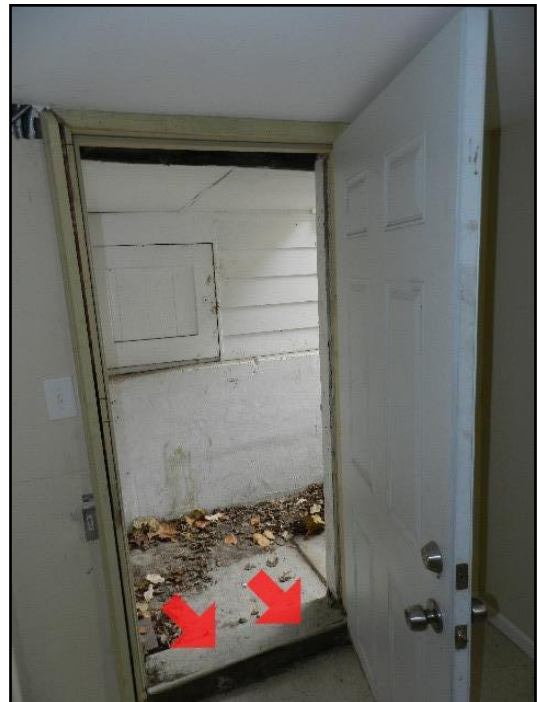
119. Rot



120. Rot



121. Rot



122. Possible leakage entry from basement door

113. Condition: • [Stains](#)

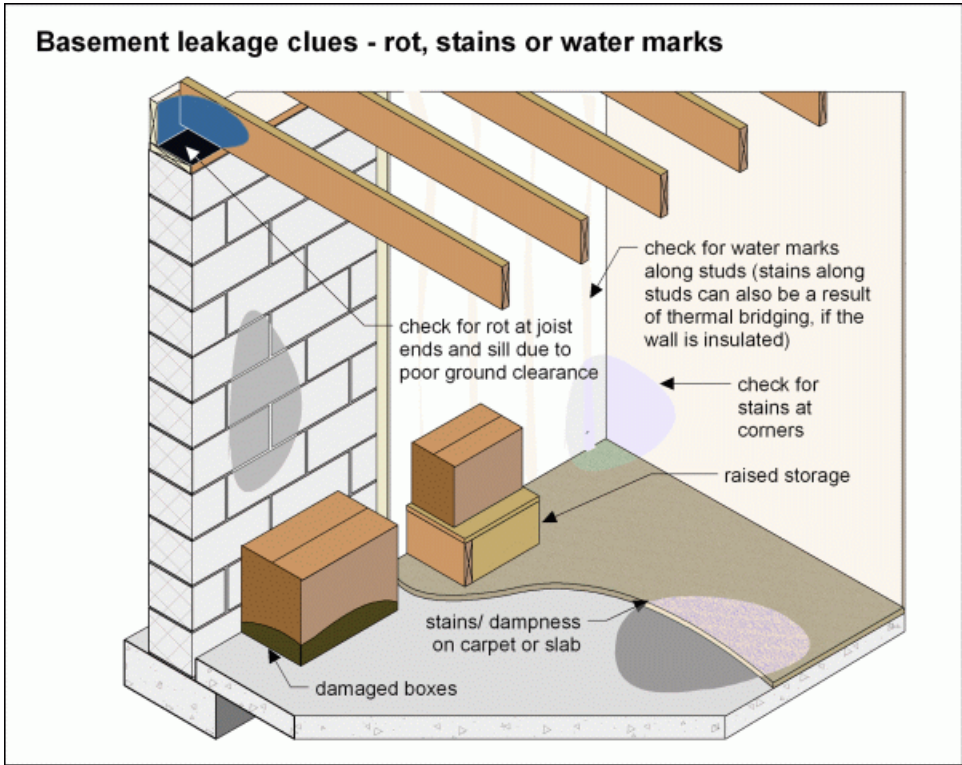
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Further evaluation Request disclosure

Time: Immediate

Cost: Major



123. Water stains

114. Condition: • [Wall cracks with water stains](#)

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

Location: Basement

Task: Further evaluation

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



124. Wall cracks with water stains



125. Wall cracks with water stains

115. Condition: • [Water marks](#)

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

GARAGE \ Floor

116. Condition: • [Cracked](#)

Implication(s): Uneven floors

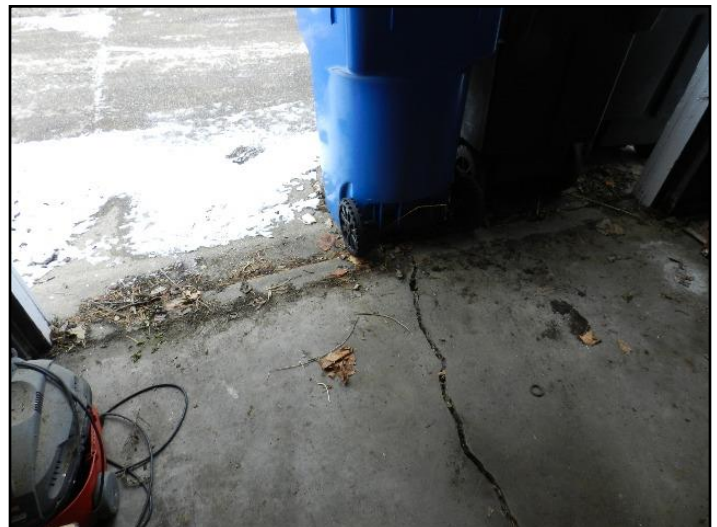
Location: Throughout

Task: Monitor Demolish

Time: When remodelling



126. Cracked



127. Cracked

INTERIOR

5246 North Sample St, Chicago, IL January 24, 2018

Report No. 1078

www.citizenarchitects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

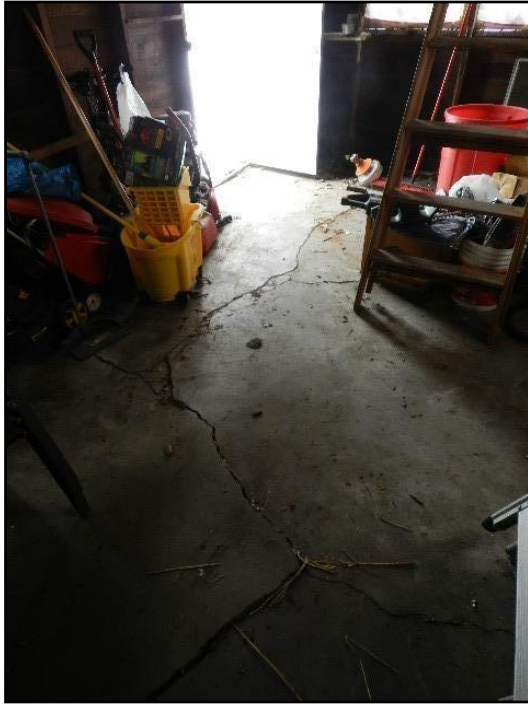
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



128. Cracked



129. Cracked

117. Condition: • [No drain](#)

Implication(s): Chance of water entering building

APPLIANCES \ Range

118. Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: First Floor Kitchen

Task: Provide

Time: Immediate

Cost: Minor



130. Anti-tip device missing

APPLIANCES \ Dryer

119. Condition: • Dryer vent material not smooth wall

Implication(s): Equipment ineffective | Fire hazard

Location: Basement

Task: Replace Clean



131. Dryer vent material not smooth wall

POTENTIALLY HAZARDOUS MATERIALS \ General

120. Condition: • Possible asbestos containing materials

Possible vinyl-asbestos floor tiles 12"x12" and mastic produced between 1951-1986-
<https://inspectapedia.com/hazmat/Asbestos-Floor-Tile-Identification.php>

Implication(s): Health hazard

Location: Basement

Task: Further evaluation Request disclosure

Cost: Major



132. *Possible vinyl-asbestos floor tiles*

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