

YOUR Inspection Report



Setting the Standard for Home Inspections!

FOR THE PROPERTY AT:

58 California
Chicago, IL

PREPARED FOR:

EDWARD BENNET

INSPECTION DATE:

Tuesday, September 23, 2008

PREPARED BY:

John Kwasnik Lic. 120407



XYZ Home Services, LLC
120 Carlton St., Suite 407
Chicago, IL M1K5T7

1 800 268 7070

Fax: 416 964 0683

www.xyzhomeservices.com

info@xyzhomeservices.com



September 29, 2008

Dear Edward Bennet,

RE: Report No. 1829
58 California
Chicago, IL

Thank you for choosing XYZ Company to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you.

Please visit our website at your convenience www.xyz.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.
Sincerely,

John Kwasnik Lic. 120407
on behalf of
XYZ Home Services, LLC

XYZ Home Services, LLC
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Chicago, IL M1K5T7
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INVOICE

September 29, 2008

Client: Edward Bennet

Report No. 1829

For inspection performed at:

58 California

Chicago, IL

on: Tuesday, September 23, 2008

Home Inspection	\$400.00
Total	<u>\$400.00</u>

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SUMMARY

58 California, Chicago, IL September 23, 2008

Report No. 1829

www.xyzhomeservices.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

STANDARDS

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](#)

Structure

Foundations \ Foundation

Condition: • The foundation at the rear of the home has failed, apparently as a result of unstable soil on the sloped lot. A soils specialist should be engaged to determine whether the building can be stabilized.

Location: Rear

Task: Repair

Time: Immediate

Cost: Major

Condition: • [Cracked](#)

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

Location: Left side Basement

Task: Repair

Time: Immediate

Note: Severe cracking of the foundation wall was noted. It appears that movement is ongoing, since the crack has been patched at least once, and had reopened. The crack was leaking actively at the time of the inspection, although leakage is not the main concern. The building footing appears to be shifting, and needs to be stabilized. This is a high priority repair.

Electrical

Service box, grounding and panel \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested ballpark costs and time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of the specialist.

[Home Improvement - ballpark costs](#)

ROOFING

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DESCRIPTION

Sloped:

- [Asphalt](#)



1. Asphalt roofing with decorative dormer

Probability of leakage: • Medium

LIMITATIONS

Inspection performed: • By walking on roof

RECOMMENDATIONS

General

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

EXTERIOR

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DESCRIPTION

General: • Gutters and downspouts must carry water off the roof away from the building to prevent basement or crawl space leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope down away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

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

Gutter & downspout type: • [Eave mounted](#)

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

Lot slope: • [Flat](#)

Wall surfaces - wood: • [Boards](#)

Wall surfaces - masonry: • [Brick](#)

Driveway: • Asphalt

LIMITATIONS

Inspection limited/prevented by: • Car in garage • Poor access under steps, deck, porch

Upper floors inspected from: • Ground level

RECOMMENDATIONS

Walls \ Brick, stone and concrete

Condition: • [Too close to grade](#)

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

Location: Right side

Task: Improve

Time: Less than 1 year

Note: Grade should be lowered to keep brick 6 inches above the ground.

EXTERIOR

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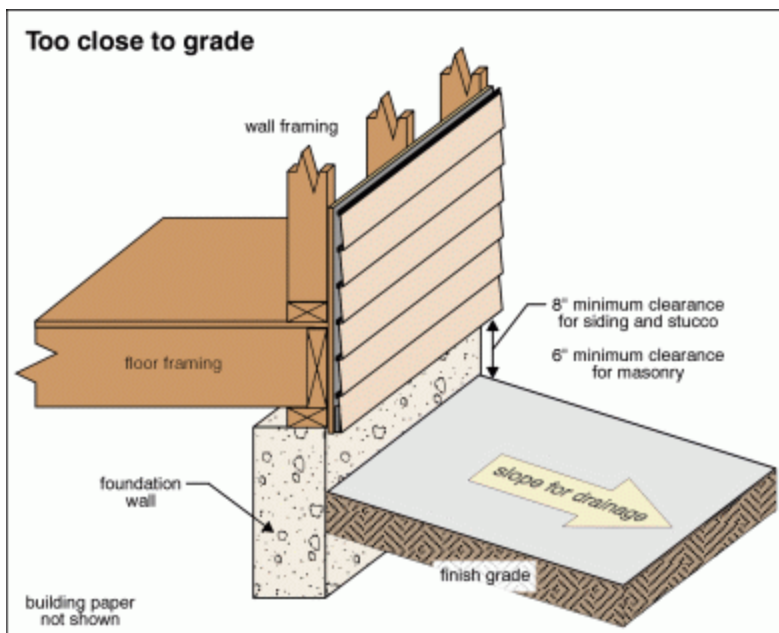
INSULATION

PLUMBING

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[Click on image to enlarge.](#)



2. Brick should be 6" above grade

Windows and skylights \ Skylights and solariums

Condition: • [Leak](#)

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

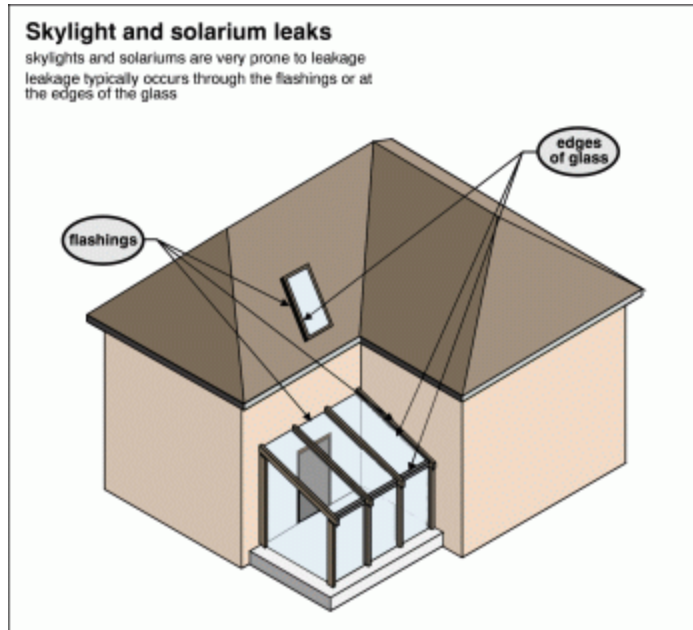
Location: Rear Third floor

Task: Repair

Time: Immediate

Note: Evidence of water damage and staining noted. Skylights on west slope are designed to be opened but are secured closed with a locking plate.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								



Click on image to enlarge.

Landscaping \ Lot grading

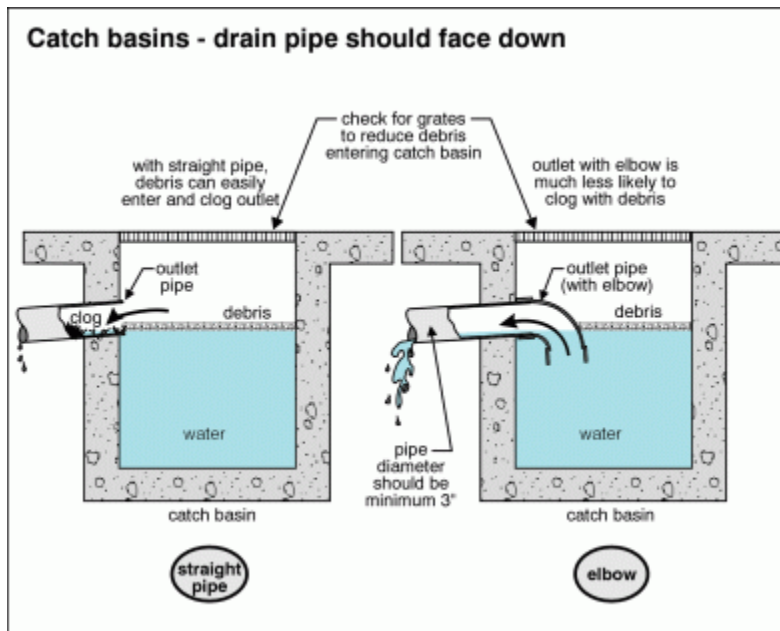
Condition: • [Clogged catch basins](#)

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

Location: East

Task: Improve

Time: Regular maintenance



Click on image to enlarge.

STRUCTURE

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DESCRIPTION

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

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

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Plywood sheathing

LIMITATIONS

Inspection limited/prevented by: • New finishes/paint

Attic/roof space: • No access

Percent of foundation not visible: • 95 %

RECOMMENDATIONS

Foundations \ Foundation

Condition: • The foundation at the rear of the home has failed, apparently as a result of unstable soil on the sloped lot. A soils specialist should be engaged to determine whether the building can be stabilized.

Location: Rear

Task: Repair

Time: Immediate

Cost: Major



3. Failed foundation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								

Condition: • [Cracked](#)

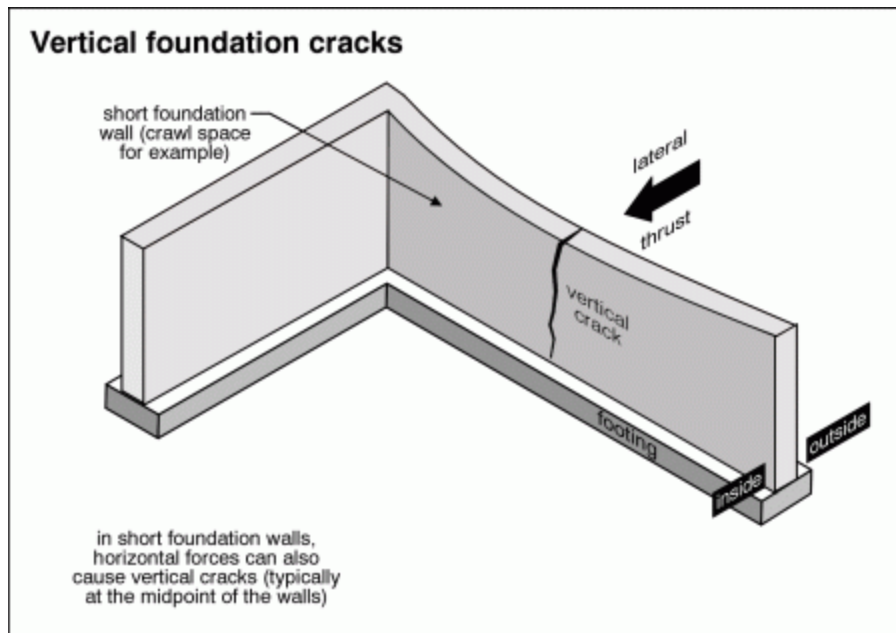
Implication(s): Chance of water damage to contents, finishes and/or structure | Weakened structure

Location: Left side Basement

Task: Repair

Time: Immediate

Note: Severe cracking of the foundation wall was noted. It appears that movement is ongoing, since the crack has been patched at least once, and had reopened. The crack was leaking actively at the time of the inspection, although leakage is not the main concern. The building footing appears to be shifting, and needs to be stabilized. This is a high priority repair.



[Click on image to enlarge.](#)



4. Foundation crack - leaking



5. Cracked foundation wall

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								

DESCRIPTION

Service entrance cable and location: • [Underground - not visible](#)

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

Main disconnect/service box type and location:

• [Breakers - basement](#)

Note: North wall

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

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

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

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

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

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

Smoke detectors: • [Present](#)

LIMITATIONS

General: • Concealed electrical components are not part of a home inspection.

Panel covers: • Disconnect covers are not removed by the home inspector

Panel or disconnect cover: • Home inspectors do not remove the cover for the main electrical disconnect, since this is not safe to do with the house power turned on, and we cannot turn the power off during the home inspection.

RECOMMENDATIONS

General

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

Service box, grounding and panel \ Distribution panel

Condition: • [Rust or water in panel](#)

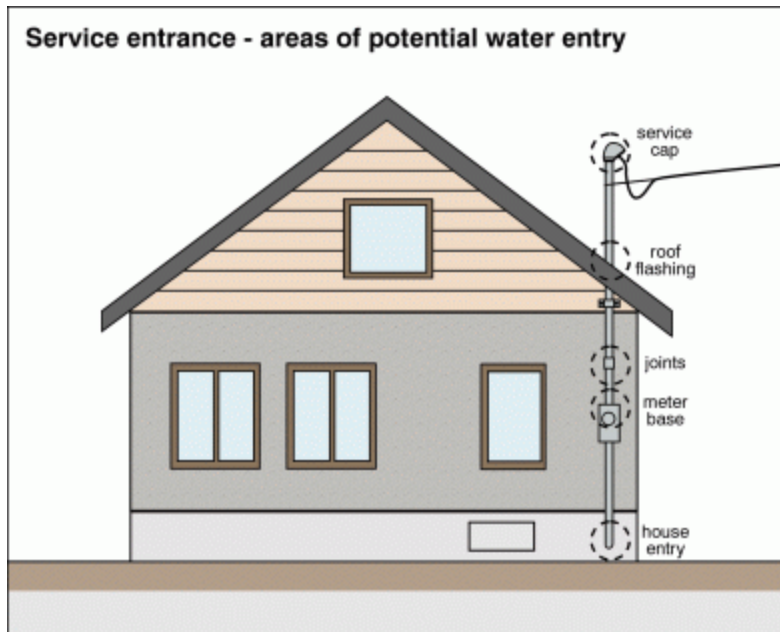
Implication(s): Electric shock | Fire hazard

Location: North Basement

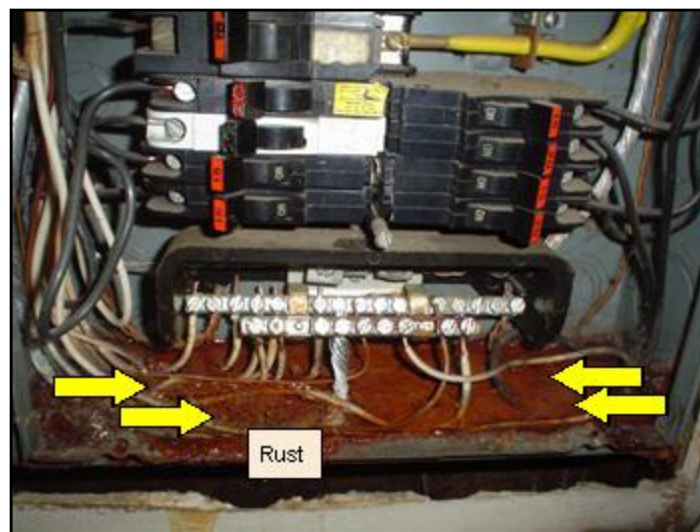
Task: Repair

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								



[Click on image to enlarge.](#)



6.

Distribution system \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Top of basement stairs

Task: Provide

Time: Immediate

Cost: Minor

HEATING

58 California, Chicago, IL September 23, 2008

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SUMMARY

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DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

Approximate capacity: • [85,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [17 years](#)

Failure probability: • [High](#)

Main fuel shut off at:

• Exterior wall

Note: Southeast

Auxiliary heat: • [Electric baseboard heater](#)

Chimney: • [Metal](#)

LIMITATIONS

General: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for heating systems, prior to installation.

Inspection prevented/limited by:

• Restricted access

Note: To inlet and exhaust piping

Heat exchanger: • Not visible

RECOMMENDATIONS

General

• An annual maintenance agreement that covers parts and labor is recommended.

Gas furnace \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | No heat for house

Location: Basement

Task: Inspect annually

Chimney and vent \ Masonry chimney cap

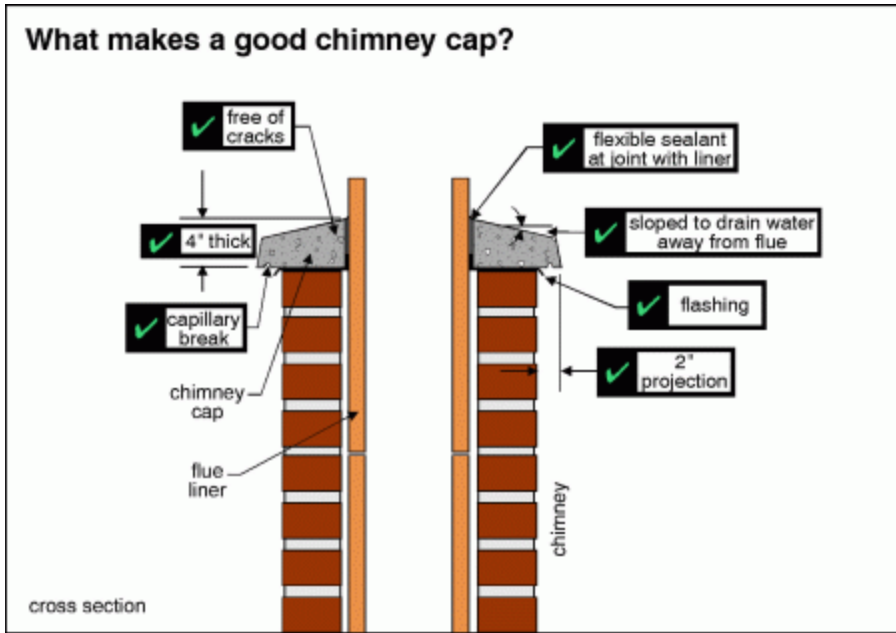
Condition: • [No drip edge on cap](#)

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

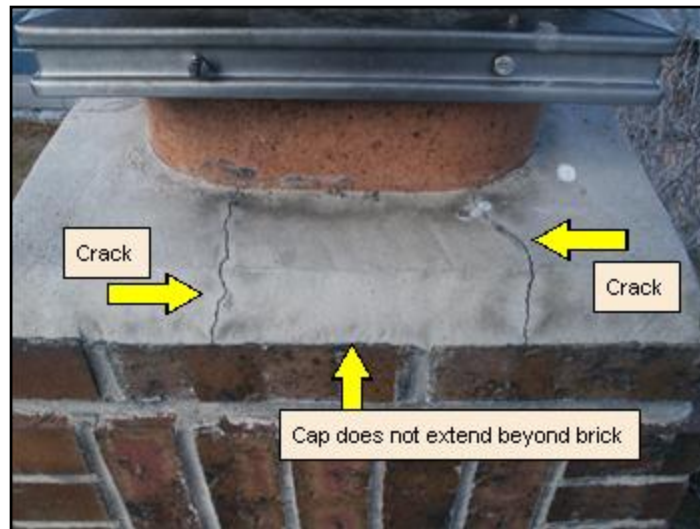
Task: Improve

Time: If necessary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								



[Click on image to enlarge.](#)



7. Chimney cap issues

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	STANDARDS								

DESCRIPTION

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

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age:

• 8 years

Note: Carrier - Model# 38SE003300

Failure probability: • [High](#)

LIMITATIONS

General: • Heat gain calculations are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size for air conditioning or heat pump systems.

Inspection limited/prevented by: • Low outdoor temperature

RECOMMENDATIONS

Air conditioning \ Air cooled condenser coil

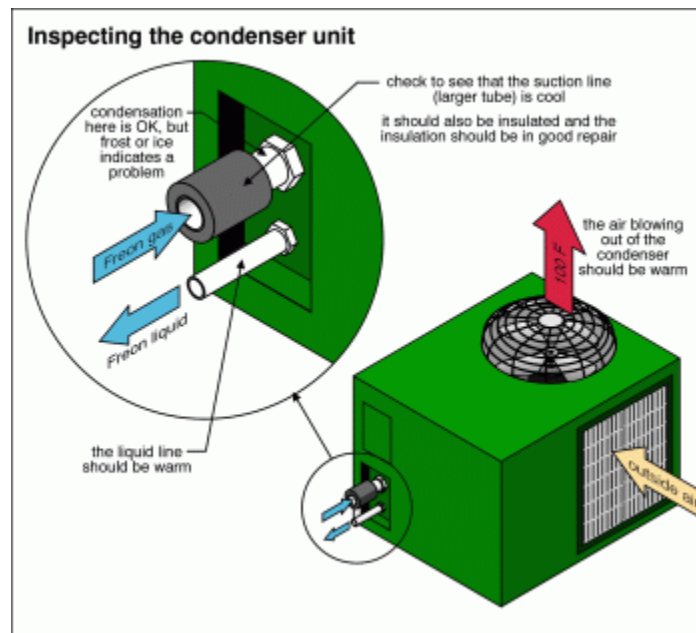
Condition: • [Corrosion](#)

Implication(s): Reduced system life expectancy | Equipment not operating properly | Increased cooling costs | Reduced comfort

Location: Rear Exterior

Task: Monitor

Note: Rust on the air conditioner does not require immediate action, although this should be checked during annual servicing.



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

58 California, Chicago, IL September 23, 2008

Report No. 1829

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8. *Rusted condenser*

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DESCRIPTION

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

Attic/roof insulation amount: • [R-32](#)

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

Wall insulation material: • Not determined

Wall insulation amount: • [R-12](#)

Foundation wall insulation material: • [Glass fiber](#)

Air/vapor barrier: • [Plastic](#)

LIMITATIONS

Air/vapor barrier system: • The continuity of the air vapor barriers throughout the home could not be identified.

RECOMMENDATIONS

General

• Adding insulation to a home improves the comfort and reduces the heating and cooling costs. Virtually every home could have more insulation added, although the cost effectiveness of adding insulation decreases with higher levels of existing insulation. Typically, improving the insulation in the attic is the most cost effective approach. When adding insulation, it may also be necessary to improve the attic ventilation.

If changes are planned for exterior walls, insulation improvements may be cost effective as part of this work.

Improving the insulation levels in basements and crawlspaces from the interior can also be quite cost effective, although there is typically less heat loss from these areas than there is from the attic, for example.

Reducing the amount of air leakage out of the home can also have a dramatic impact on both comfort and fuel costs. There are firms that specialize in sealing homes to reduce air leakage. These improvements can be cost effective, especially for particularly leaky homes. This work is often incorporated with insulation improvements.

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DESCRIPTION

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

Supply piping in house: • [Copper](#)

Main shut off valve at the:

• Basement

Note: West wall

Water flow (pressure): • [Typical for neighborhood](#)

Water heater fuel: • [Gas](#)

Water heater type: • Rental

Tank capacity: • [60 gallons](#)

Water heater approximate age: • 17 years

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

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

LIMITATIONS

General: • The following items are not evaluated as part of the home inspection: identification of the water supply source as public or private, well(s) and related equipment, water treatment equipment, water quality, shut-off/isolating/relief valves, overflows for sinks/tubs/etc., septic systems, hot tub(s)/spa(s)/pool(s) and related equipment, steamer(s), irrigation systems, fountains, ponds and concealed items.

RECOMMENDATIONS

Water heater \ Life expectancy

Condition: • [Old](#)

Implication(s): No domestic hot water

Location: Basement Laundry area

Task: Monitor / Replace when necessary

Time: Unpredictable

INTERIOR

58 California, Chicago, IL September 23, 2008

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DESCRIPTION

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

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

Windows: • [Fixed](#) • [Casement](#) • [Skylight](#)

Glazing: • [Double](#)

Exterior doors: • [Metal](#) • [Sliding glass](#)

Evidence of basement leakage: • Efflorescence • Water

LIMITATIONS

General: • The following items are not evaluated as part of the home inspection: indoor air quality, telephone/cable/intercom/fire alarm/security systems, appliances (fridge, stove, washer, dryer, central vacuum, etc.), cosmetic issues and concealed items.

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

Cosmetics: • No comment offered on cosmetic finishes

Basement leakage: • Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

RECOMMENDATIONS

General

• carbon monoxide detectors should be placed on every floor of the building.

Floors \ Wood/laminate floors

Condition: • [Stained](#)

Implication(s): Cosmetic defects

Location: Kitchen

Task: Repair

Time: Discretionary

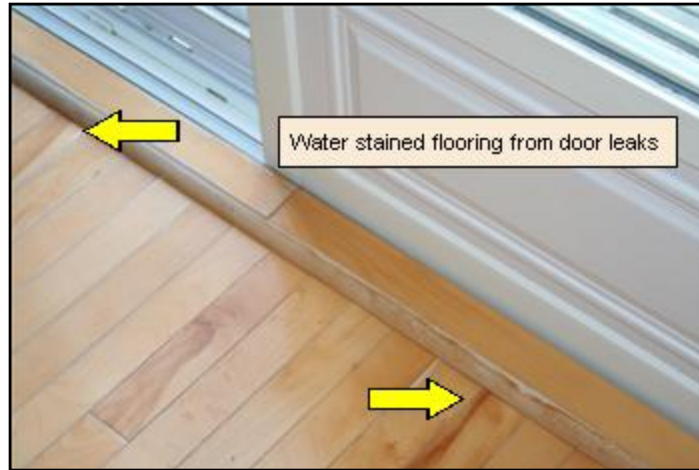
INTERIOR

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9. Stained flooring

Walls \ Plaster or drywall

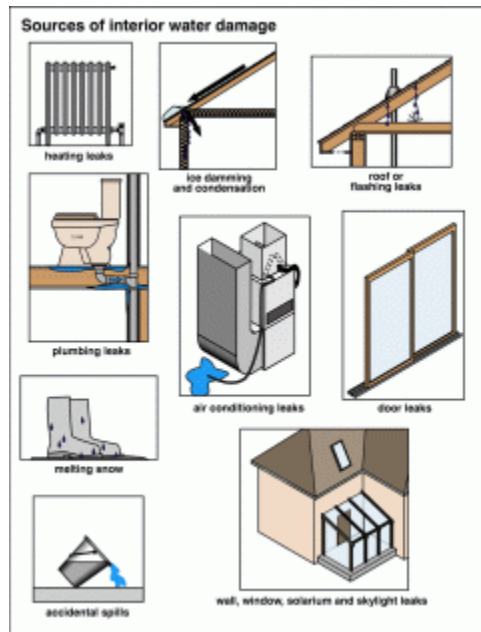
Condition: • [Water damage](#)

Implication(s): Cosmetic defects

Location: Rear Second floor Bedroom

Task: Repair

Time: When remodelling



INTERIOR

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10.

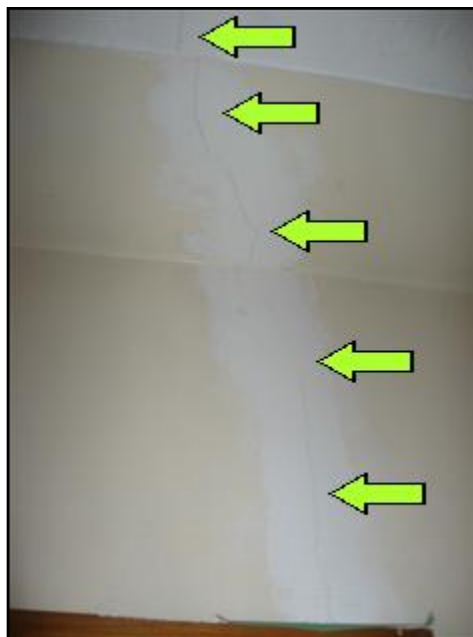
Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: Northeast Dining room

Task: Monitor

Time: Ongoing



11. Wall and ceiling cracks

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Weather: • Partly sunny • There has been no rain in last two days.

Approximate temperature: • 70°

Attendees: • Buyer • Buyer's Agent

Access to Home Provided by: • Lockbox

Occupancy: • There was no one home during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public.

Approximate inspection start and end time: • The inspection started at 9:00 a.m. • The inspection ended at 11:30 p.m.

Approximate age of home: • 40 to 50 years

Approximate size of home: • 2000 ft.² to 2500 ft.²

Building Type: • Detached home

Number of stories: • Two

Number of bedrooms: • Three

Number of bathrooms: • 2 + half

Below grade area: • Basement

Garage, carport or outbuildings: • Tool shed

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DESCRIPTION

General: • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

END OF REPORT