

# **Chicago Metro Home Inspections**

## **Home Inspection Services**



7229 S. Hamlin, Chicago, IL 60629  
Inspection prepared for: John Doe  
Date of Inspection: 1/1/2016 Time: 2:30pm  
Age of Home: 19 Years Size: 2628 square feet  
Weather: 95 Sunny

Inspector: Michael Knapczyk  
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## **INTRODUCTION, SCOPE & COMPLIANCE**

### **STATEMENT INTRODUCTION:**

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the American Society of Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy of the Standards of Practice are available upon request.

### **SCOPE:**

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Chicago Metro Home Inspections is expressed or implied. The inspection does not report on local/municipal code compliance. Consult local municipality for current codes. This report does not include inspection for wood destroying insects, mold, lead, radon or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

### **HOME INSPECTOR COMPLIANCE STATEMENT:**

I represent I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), [www.nachi.org](http://www.nachi.org). Member # 15090602, Illinois Licence # 450.011540. I will conduct a home inspection of the previously mentioned property in accordance with the NACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement. I am in compliance with the Illinois Home Inspection Licensing requirements.

**Mike Knapczyk**

**Owner**

**Chicago Metro Home Inspections**

## STRUCTURE/EXTERIOR/GROUNDS

### 1. Foundation Findings

Materials: Poured Concrete

Observations:

- Appears satisfactory, limited observation due to interior finished wall covering
- Limited interior view due to finished basement

### 2. Beam & Post/ Framing/ Flr Joists Findings

Materials: No observation due to finished wall/ceiling covering

Observations:

- Visible floor joists appear satisfactory

### 3. Grading/ Drainage/Grounds

Observations:

- Drains present
- Grading appears satisfactory, no signs of standing/pooling water

### 4. Roof Findings

Roof Material: Asphalt shingles

Observations:

- Appears satisfactory
- Exposed nails



exposed roof nails



exposed roof nails



exposed roof nails



Appears Satisfactory



Appears satisfactory



Flashing around Vent is satisfactory.



Minimal Granule loss.

## 5. Exterior Cladding Findings

Material: Brick

Observations:

- Appears Satisfactory

## 6. Ext Trim / Gutter Findings

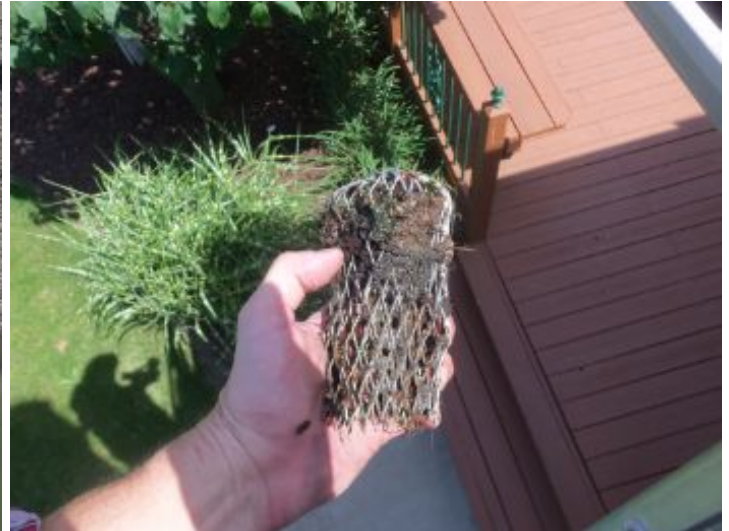
Materials: Aluminum

Observations:

- Soffit/fascia appear satisfactory
- Debris noted in gutters which will impede proper functional water flow and may lead to water damming; clean gutters as needed



Standing water on NE gutters, due to clogged strainer.



Recommend cleaning every Fall / Spring

## 7. Exterior Door Findings

Type: Wood unit entry door

Observations:

- Operate satisfactorily

## 8. Window Findings

Type / Materials: Casement

Observations:

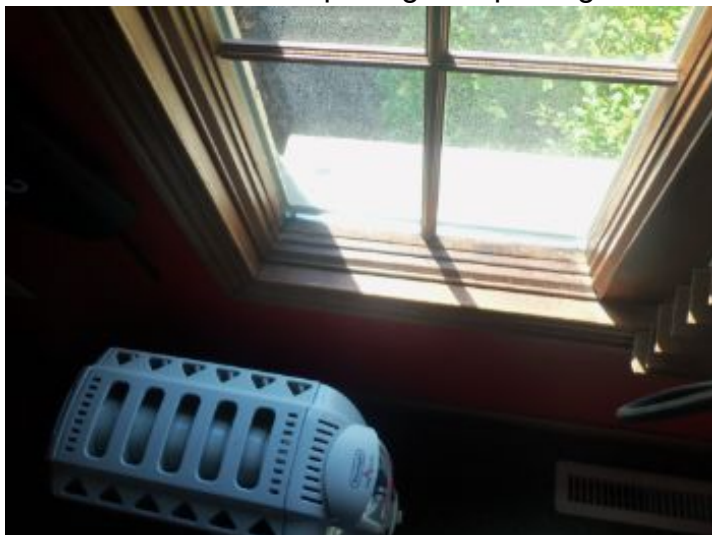
- A representative number of windows were operated, proved satisfactory
- Water stains noted on various wood window sills, this is indicative of water penetration; monitor areas during periods of precipitation.
- Several window cranks are missing, replace as needed
- Various window panes are cracked, repair as needed



Office, main floor, window seal cracked, recommend repairing or replacing.



missing crank handles throughout the home.



BD#1, window seal cracked, recommend replacing or repairing



Master Bathroom, evidence of water / moisture on the window.

### 9. Stairs/decks/porches/patios Findings

Materials: Wood patio deck on east side of house

Observations:

- Balcony is satisfactory with adequate safety railings
- No vantage point to underneath deck structure



limited view



limited view



Proper spacing between blanks

### 10. Garage / Outbuilding Findings

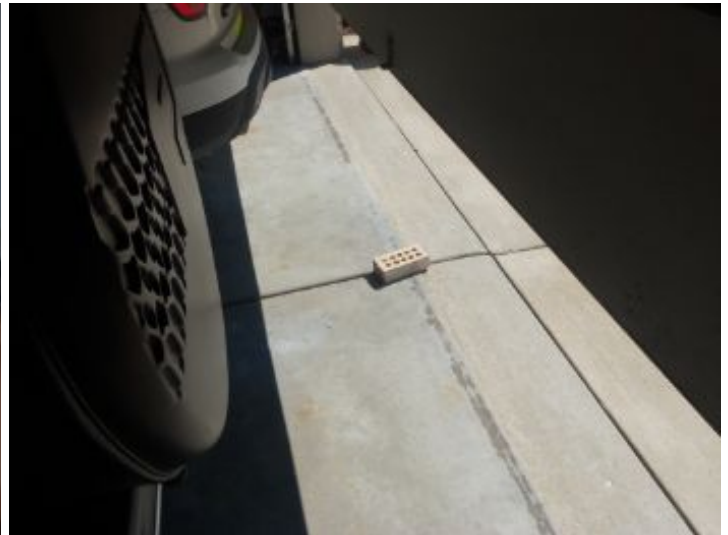
Type / Material: Attached • 3 or more car

Observations:

- Stored items in garage limited view
- Suspected rodent feces noted in garage



Garage photo eye properly functioning.



Garage Door reverse mechanism operates properly.

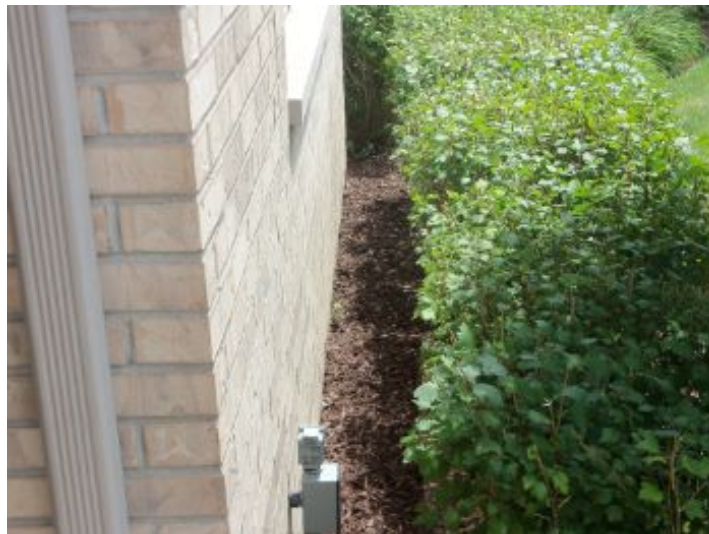
11. Walkway/driveway/concrete findings

Observations:

- Concrete driveway is satisfactory with minor pitting; monitor condition

12. Foliage/Shrubbery findings

Observations: Satisfactory



Foliage appears satisfactory



## INTERIOR

### 1. Interior Wall/Ceiling Findings

Materials: Drywall

Observations:

- Water stains noted on walls under kitchenette and dining room windows due to deficient windows.
- Various areas of peeling paint on walls; scraping and painting needed.
- Areas of patched drywall noted, UNK origin of previous damage; appears cosmetic



Missing GFCI in Master Bathroom.



Master Bathroom / Shower, evidence of water damage to walls.



Evidence of water damage in the bathroom ceiling, recommend asking seller for an explanation.



Evidence of possible water damage, front entrance ceiling, recommend asking seller for an explanation.

### 2. Floors Findings

Materials: Carpeted floor • Hardwood flooring

Observations:

- Carpeting in living room has extensive wear noted



Carpet damaged.



Carpet damaged.

### 3. Interior Door Findings

Materials: Wood

Observations:

- Satisfactory
- Damage noted on various door skins



Damage to restroom trim.

### 4. Cabinet / Counter Findings

Materials: Wood cabinets

Observations:

- Satisfactory

### 5. Stairs / Stairway Findings

Observations:

- Stairs are satisfactory

### 6. Basement/Crawl findings

Observations:

- Finished basement, limited view

7. Safety Equipment Findings

Observations:

- Alarm system present but not tested

8. Roof Structure / Attic findings

Materials: Stick built construction

Observations:

- Adequate blown in insulation present
- No signs of active roof leakage
- Appears satisfactory



120 v exposed wire, recommend removing.



Tarps in the attic? recommend asking seller for an explanation.



Tarps in the attic? recommend asking seller for an explanation.



Proper venting installation , Baffles installed.

## ELECTRICAL SYSTEM

### ELECTRICAL SYSTEM

The current main fuse capacity is not always an indication of its maximum capacity. Consult with an electrician. The decision to upgrade electric service can be influenced by client need, local regulations and mortgage institutions. Furnishing and living condition may only allow for only random testing of electrical outlets/switches. Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFI breakers or outlet should be tested monthly. Ground Fault Interrupter outlet or circuits are advised whenever the user will come in contact with water. Current electrical system may not be complaint with current local codes due to industry advancement. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause fires. Rating of recessed lighting fixtures is not determined, improperly rated recessed lighting may prove to be a fire hazard due to improper clearance from combustibles.

#### 1. Electrical Findings

Materials: Underground service

Materials: 200 amp panel • 100 sub panel

Observations:

- Appears satisfactory



Possible tripping safety hazard. unknown where this leads to?



200 campo service, located in the basement. All breakers labeled



100 amp sub panel, all breakers labeled

## 2. Wiring Findings

Wiring / Sheathing: Thinwall conduit • Copper main

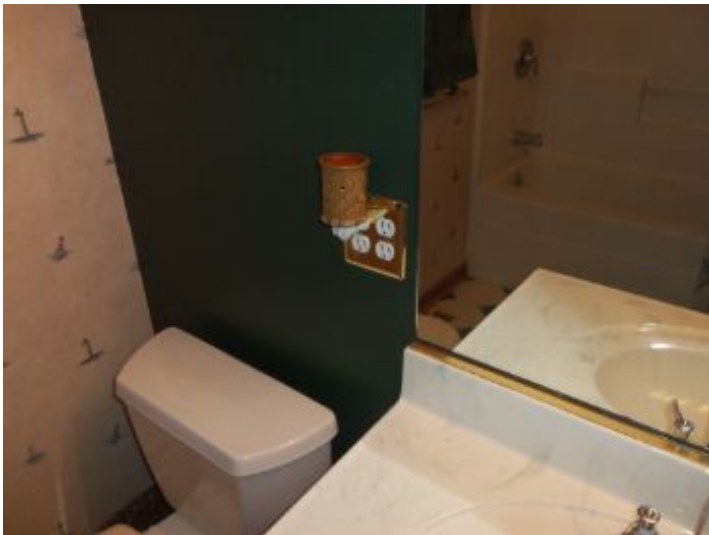
Observations:

- Appears satisfactory

## 3. Switch / Outlet / Lighting Findings

Observations:

- Representative number of outlets and switches were tested and found functional unless noted
- **GFCI** outlets recommended within 6 ft of any water source; install as needed in kitchen, bath, and laundry utility area
- Closet light fixtures have bare bulbs, this may prove to be a fire hazard; recommend installation of globed light fixtures
- Bathroom outlets need to be upgraded to GFCI outlets
- Attic: has bare unprotected 120 volt wiring hanging from the ceiling.
- GFCI outlet needed in laundry room within 6 ft of sink



No GFCI



Incaadesant bulb creating a fire hazard, recommend removing or installing a globe.



Kitchen, No GFCI present, recommend replacing all outlets with GFCI.



Missing GFCI in the Basement



Missing Globes in the basements closets.



Outside GFCI operates.

## HVAC

### 1. Heating Equipment

Type and Energy Source: Central Air • Forced Air • Electric

Observations:

- Thermostat present and functional
- Surface water noted, condensation build up, recommend sealing up with insulation.
- Furnace approx 20 years old
- Air return intake noted on air return duct at base of furnace. No air returns should be present in immediate vicinity of furnace. If carbon monoxide leak occurs the deadly gas would enter furnace through this return and get circulated through house. Consult HVAC tech for further evaluation and remedy



Furnace Filter clean.

### 2. Cooling Equipment

Type and Energy Source: Central Air • Forced Air • Electric

Observations:

- 15 degree variance from supply register to air return (compliant)
- Operated normally



Condensate leaking from the furnace, recommend repairs.



Cleaning required on the back side of the Air Conditioner.



Air condenser, Manufactured in 1996, units operates as designed.

### 3. Ducts and Vents

Observations:

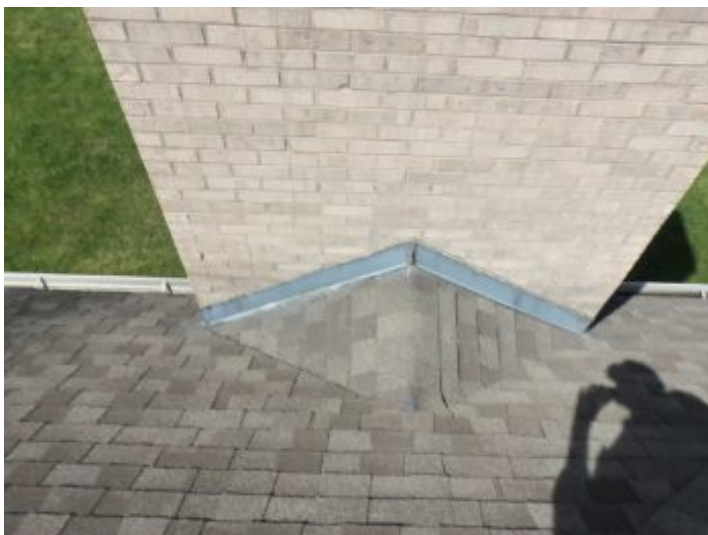
- Could not fully inspect vents

### 4. Chimney Findings

Materials: Brick

Observations:

- Appears satisfactory



Chimney Cricket installed properly

### 5. Fireplace Findings

Location: Living room

Type: Fireplace is mason built

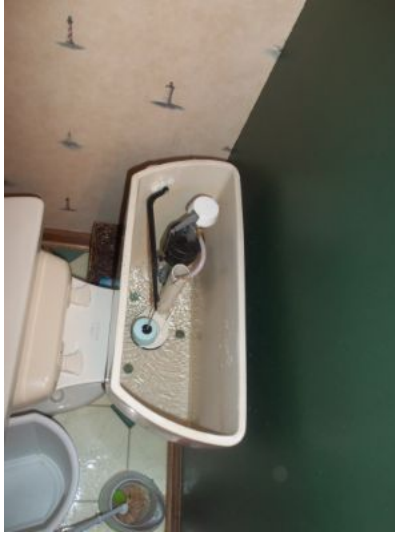
Observations:

- Could not access due to type of roofing material
- Could not fully inspect
- Satisfactory operation



## PLUMBING SYSTEM

### 1. Bathroom Findings



Bathroom, 1 st. floor, Flush valve stuck, recommend repairs or installing new valve.

### 2. Water Heater Findings

Type / Capacity: 200 gal

Observations:

- Operated satisfactory



Manufactured in 1997, nearing its life expectancy. Operates as required, temps at 120F

### 3. Drain / Vent/Sink Findings

Materials: Plastic drains • **PVC** venting

Observations:

- Satisfactory

### 4. Water Supply Findings

Materials: Copper

Observations:

- Toilet water supply flush valve stuck, recommend installing a new one.



Water Softner System, observed to be piped correctly.

**5. Sump/ Ejector pump findings**

Observations: Sump pump installed operation not observed, all connections appear satisfactory



Observed to be piped correctly.

**6. Exterior plumbing findings**

Observations: Satisfactory, anti freeze spigot installed.

## APPLIANCES

### 1. Refrigerator findings

Observations:

- Operated Satisfactory

### 2. Dishwasher

Observations:

- Dishwasher operated normally

### 3. Ranges/Ovens/Cooktops

Observations:

- Functional, limited operation observed



Operates as designed.

### 4. Microwave Cooking Equipment

Observations: Satisfactory

### 5. Bathroom Exhaust Fans and/or Heaters

Observation:

- Bath fan operated normally

### 6. Washer / Dryer

Observations:

- All appliance hook ups appear functional

**CONCLUSION & PRE-CLOSING WALK THROUGH****CONCLUSION:**

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or run appliances in a complete cycle, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

**PRE-CLOSING WALK THROUGH:**

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Chicago Metro Home Inspections of all responsibility. Client assumes responsibility for all known defects after settlement. The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 65 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

**Mike Knapczyk**  
**Owner**  
**Chicago Metro Home Inspections**

## CONCLUSION & PRE-CLOSING WALK THROUGH

## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## REPORT SUMMARY

STRUCTURE/EXTERIOR/GROUNDS		
Page 2 Item: 4	Roof Findings	<ul style="list-style-type: none"> <li>• Exposed nails</li> </ul>
Page 4 Item: 8	Window Findings	<ul style="list-style-type: none"> <li>• Water stains noted on various wood window sills, this is indicative of water penetration; monitor areas during periods of precipitation.</li> <li>• Several window cranks are missing, replace as needed</li> <li>• Various window panes are cracked, repair as needed</li> </ul>
INTERIOR		
Page 8 Item: 1	Interior Wall/Ceiling Findings	<ul style="list-style-type: none"> <li>• Water stains noted on walls under kitchenette and dining room windows due to deficient windows.</li> <li>• Various areas of peeling paint on walls; scraping and painting needed.</li> <li>• Areas of patched drywall noted, UNK origin of previous damage; appears cosmetic</li> </ul>
ELECTRICAL SYSTEM		
Page 12 Item: 3	Switch / Outlet / Lighting Findings	<ul style="list-style-type: none"> <li>• <b>GFCI</b> outlets recommended within 6 ft of any water source; install as needed in kitchen, bath, and laundry utility area</li> <li>• Closet light fixtures have bare bulbs, this may prove to be a fire hazard; recommend installation of globed light fixtures</li> <li>• Bathroom outlets need to be upgraded to GFCI outlets</li> <li>• Attic: has bare unprotected 120 volt wiring hanging from the ceiling.</li> <li>• GFCI outlet needed in laundry room within 6 ft of sink</li> </ul>
HVAC		
Page 14 Item: 1	Heating Equipment	<ul style="list-style-type: none"> <li>• Air return intake noted on air return duct at base of furnace. No air returns should be present in immediate vicinity of furnace. If carbon monoxide leak occurs the deadly gas would enter furnace through this return and get circulated through house. Consult HVAC tech for further evaluation and remedy</li> </ul>