

# **Chicago Metro Home Inspections**

## **Home Inspection Services**



12345 S. Park way Ave, Chicago, IL 60629  
Inspection prepared for: Sample  
Date of Inspection: 2-14-2016 Time: 2:00pm  
Age of Home: 1953 Size: 986 Sq Ft  
Weather: 90F Sunny

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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 that 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 • Concrete slab (no below grade basement)

Observations:

- Foundation view limited; appears satisfactory

### 2. Grading/ Drainage/Grounds

Observations:

- Areas of adverse pitch toward foundation noted, this will allow water to set against the foundation which may result in water seepage.



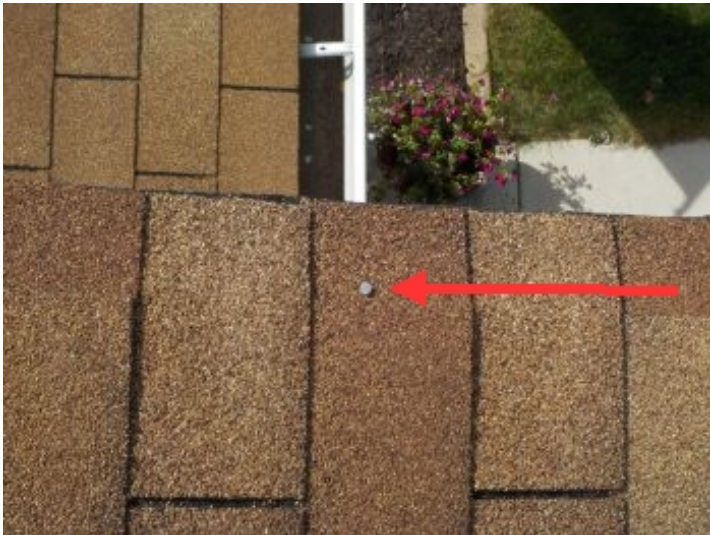
5" or 6" mulch built up to the brick, may cause moisture and water wicking into the brick.

### 3. Roof Findings

Roof Material: Asphalt shingles

Observations:

- Evidence of shingle granule loss noted in gutters
- Exposed nails, apply caulk/sealant to deter potential water seepage
- Plywood roof backing under shingles has exposed edges, making it susceptible to water infiltration; ice shield or other flashing should be applied to prevent premature deterioration. Consult a roofing contractor for further evaluation.



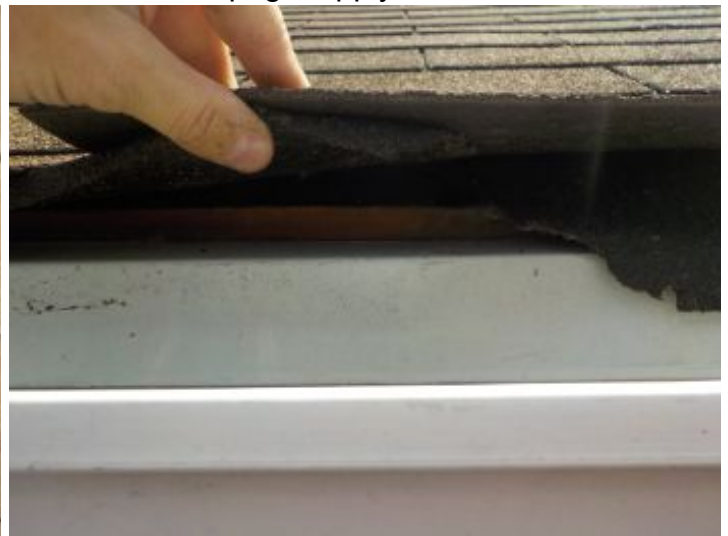
Exposed surface nails on roof vents should be covered with a sealant to ensure against water seepage, apply as needed



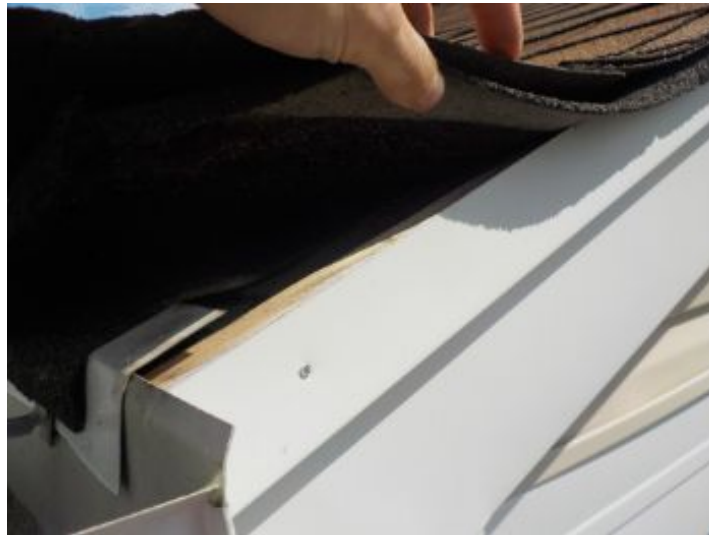
Exposed surface nails on roof vents should be covered with a sealant to ensure against water seepage, apply as needed



Exposed surface nails on roof vents should be covered with a sealant to ensure against water seepage, apply as needed



Drip Edge should be secured to the decking.



Drip Edge should be secured to the decking.

4. Exterior Cladding Findings

Material: Brick

5. Ext Trim / Gutter Findings

Materials: Aluminum

Observations:

- Gutter downspout extensions recommended to carry water away from house foundation



some granule loss in the gutters.



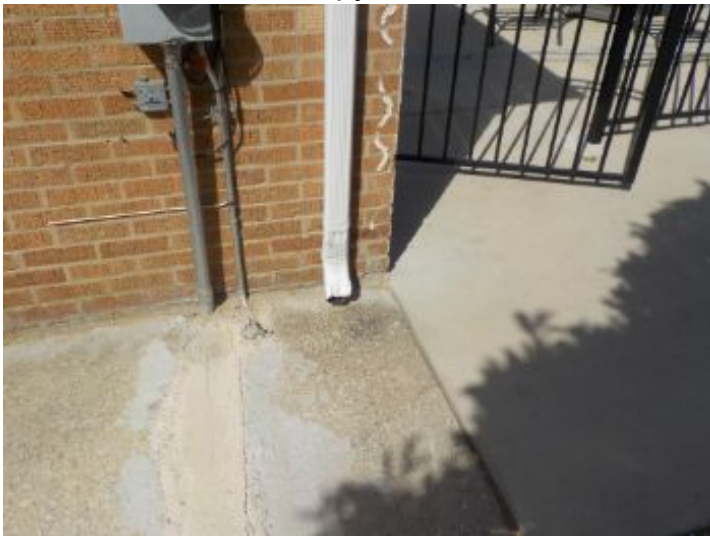
No Gutters.



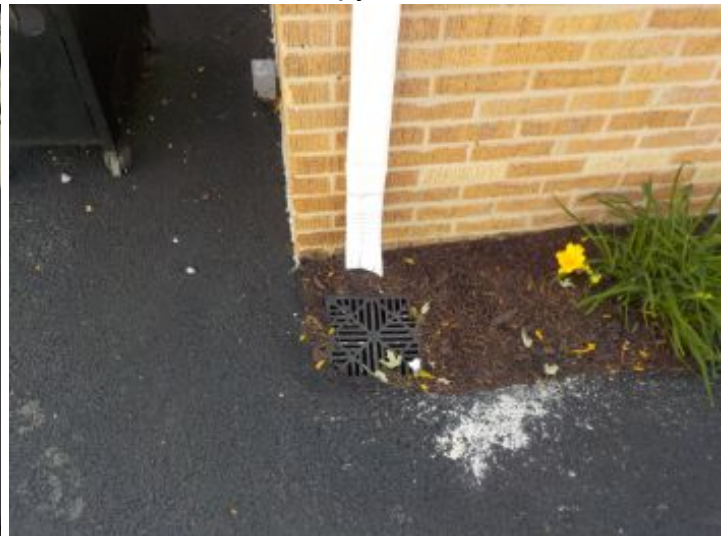
Front Canopy No Gutters.



Front Canopy, No Gutters.



Down spot should extend 6' away from the property.



Driveway, Downspout, unable to to locate the end of the drain.

### 6. Exterior Door Findings

Type: Fiberglass

Observations:

- Bedroom, Sliding door locking latch mechanism does not latch, recommend repairs for proper operations.

### 7. Window Findings

Type / Materials: Vinyl • Single Hung

Observations:

- Acceptable



Hairline crack in window sill, recommend repairs to prevent water intrusion.



Hairline crack in window sill, recommend repairs, to prevent water intrusion.

#### 8. Fence / Gate Findings

Materials: metal/iron

Observations:

- Iron entry gates locking latch does not close smoothly.



Gate does not close freely.

#### 9. Garage / Outbuilding Findings

Type / Material: Detached garage • 1 car

Observations:

- Wood rot noted on south side of garage at service door; replace affected wood
- Wood / insulation rot noted on inside walls of garage, possible mold like substance noted. Unable to accurately without lab testing.



Garage, damage to the siding, may lead to moisture intrusion



Garage, damage to the siding, may lead to moisture intrusion



Garage, Evidence of moisture



Garage, Evidence of moisture



Garage, Evidence of moisture



Garage door eye should be installed between 4"-6" from the slab.





Safety, operates satisfactory.



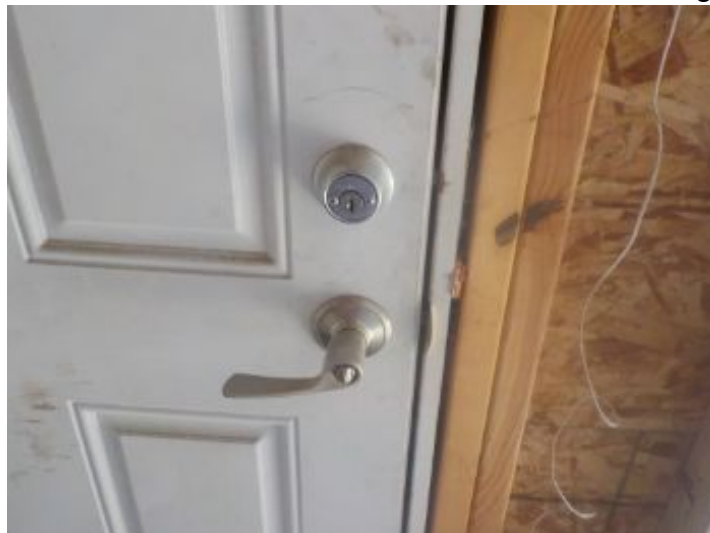
No manual string installed.



Garage, install a GFCI



Garage door, should be butted up to the wall. Water, moisture, wind, snow, rodents can enter the garage.



Garage, pedestrian door not tested, no key.

## 10. Walkway/driveway/concrete findings

### Observations:

- Asphalt common drive, a crown is present on the back side of the home, this may lead to water accumulation that leads towards the home.



Patio, small hairline crack in the concrete.



Patio, small crown that may lead to water pooling towards the home.



Patio, small crown that may lead to water pooling towards the home.

## 11. Foliage/Shrubbery findings

- Observations: Satisfactory • 5" or 6" of mulch depth is noted on the driveway side of the home, this may lead to water retention and possible wicking into the brick.

## INTERIOR

### 1. Interior Wall/Ceiling Findings

Materials: Drywall

Observations:

- Satisfactory

### 2. Floors Findings

Materials: Ceramic tiled floor • Vinyl flooring

Observations:

- Appears satisfactory

### 3. Interior Door Findings

Materials: Wood

Observations:

- Satisfactory



front door, weather stripping damaged.



Bedroom door does not secure properly, recommend repairs.

### 4. Cabinet / Counter Findings

Materials: Wood cabinets

Observations:

- Satisfactory

### 5. Stairs / Stairway Findings

### 6. Basement/Crawl findings

### 7. Safety Equipment Findings

Observations:

- Smoke/CO detectors operated normally (test mode)



Smoke Detectors operated normally.

8. Roof Structure / Attic findings

Materials: Stick built construction

Observations:

- No signs of active roof leakage



Attic vent dirty , should be cleaned on a regular basis.



Attic insulation satisfactory

# 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: 200 amp panel

Observations:

- Appears satisfactory
- Main panel needs complete labeling to identify power distribution of each breaker



200 amp panel, located in the BD #1, not all breakers labeled

### 2. Wiring Findings

Wiring / Sheathing: Thinwall conduit

Observations:

- Appears satisfactory

### 3. Switch / Outlet / Lighting Findings

Observations:

- Representative number of outlets and switches were tested and found functional unless noted

# HVAC

## 1. Heating Equipment

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

## 2. Cooling Equipment

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



Return temp, OK



Cooling temp. OK



Digital Stat, operates normally.



Furnace, manufactured 2012



Firnace Filter, OK



Attic, vents lines from the furnace, ( not the best practice)

### 3. Ducts and Vents

Observations:

- Duct work appears satisfactory (attic)

## PLUMBING SYSTEM

### 1. Bathroom Findings

#### Observations:

- Satisfactory



Access panel located in the living room, Pump for the tub.



Access panel for the bathroom, unable to access due to personal items.

### 2. Water Heater Findings

Type / Capacity: 40 gal

#### Observations:

- Operated satisfactory
- Water heater lacks a temperature pressure relief discharge line, this line should extend to within 9 inches of the floor
- Water heater pan is not connected to a drain, if heater was to leak into pan water would overflow in pan causing damage to lower level



Hot water heater, manufactured, 2011



Pressure Relief Valve, pipe line should extend to the floor.



### 3. Drain / Vent/Sink Findings

Materials: Plastic drains

Observations:

- Satisfactory, limited observation

### 4. Water Supply Findings

Materials: Copper

Observations:

- Water lines appears satisfactory



Hot water present, rising...



Water meter located in access panel inside laundry room, limited view.



freeze protection bib installed on south of home.

### 5. Exterior plumbing findings



hot tub, not tested.

## APPLIANCES

### 1. Refrigerator findings

Observations:

- Operated Satisfactory

### 2. Dishwasher

Observations:

- Personal items within dishwasher, not operated.



Dishwasher not inspected due to personal items.

### 3. Range Hood

Range Vent Type: Direct vent overhead ventilation

### 4. Ranges/Ovens/Cooktops



Oven temp rising, OK



Stove top, operates as designed.

### 5. Microwave Cooking Equipment

Observations: Satisfactory

## 6. Bathroom Exhaust Fans and/or Heaters

Observation:

- Bath fan operated normally

## 7. Washer / Dryer

Observations:

- Washer/dryer not operated due to clothing articles within



Laundry not inspected due to personal items.

## 8. Door Bell and Chimes

Observations:

- No door bell present

**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

## REPORT SUMMARY

STRUCTURE/EXTERIOR/GROUNDS		
Page 2 Item: 3	Roof Findings	<ul style="list-style-type: none"> <li>• Exposed nails, apply caulk/sealant to deter potential water seepage</li> <li>• Plywood roof backing under shingles has exposed edges, making it susceptible to water infiltration; ice shield or other flashing should be applied to prevent premature deterioration. Consult a roofing contractor for further evaluation.</li> </ul>
Page 4 Item: 5	Ext Trim / Gutter Findings	<ul style="list-style-type: none"> <li>• Gutter downspout extensions recommended to carry water away from house foundation</li> </ul>
Page 5 Item: 6	Exterior Door Findings	<ul style="list-style-type: none"> <li>• Bedroom, Sliding door locking latch mechanism does not latch, recommend repairs for proper operations.</li> </ul>
Page 6 Item: 9	Garage / Outbuilding Findings	<ul style="list-style-type: none"> <li>• Wood rot noted on south side of garage at service door; replace affected wood</li> <li>• Wood / insulation rot noted on inside walls of garage, possible mold like substance noted. Unable to accurately without lab testing.</li> </ul>
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