

INSPECTION REPORT



443 Madison St.
Chicago, IL

PREPARED FOR:
JOHN SIMPSON

INSPECTION DATE:
Thursday, March 1, 2018

PREPARED BY:
Alan Carson



Horizon Professional Inspections
120 King St, Suite 418
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March 1, 2018

Dear John Simpson,

RE: Report No. 3284
443 Madison
Chicago, IL

Thank you for choosing Horizon Professional Inspections to perform your Home Inspection. We trust the experience was both useful and enjoyable.

The purpose of the home inspection is to help you make an informed buying decision. Our focus is to identify significant items that may affect a typical person's decision. While looking for significant items, we also identified some other issues. These are included as a courtesy, but the inspection does not provide an all-inclusive list of building defects. You will come across additional items once you move into the home.

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

Thanks again for allowing us to work with you.

Sincerely,

Alan Carson
on behalf of
Horizon Professional Inspections

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SUMMARY

443 Madison St, Chicago, IL March 1, 2018

Report No. 3284

www.carsondunlop.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues we have identified that may have to be addressed in the short term. There may be others we did not identify.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Click this link for some important maintenance tips.](#)

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Previous repairs noted.

Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate

Cost: Depends on work needed

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

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](#)

Observations & Recommendations

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

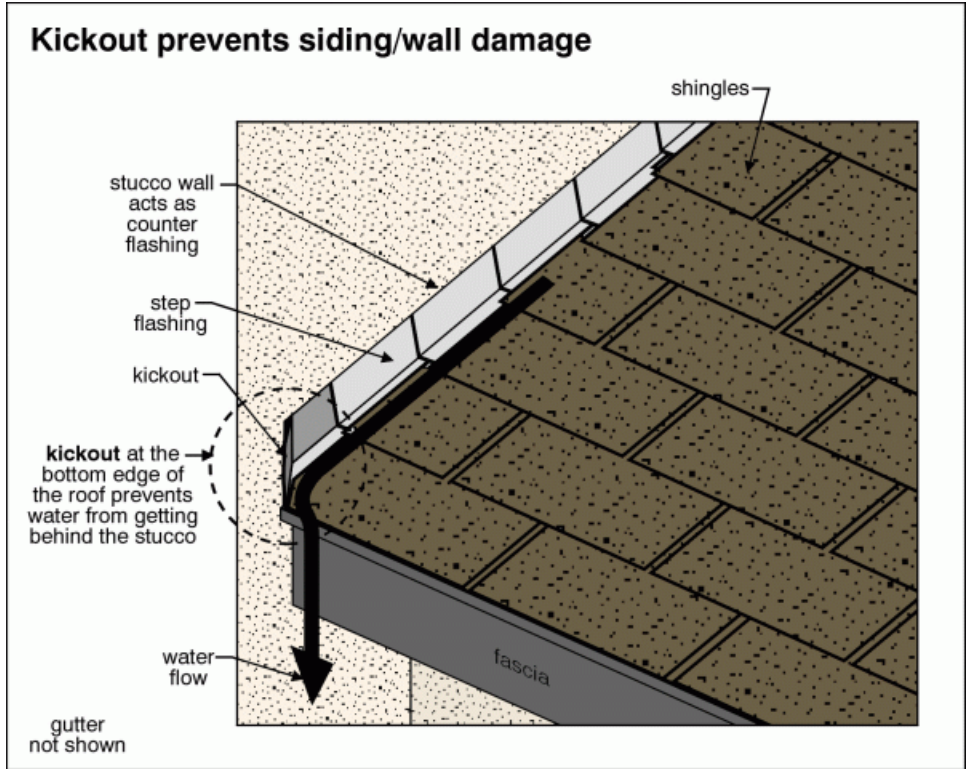
1. Condition: • No kickout flashing

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

Location: North First Floor

Task: Improve

Time: Less than 1 year



No kickout flashing at roof/sidewall junction

ROOFING

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SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. **Condition:** • [Leak](#)

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

Location: North

Task: Repair

Time: Immediate



Leak

COMMENTS \ Additional

3. **Condition:** • Roofs may leak at anytime. 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.

Descriptions

General: • The Description section provides a list of the components. This may be useful in answering questions from an insurance company about the house construction, for example.

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

Inspection Methods & Limitations

Roof inspection limited/prevented by: • Solar panels covering roof

Inspection performed: • By walking on roof

Observations & Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • Downspouts discharge too close to building

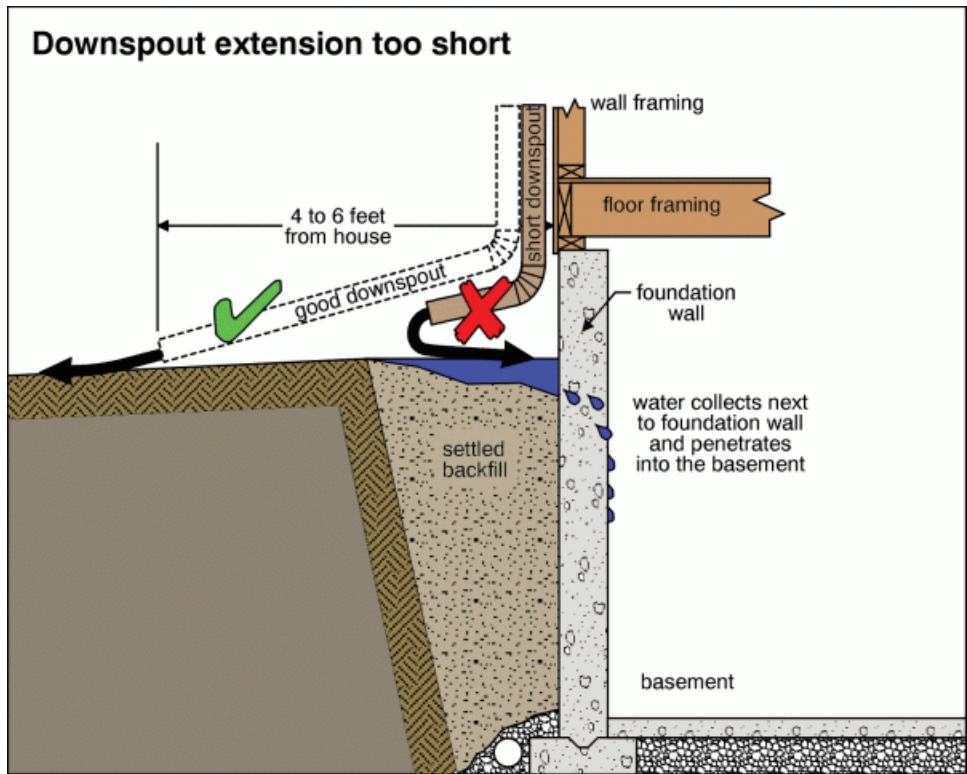
The downspout should be extended to discharge at least 6 feet from the home. The splash block can be discarded.

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

Location: East Exterior Wall

Task: Improve

Time: Immediate



Downspouts discharge too close to building

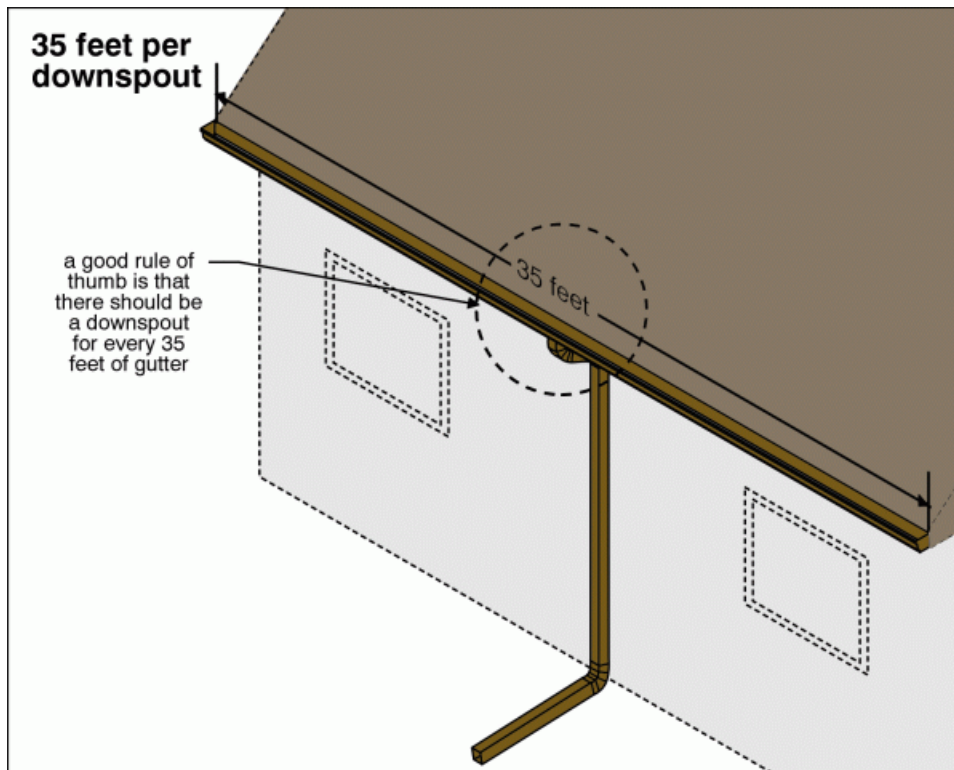
5. Condition: • [Too few](#)

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

Location: Various

Task: Provide

Time: Discretionary



PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

6. Condition: • [Fastener problems](#)

Joist hangers for wood deck are not properly nailed.

Implication(s): Weakened structure | Chance of movement

Location: North Exterior Wall

Task: Improve

Time: Immediate

EXTERIOR

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Poor end bearing, joist hanger connections

COMMENTS \ Additional

7. Condition: • Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Descriptions

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

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

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Wood](#)

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Inspection Methods & Limitations

Inspection limited/prevented by: • Access was restricted to the area below the deck, limiting the extent of the inspection.

Inspection limited/prevented by: • Storage • Car in garage • Vines/shrubs/trees against wall

Upper floors inspected from: • Ground level

Observations & Recommendations

FLOORS \ Joists

8. Condition: • [Notches or holes](#)

Previous repairs noted.

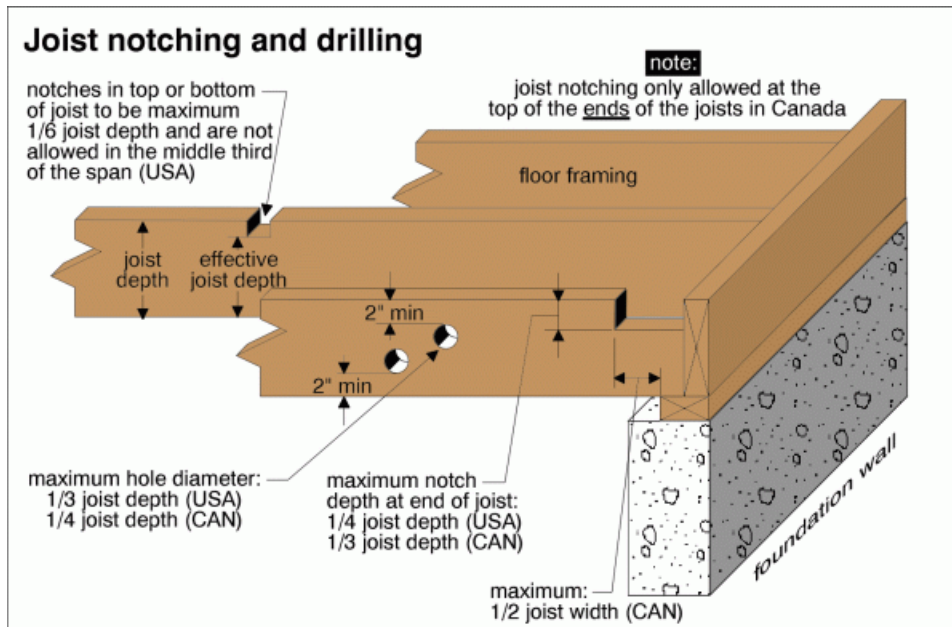
Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate

Cost: Depends on work needed



Joists are notched and weakened

ROOF FRAMING \ Rafter/trusses

9. Condition: • [Split](#)

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

Location: North Attic

Task: Replace

Time: Immediate



Top chord of truss is split

Descriptions

Configuration: • [Basement](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Trusses](#)

Inspection Methods & Limitations

Attic/roof space: • Inspected from access hatch

Observations & Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

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

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Improve

Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

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

Implication(s): Electric shock | Fire hazard

Location: North Basement

Task: Replace

Time: Immediate



Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Wiring - installation

12. Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

13. Condition: • [Too close to edge of studs or joists](#)

Implication(s): Electric shock | Fire hazard

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

14. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: East Exterior Wall

Task: Repair or replace

Time: Immediate



Light fixture is not well secured

Descriptions

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

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

Main disconnect/service box rating: • [100 Amps](#)

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

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

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Observations & Recommendations

General

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

GAS FURNACE \ Venting system

16. **Condition:** • [Draft hood spillage or backdraft](#)

A considerable amount of rust was noted on the front of the furnace.

This suggests a back-drafting problem, with combustion products entering the home.

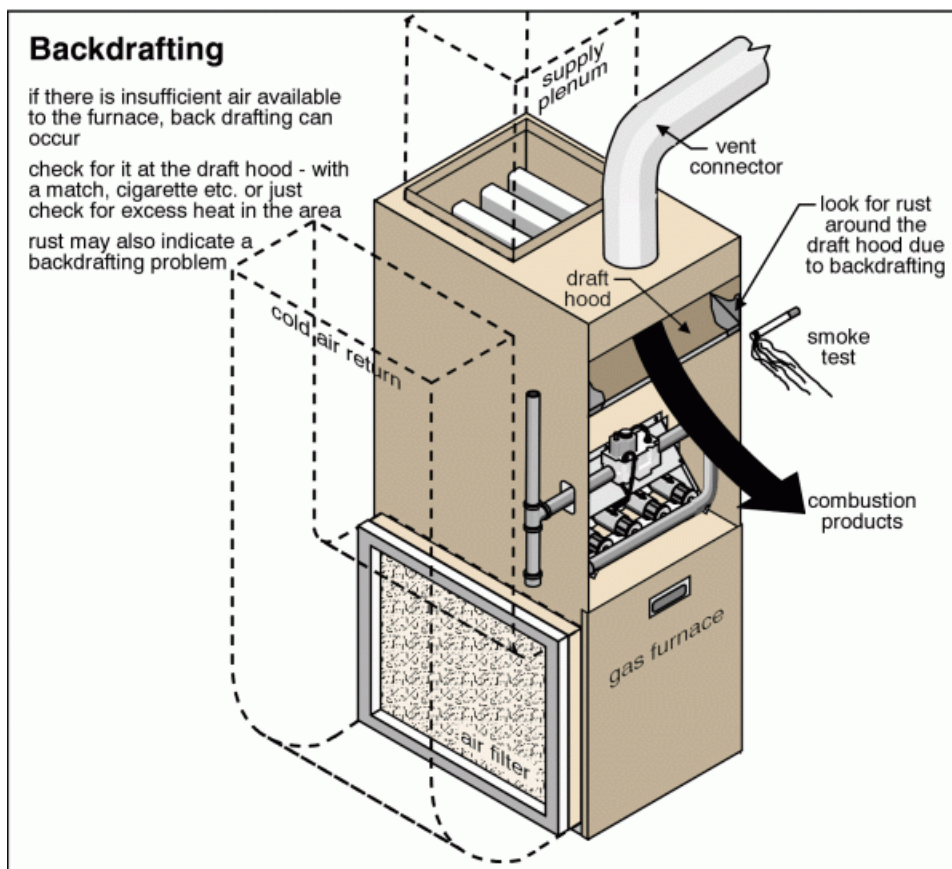
This is a safety issue that should be addressed without delay.

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

Location: Basement Furnace Room

Task: Correct

Time: Immediate



HEATING

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Draft hood spillage or backdraft



Draft hood spillage or backdraft

Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [6 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

- Basement
- At front of home

Auxiliary heat:

- [Electric baseboard heater](#)
- In basement family room

Fireplace/stove:

- [Zero clearance](#)
- Wood burning fireplace in living room

Chimney/vent: • [Masonry](#) • [Metal](#)

Carbon monoxide test:

- 5 parts per million - approximate
- Tested at draft hood. This is acceptable.

Observations & Recommendations

AIR CONDITIONING \ Evaporator coil

17. Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate



Frost

Descriptions

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

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

Compressor approximate age: • 6 years

Typical life expectancy: • 10 to 15 years

Inspection Methods & Limitations

Heat gain calculations: • 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.

Observations & Recommendations

FOUNDATION \ Interior insulation

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

Implication(s): Fire hazard

Location: West Crawl Space

Task: Remove or cover with drywall

Time: Less than 1 year



Exposed combustible insulation

Descriptions

Attic/roof insulation material: • [Mineral wool](#)

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

Attic/roof air/vapor barrier: • [Plastic](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • [Glass fiber](#)

Inspection Methods & Limitations

General: • Asbestos may be present in many building products and materials. Environmental consultants can assist if this is a concern.

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance: • Not evaluated

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

Observations & Recommendations

SUPPLY PLUMBING \ Supply piping in building

19. Condition: • [Leak](#)

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

Location: Northeast Basement

Task: Replace

Time: Immediate



Leak

WASTE PLUMBING \ Traps - installation

20. Condition: • [Nonstandard shape or material](#)

Implication(s): Reduced operability | Fixtures slow to drain

Location: Basement Laundry Area

Task: Improve

Time: Immediate



Poor trap arrangement

WASTE PLUMBING \ Venting system

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

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

Location: West central part of roof

Task: Remove cap

Time: Immediate



Plumbing stack is capped

Descriptions

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

Supply piping in building: • [Copper](#)

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

Water heater type: • [Conventional](#)

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

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • [Plastic](#)

Observations & Recommendations

FLOORS \ Wood/laminate floors

22. Condition: • [Stained](#)

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

Location: North First Floor Family Room

Task: Replace

Time: Less than 1 year



Stained

GARAGE \ Vehicle door operators

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

Implication(s): Electric shock



Extension cord for opener

INTERIOR

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Descriptions

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

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

Windows: • [Fixed](#) • [Single/double hung](#) • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • [Sliding glass](#) • [Solid wood](#) • [Metal](#)

Oven type: • Conventional

Oven fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Central vacuum • Door bell

Laundry facilities: • Washer • Laundry tub • Dryer • 240-Volt outlet

Inspection Methods & Limitations

Inspection limited/prevented by: • The interior of cupboards and cabinets are not included as part of a home inspection.

Not included as part of a building inspection: • Security systems and intercoms • Central vacuum systems • Cosmetic issues • Appliances

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

