

YOUR Inspection Report



Inspection Industry leaders incorporating our knowledge and experience since 1978.

FOR THE PROPERTY AT:

443 Madison St.
Chicago, IL

PREPARED FOR:

JOHN SIMPSON

INSPECTION DATE:

Monday, January 16, 2017

PREPARED BY:

Alan Carson



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report

HORIZON Professional Inspections
120 King St, Suite 418
Toronto, ON 60640

800 286-7070

www.carsondunlop.com/horizon
horizon@carsondunlop.com



January 16, 2017

Dear John Simpson,

RE: Report No. 1366, v.39
443 Madison St.
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.

Please visit our website at your convenience - www.DiscoverHorizon.com

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 January 16, 2017

Report No. 1366, v.39

www.carsondunlop.com/horizon

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 **South**.

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.

Structure

FLOORS \ Joists

Condition: • [Notches or holes](#)

Implication(s): Weakened structure

Location: West

Task: Repair

Time: Immediate

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 observations and recommendations for improvements. Limitations that restricted our inspection are included as well.

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](#)

Observations / Recommendations

General

1. • 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.

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

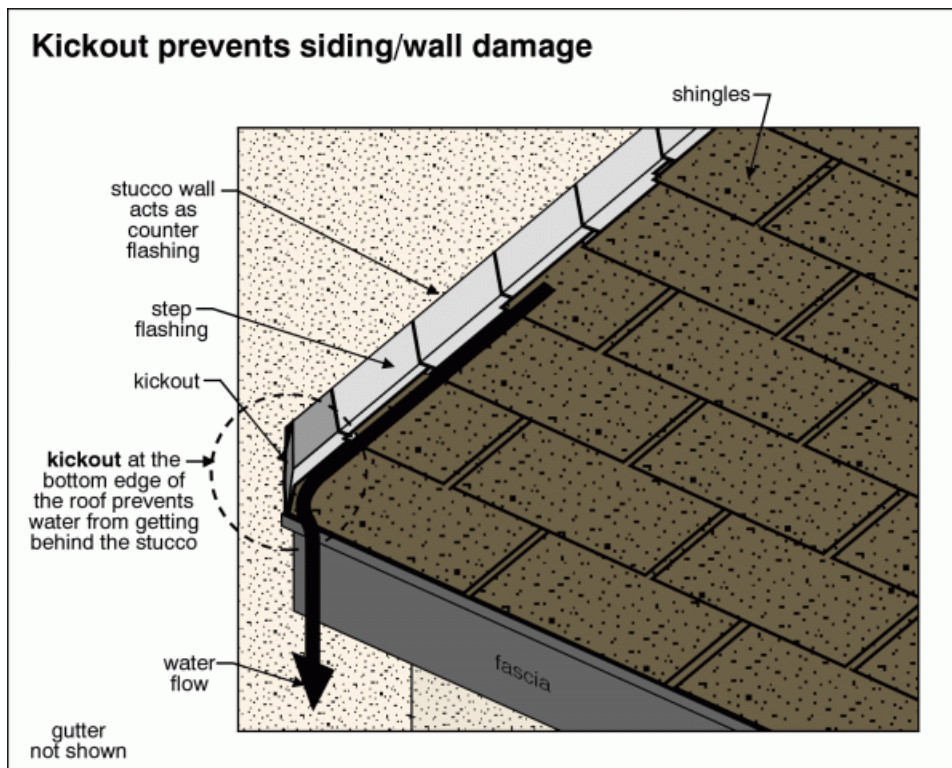
2. **Condition:** • [No kickout flashing](#)

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

Location: North First floor

Task: Improve

Time: Less than 1 year



ROOFING

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1. No kickout flashing at roof/sidewall junction

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

3. Condition: • [Leak](#)

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

Location: North

Task: Repair, immediate



2. Leak

Inspection Methods / Limitations

Roof inspection limited/prevented by: • Solar panels on the north roof surface

Inspection performed: • By walking on roof

Descriptions

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 discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - wood: • [Boards](#)

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

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Observations / Recommendations

ROOF DRAINAGE \ Downspouts

4. Condition: • [Downspouts end too close to building](#)

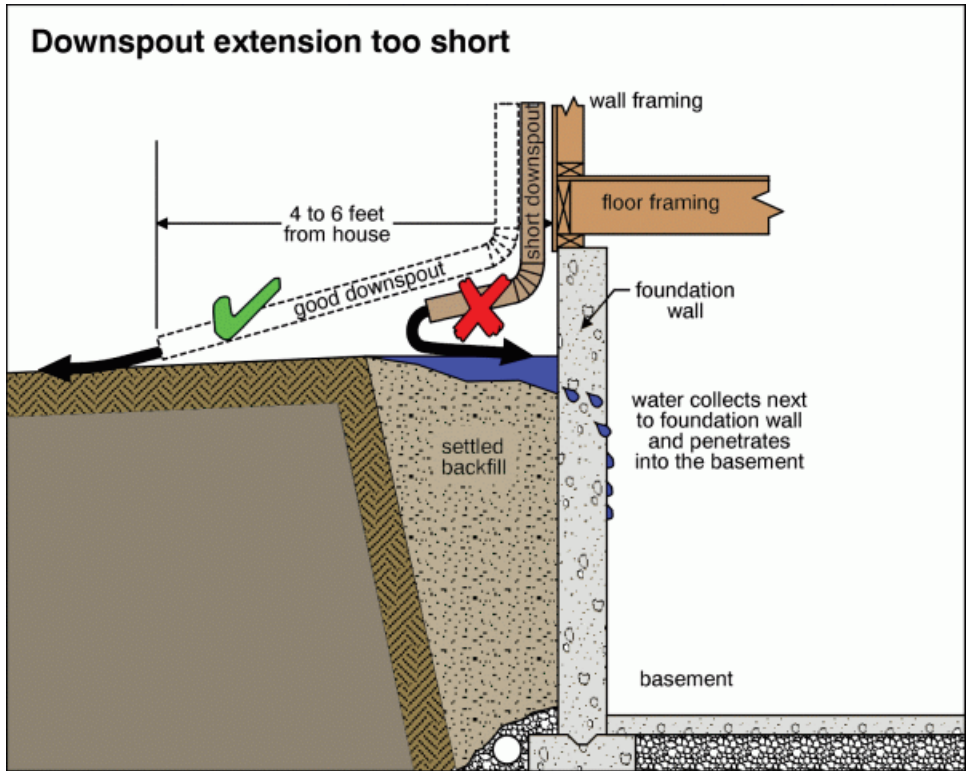
The downspout should be extended to discharge at least 6 feet from the home. The splash block can be discarded.

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

Location: East Exterior wall

Task: Improve

Time: Immediate



3. Downspout ends too close to building

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Joists

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

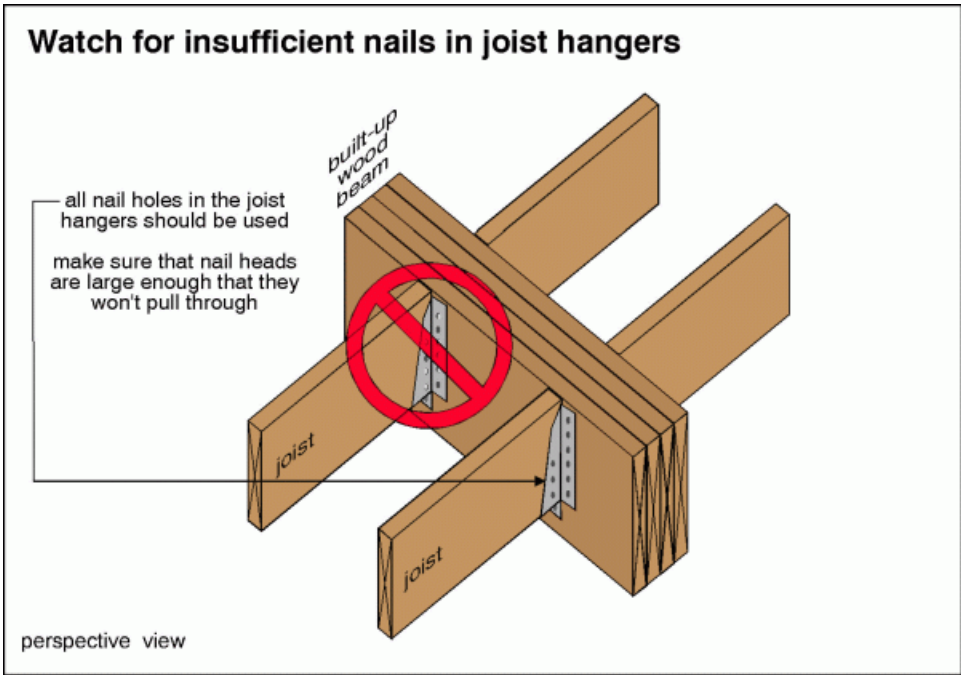
Joist hangers for wood deck are not properly nailed.

Implication(s): Weakened structure | Chance of movement

Location: North Exterior Wall

Task: Improve

Time: Immediately



4. Poor end bearing, joist hanger connections

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

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE**
 - ELECTRICAL
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Descriptions

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

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

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

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

Observations / Recommendations

FLOORS \ Joists

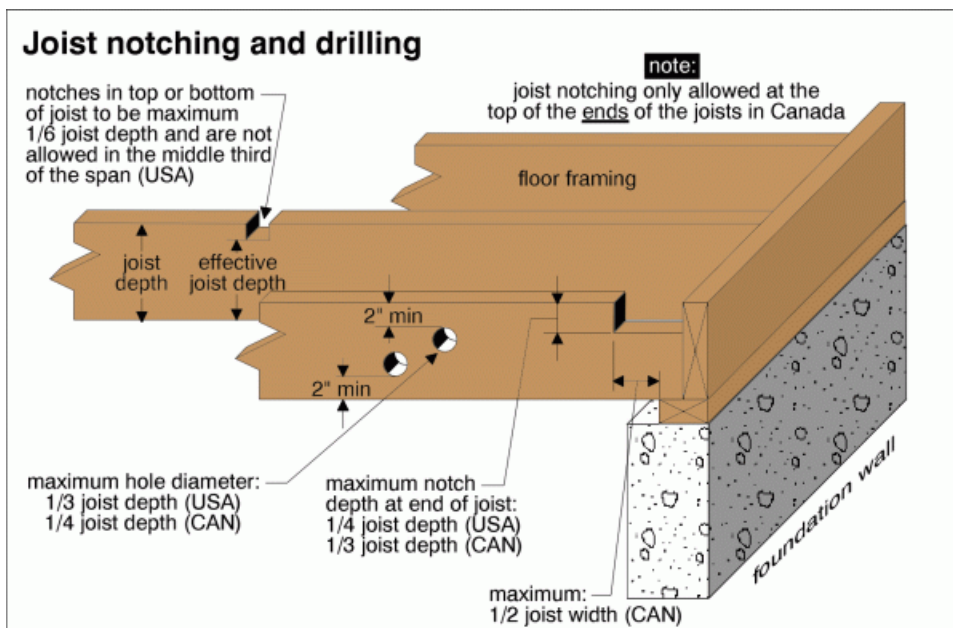
6. Condition: • [Notches or holes](#)

Implication(s): Weakened structure

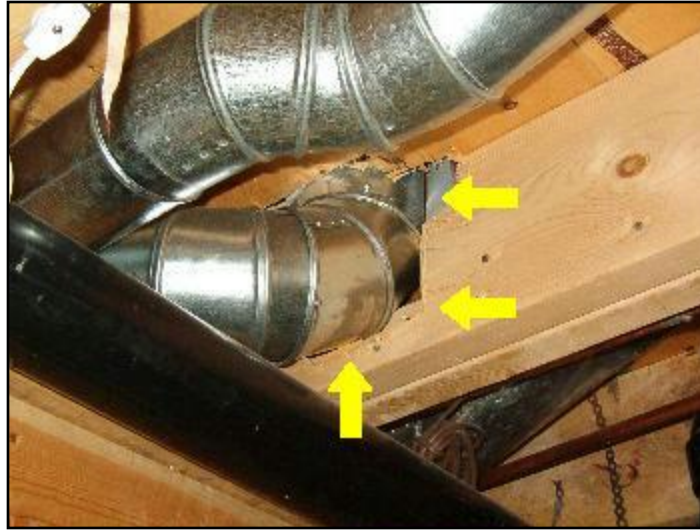
Location: West

Task: Repair

Time: Immediate



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



5. Joists are notched and weakened

ROOF FRAMING \ Rafter/trusses

7. **Condition:** • Top chord of truss is broken

Location: North Attic

Task: Replace

Time: Immediately



6. Top chord of truss is broken

- SUMMARY
 - ROOFING
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Descriptions

- Service entrance cable and location: • [Overhead copper](#)
- Service size: • [100 Amps \(240 Volts\)](#)
- Main disconnect/service box rating: • [100 Amps](#)
- Main disconnect/service box type and location: • [Breakers - basement](#)
- System grounding material and type: • [Copper - water pipe](#)
- 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

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

- 8. Condition: • [Poor connections](#)
- Implication(s): Electric shock | Fire hazard
- Location: North Basement
- Task: Improve
- Time: Immediate

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

- 9. Condition: • [Rust or water in panel](#)
- Implication(s): Electric shock | Fire hazard
- Location: North Basement
- Task: Replace
- Time: Immediate



7. Water and rust in bottom of panel

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

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

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Wiring - installation

11. Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement Furnace Room

Task: Improve

Time: Immediate

DISTRIBUTION SYSTEM \ Lights

12. Condition: • [Loose](#)

Location: East Exterior wall

Task: Repair or replace

Time: Immediate



8. *Light fixture is not well secured*

Inspection Methods / Limitations

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

Inspection limited/prevented by: • The quality of the electrical grounding system is not determined as part of a home inspection.

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.

Descriptions

General: • [VIDEO: Changing your furnace filter](#)

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

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

Efficiency: • [Mid-efficiency](#)

Approximate age: • Typical life expectancy is 20 to 25 years.

Approximate age: • [6 years](#)

Main fuel shut off at:

• Basement

At front of home

Auxiliary heat:

• [Electric baseboard heater](#)

In basement family room

Fireplace:

• [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

General

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

GAS FURNACE \ Venting system

14. **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.

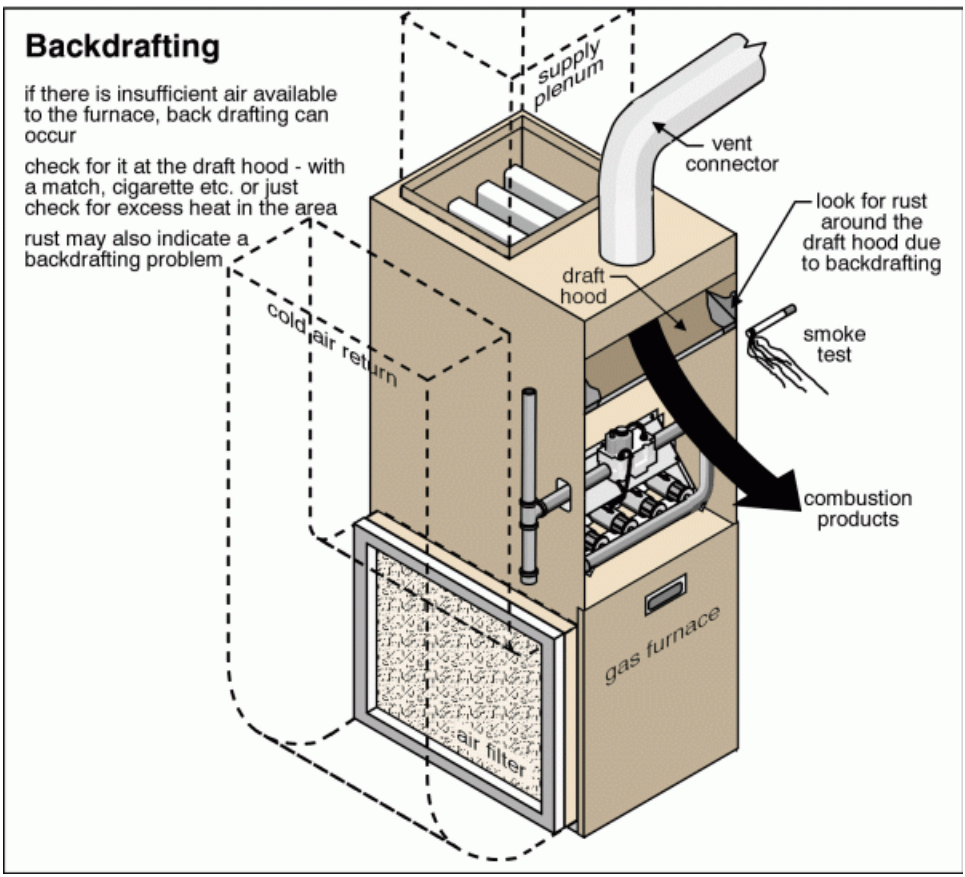
This is a safety issue that should be addressed without delay.

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

Location: Basement Furnace room

Task: Correct

Time: Immediate



9. Rust at bottom of heat exchanger



10. Evidence of furnace backdrafting

HEATING

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Inspection Methods / 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: • Heat loss calculations are not performed as part of a home inspection. These calculations are typically performed before construction to determine the required capacity of a heating system. • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing.

Safety devices: • Not tested as part of a building inspection

Fireplace/wood stove: • Quality of chimney draw cannot be determined • Connection to chimney not inspected

Descriptions

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

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

Compressor approximate age: • Typical life expectancy is 10 to 15 years.

Compressor approximate age: • 6 years

Observations / Recommendations

AIR CONDITIONING \ Evaporator coil

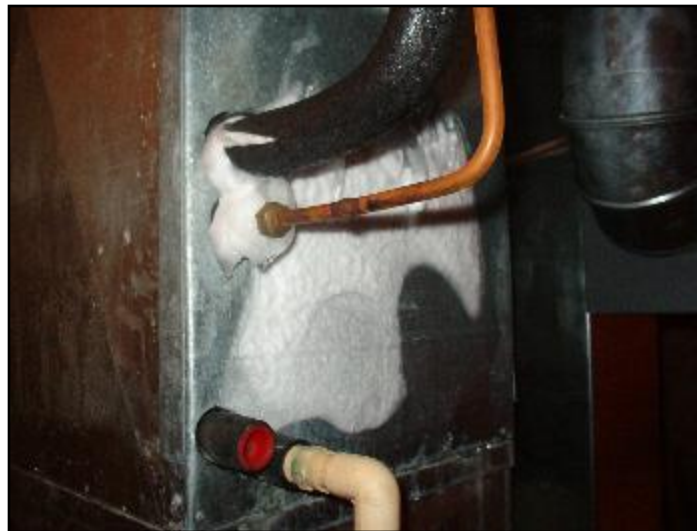
15. Condition: • [Frost](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: West Basement

Task: Repair

Time: Immediate



11. Frost visible on ductwork at AC coil

Inspection Methods / 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.

Descriptions

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

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

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

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

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

Wall insulation amount/value: • Not determined

Observations / Recommendations

FOUNDATION \ Interior insulation

16. Condition: • [Exposed combustibile insulation](#)

Implication(s): Fire hazard

Location: West Crawl space

Task: Remove or cover with drywall

Time: Less than 1 year



12. Exposed polystyrene insulation is fire hazard

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.

Descriptions

General: • [VIDEO: Checking the toilet flapper](#)

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

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

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

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

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

Water heater type: • [Conventional](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • Typical life expectancy is 8 to 12 years.

Water heater approximate age: • 5 years

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

Observations / Recommendations

SUPPLY PLUMBING \ Supply piping in building

17. Condition: • [Leak](#)

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

Location: Northeast Basement

Task: Replace

Time: Immediate



13. *Leaking copper supply pipe*

WASTE PLUMBING \ Traps - installation

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

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

Location: Basement Laundry area

Task: Improve
Time: Immediate



14. Poor trap arrangement

WASTE PLUMBING \ Venting system

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

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

Location: West central part of roof

Task: Remove cap

Time: Immediate



15. Plumbing stack is capped

Descriptions

General: • [VIDEO: Preparing your room for painting](#)

General: • [VIDEO: Tips for painting rooms in your house](#)

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

Observations / Recommendations

FLOORS \ Wood/laminate floors

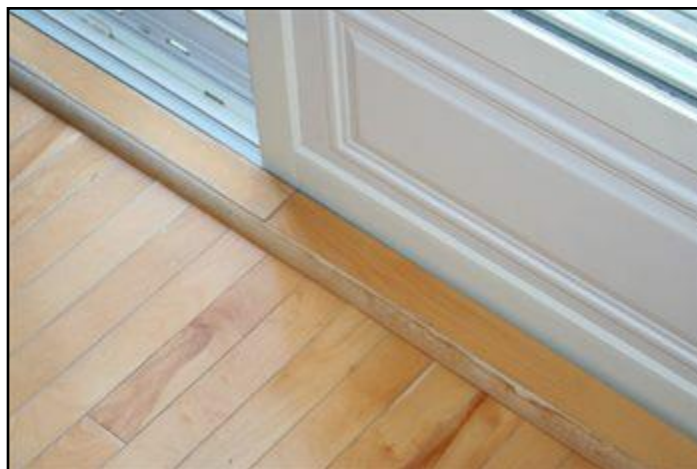
20. Condition: • [Stained](#)

Implication(s): Cosmetic defects

Location: North First Floor Family Room

Task: Repair

Time: Less than 1 year



16. Stained

GARAGE \ Vehicle door operators

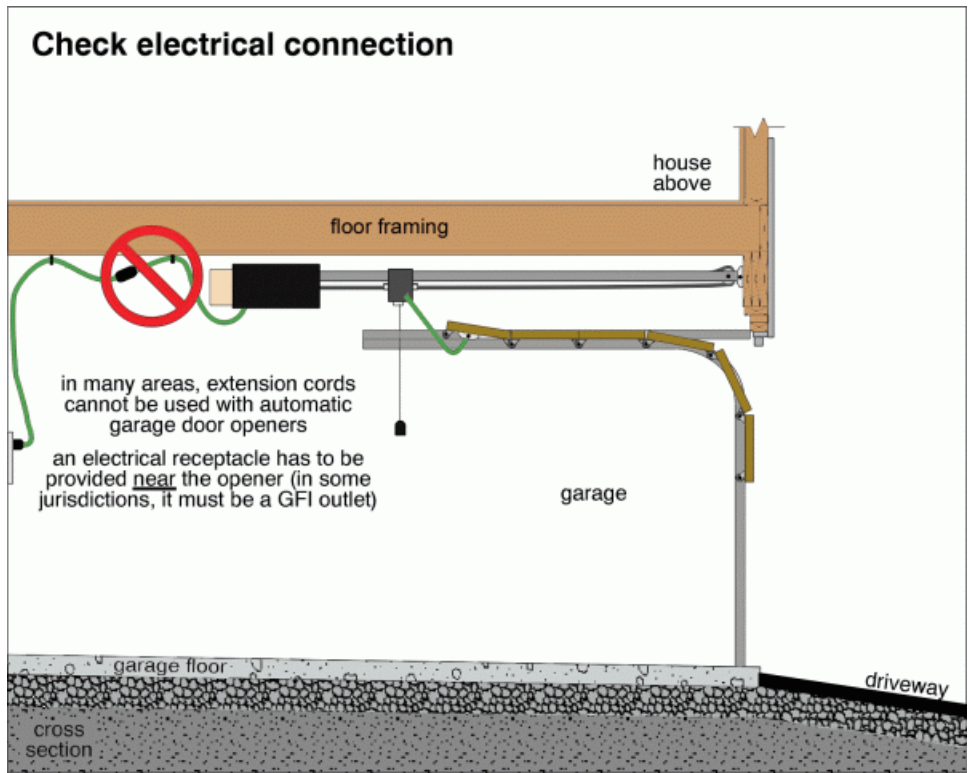
21. Condition: • [Extension cord for opener](#)

Implication(s): Electric shock

Location: Garage

Task: Replace with permanent wiring

Time: Immediate



17. Extension cord for west garage door opener

Inspection Methods / Limitations

General: • The following are not included as part of a home inspection: alarm systems, security systems, intercoms, central vacuum systems, cosmetic issues, appliances, water treatment systems, indoor air quality and concealed items.

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

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

