

# INSPECTION REPORT



For the Property at:  
**27 MAPLE CRESCENT**  
CHICAGO, IL

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Prepared for: JOHN SIMPSON  
Inspection Date: Thursday, January 4, 2007  
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Setting the Standard for Home Inspections!

# SUMMARY

27 Maple Crescent, Chicago, IL January 4, 2007

Report No. 1366, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

**Note:** For the purpose of this report the building is considered to be facing **South**.

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. There are some important things you should do when taking possession of a home. These are detailed in the Priority Maintenance document, which you can access by clicking on the link below.

[Priority Maintenance Items](#)

## 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:** Less than 1 year

## Heating

### **Chimney and vent \ Metal chimney or vent**

**Condition:** • [Chimney walls rusting or pitting](#)

**Implication(s):** Chance of movement | Hazardous combustion products entering home

**Location:** North

**Task:** Replace

**Time:** Immediate

## Insulation and Ventilation

### **Foundation \ Interior insulation**

**Condition:** • [Exposed combustible insulation](#)

**Implication(s):** Fire hazard

**Location:** West Crawl space

**Task:** Remove or cover with drywall

**Time:** Less than 1 year

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 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 specialists. The link below provides some typical costs for home repairs and improvements.

[Home Improvement - ballpark costs](#)

# ROOFING

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## DESCRIPTION

**General:** • A roof "tune-up" is recommended.

**Sloped:** • [Asphalt](#)

**Probability of leakage:** • Medium

## LIMITATIONS

**Roof inspection limited/prevented by:** • Deck/solar panels covering roof

**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.

### **Sloped roof flashings \ Roof/sidewall flashings**

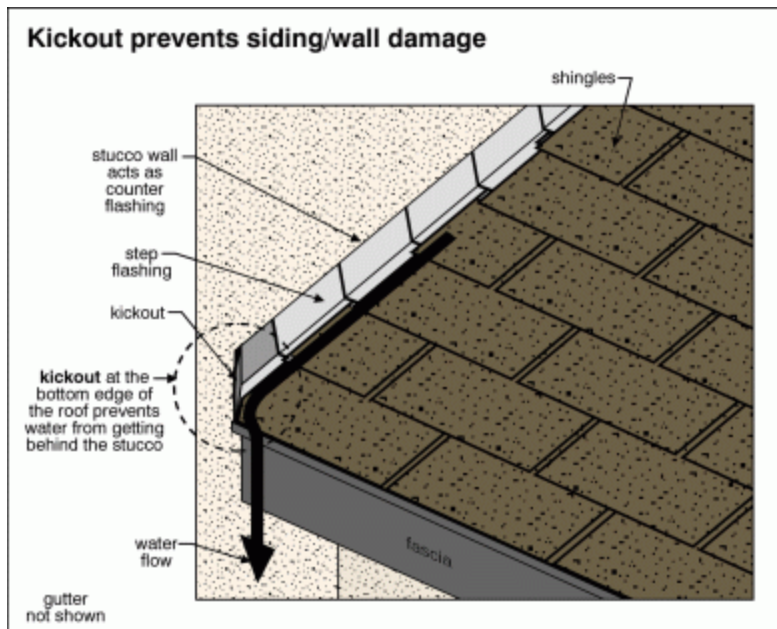
**Condition:** • [No kickout flashing](#)

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

**Location:** North First floor

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)

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**ROOFING**

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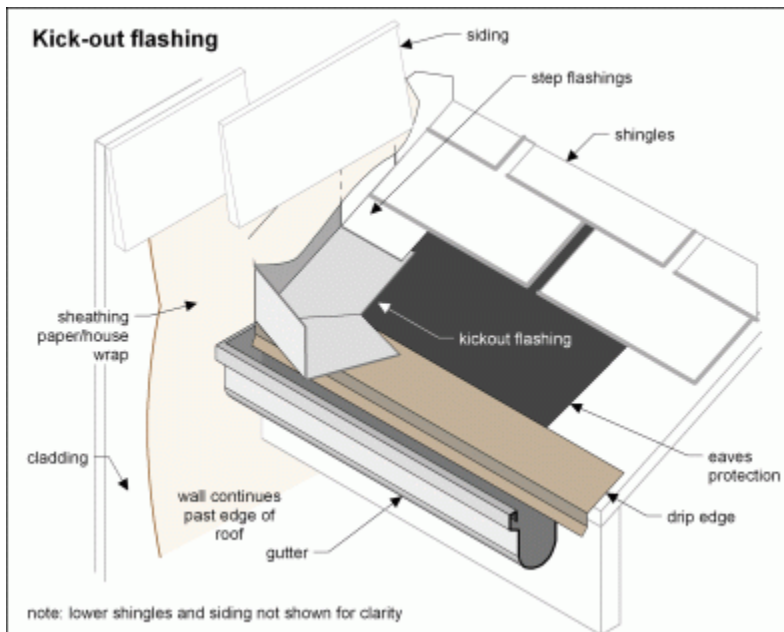
HEATING

COOLING

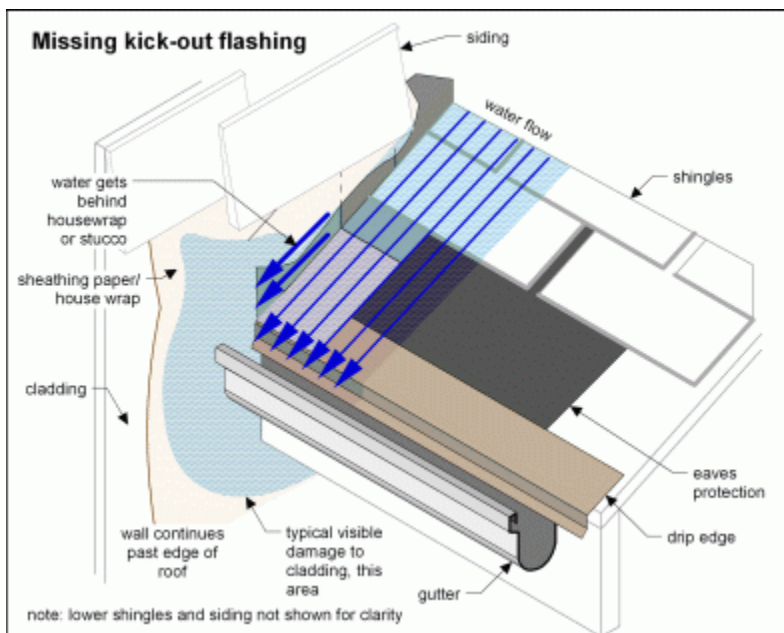
INSULATION

PLUMBING

INTERIOR



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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1. No kickout flashing at roof/sidewall junction

## Sloped roof flashings \ Pipe/stack flashings

**Condition:** • [Leak](#)

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

**Location:** North

**Task:** Repair

**Time:** Immediate



2. Stack flashing should be sealed.

# 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 discharge:** • [Above grade](#)

**Lot slope:** • [Away from house](#)

**Wall surfaces - masonry:** • [Brick](#) • [Stone](#)

**Wall surfaces :** • [Vinyl siding](#) • [Stucco](#)

**Retaining wall:** • [Concrete](#)

## 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

## RECOMMENDATIONS

### General

• 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.

### Roof drainage \ Downspouts

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

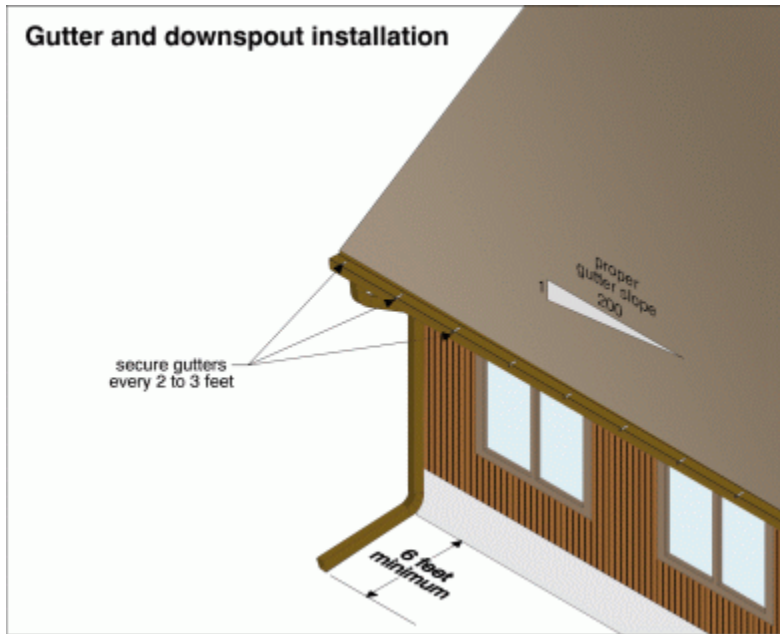
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** East Exterior wall

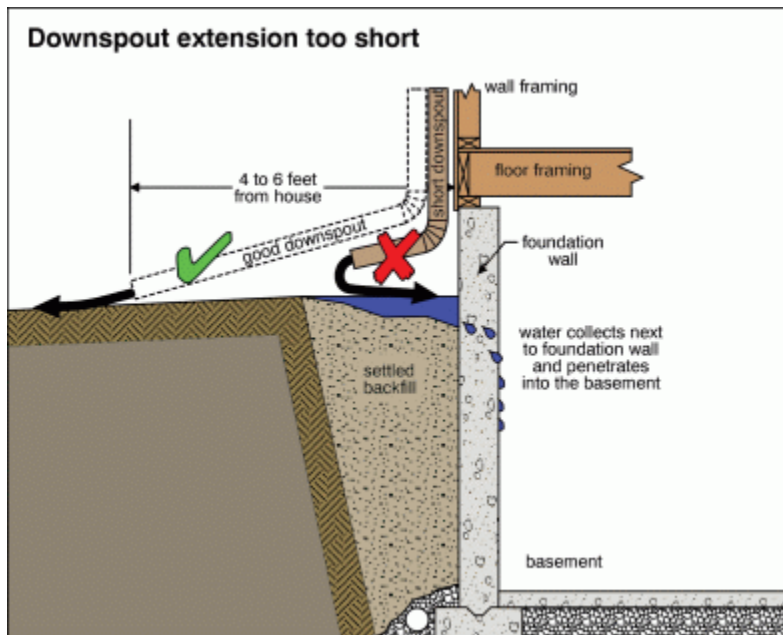
**Task:** Improve

**Time:** Immediate

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



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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**3.** *Downspout should be extended away from home*

## DESCRIPTION

**Configuration:** • [Basement](#) • [Crawl space](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

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

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

## LIMITATIONS

**Inspection limited/prevented by:** • The attic/roof space was inspected from the access hatch. All areas could not be closely examined. • Some parts of the foundation walls were not visible and could not be inspected.

**Inspection limited/prevented by:** • Carpet/furnishings • Storage

## RECOMMENDATIONS

### Floors \ Joists

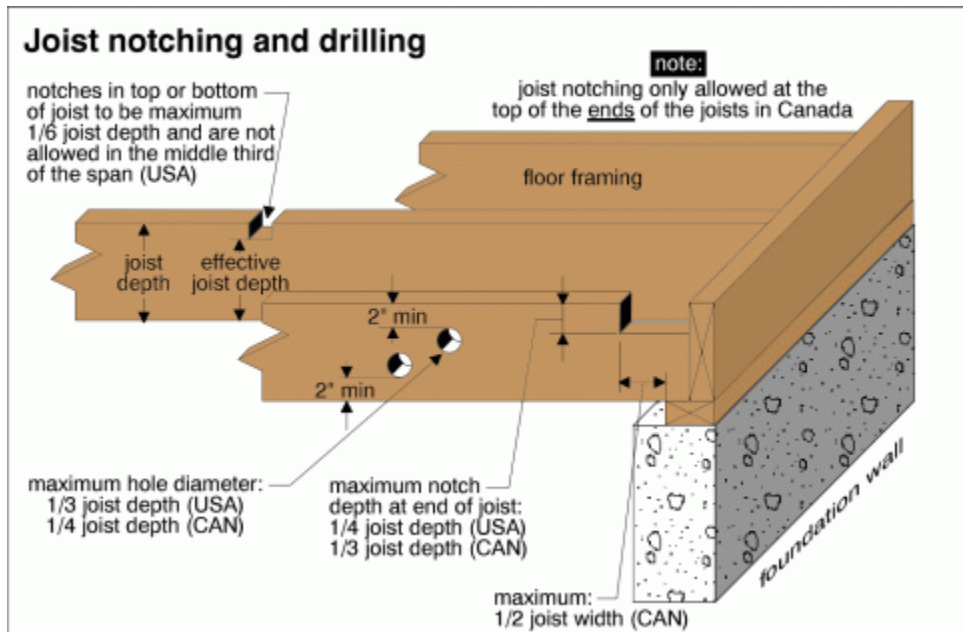
**Condition:** • [Notches or holes](#)

**Implication(s):** Weakened structure

**Location:** West Basement

**Task:** Repair

**Time:** Immediate





4. Double joist cut for ductwork

### Roof framing \ Rafter/trusses

**Condition:** • [Split](#)

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

**Location:** Northeast Attic

**Task:** Repair or replace

**Time:** Immediate



5. Top chord of truss is broken

SUMMARY

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## DESCRIPTION

**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:** • [Grounded - typical](#)

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

**Smoke detectors:** • [Present](#)

## 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.

## RECOMMENDATIONS

### General

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

### Service box, grounding and panel \ Service box - fuse, breaker, wire

**Condition:** • [Poor connections](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** North Basement

**Task:** Improve

**Time:** Immediate

### 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:** Less than 1 year



6. Water and rust in bottom of panel

**Distribution system \ Lights**

**Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** East Exterior wall

**Task:** Repair or replace

**Time:** Immediate



7. Light fixture is not well secured

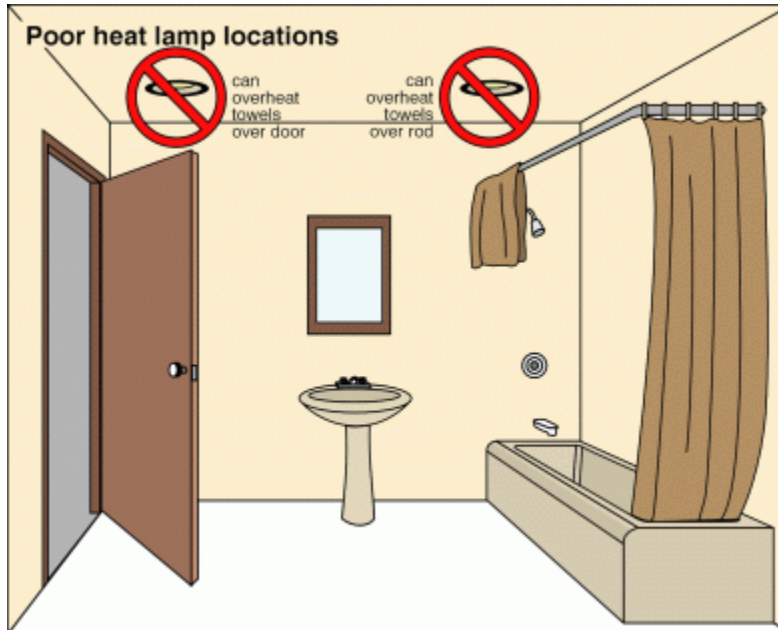
**Condition:** • [Heat lamps over doors](#)

**Implication(s):** Fire hazard

**Location:** East Second floor Bathroom

**Task:** Correct

**Time:** Immediate



[Click on image to enlarge.](#)



8. Heat lamp over door - fire hazard!

### Distribution system \ Outlets

**Condition:** • [Reversed polarity](#)

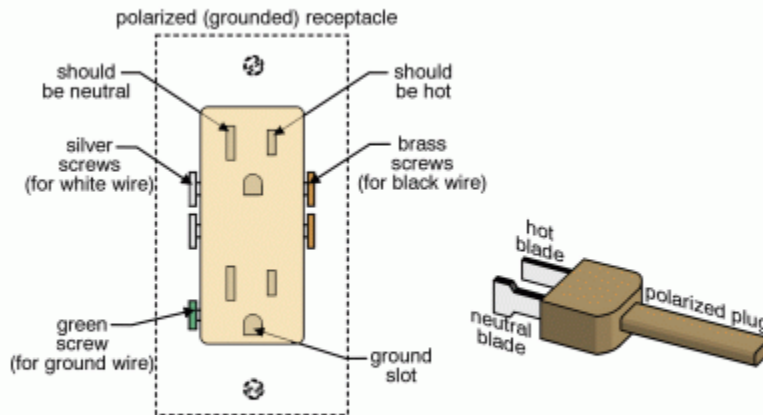
**Implication(s):** Electric shock

**Location:** Various

**Task:** Correct

**Time:** Less than 1 year

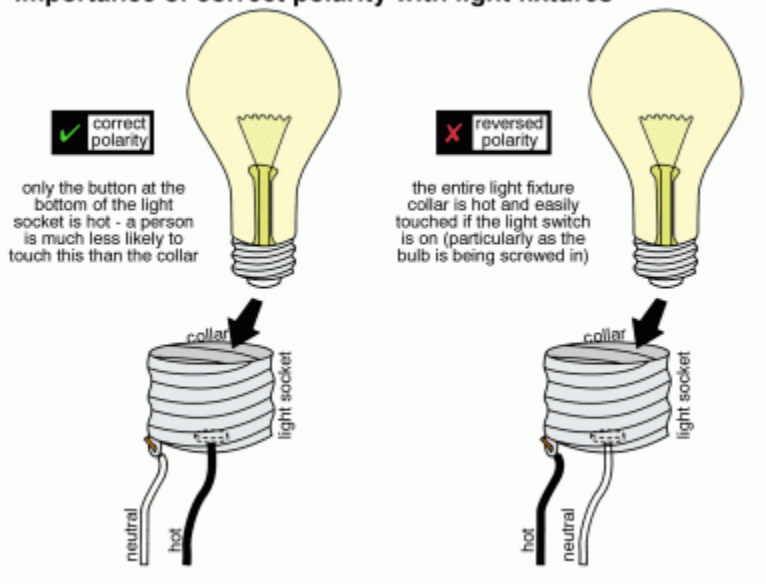
## Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

[Click on image to enlarge.](#)

## Importance of correct polarity with light fixtures



[Click on image to enlarge.](#)

# HEATING

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## DESCRIPTION

**Fuel:** • [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

*Note:* At front of home

**Auxiliary heat:**

• [Electric baseboard heater](#)

*Note:* In basement family room

**Fireplace:**

• [Zero clearance](#)

*Note:* Wood burning fireplace in living room

**Chimney:** • [Masonry](#) • [Metal](#)

**Carbon monoxide test:**

• 5 parts per million - approximate

*Note:* This is acceptable.

## 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:** • Safety devices are not tested as part of a home inspection. These should be tested during annual servicing. • 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:** • Not tested as part of a home inspection

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

## RECOMMENDATIONS

**General**

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

## Gas furnace \ Venting system

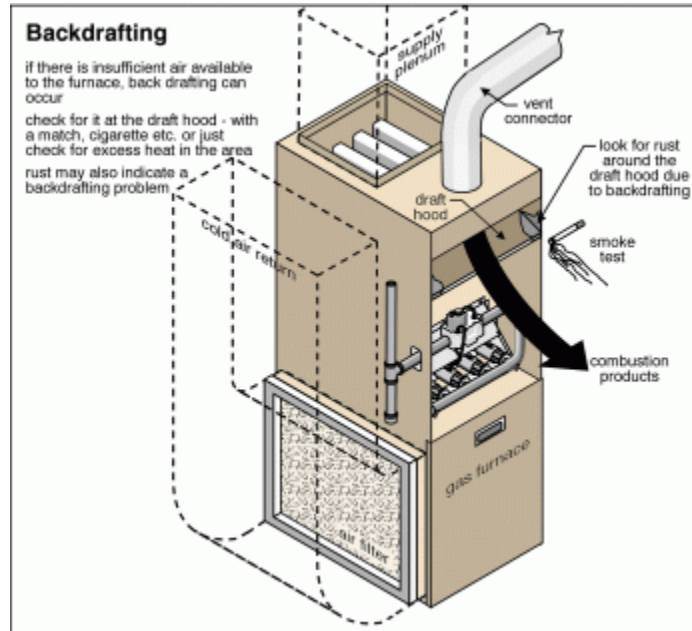
**Condition:** • [Draft hood spillage or backdraft](#)

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

**Location:** Basement Furnace room

**Task:** Correct

**Time:** Immediate



[Click on image to enlarge.](#)



9. Evidence of furnace backdrafting



10. Rust at bottom of heat exchanger

## Gas furnace \ Humidifier

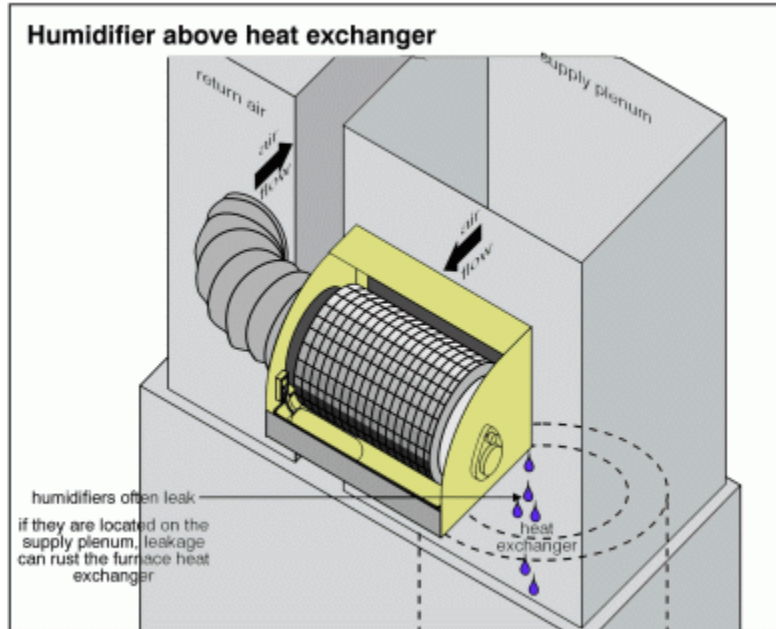
**Condition:** • [Leak](#)

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

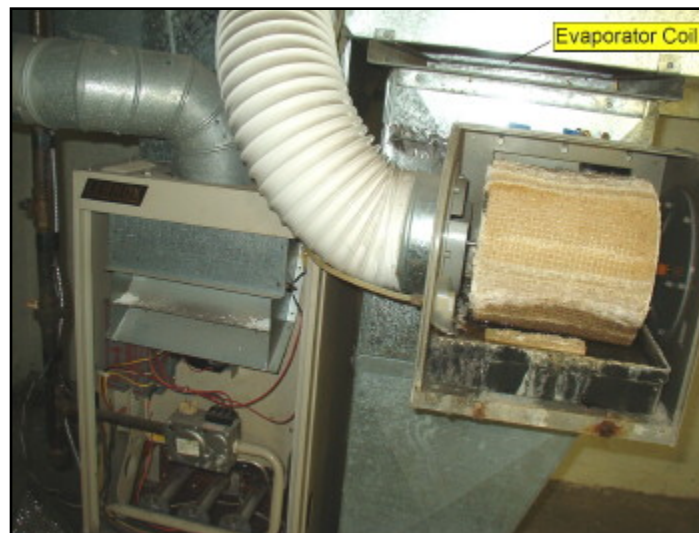
**Location:** West Basement

**Task:** Repair or replace

**Time:** Less than 1 year



[Click on image to enlarge.](#)



11. Leaking and inoperative humidifier

## Chimney and vent \ Masonry chimney cap

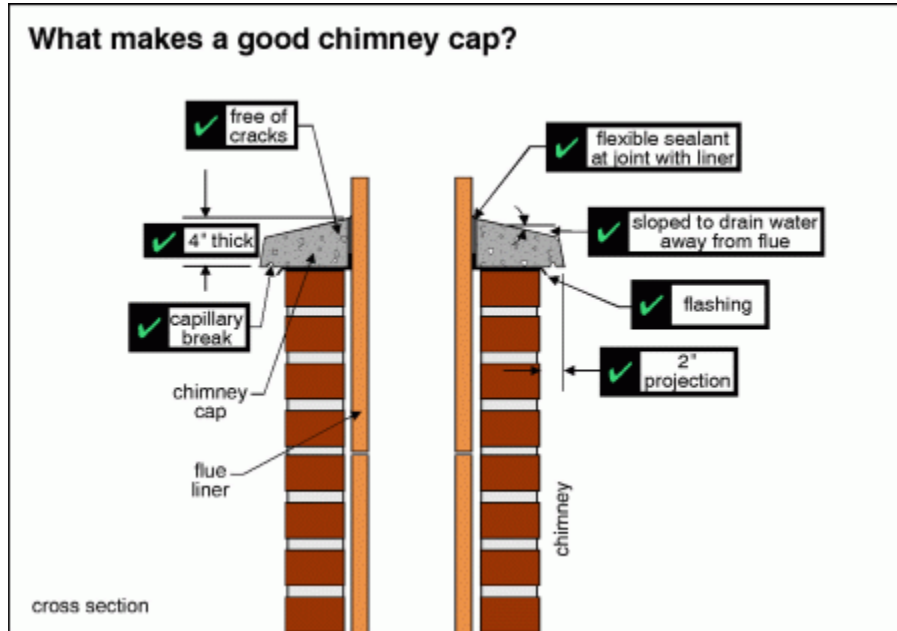
Condition: • [Cracked](#)

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

Location: West

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)



12. Minor cracks in chimney cap

## Chimney and vent \ Metal chimney or vent

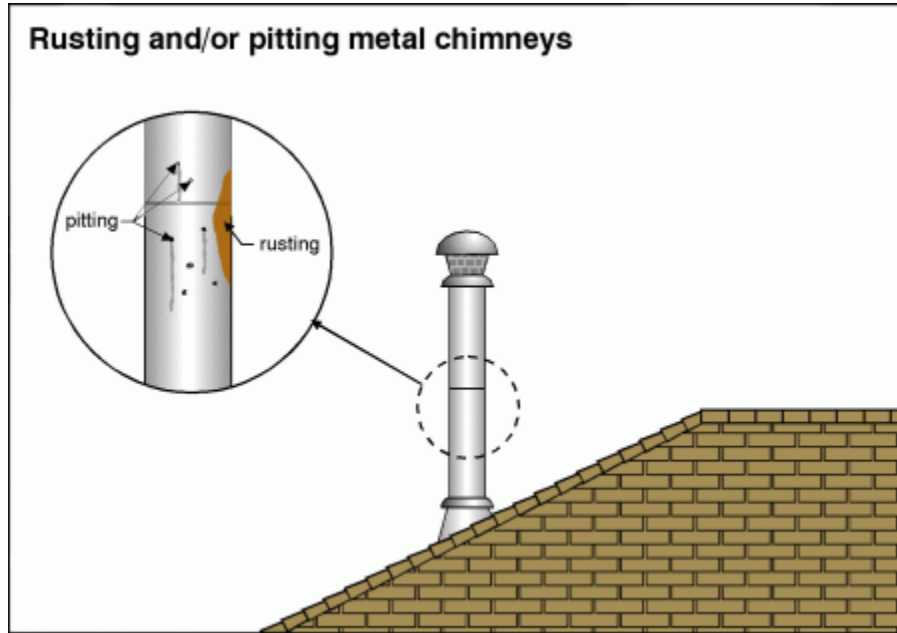
Condition: • [Chimney walls rusting or pitting](#)

Implication(s): Chance of movement | Hazardous combustion products entering home

Location: North

Task: Replace

Time: Immediate



[Click on image to enlarge.](#)



13. Rusted chimney wall from fireplace

# COOLING & HEAT PUMP

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## DESCRIPTION

**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

## 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.

## RECOMMENDATIONS

**Air conditioning \ Evaporator coil**

**Condition:** • [Frost](#)

**Implication(s):** Increased cooling costs | Reduced comfort

**Location:** West Basement

**Task:** Repair

**Time:** Immediate



14. Frost visible on ductwork at AC coil

## DESCRIPTION

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

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

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

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

Wall insulation amount: • Not determined

Foundation wall insulation material: • [Plastic/foam board](#)

Foundation wall insulation amount: • [R-8](#)

Air/vapor barrier: • [Plastic](#)

## 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.

## RECOMMENDATIONS

### Foundation \ Interior insulation

**Condition:** • [Exposed combustible insulation](#)

**Implication(s):** Fire hazard

**Location:** West Crawl space

**Task:** Remove or cover with drywall

**Time:** Less than 1 year



15. Exposed polystyrene insulation is fire hazard

# INSULATION AND VENTILATION

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## Foundation \ Crawlspace ventilation

**Condition:** • Missing

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Condition:** • Inadequate

**Implication(s):** Chance of condensation damage to finishes and/or structure

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## DESCRIPTION

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

**Supply piping in house:** • [Copper](#)

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

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

**Water heater fuel:** • [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 piping in house:** • [Plastic](#)

## LIMITATIONS

**General:** • Moisture problems may result in visible or concealed mold growth. Environment Consultants can assist if this is a concern.

The following are not inspected or tested as part of a home inspection:

Tub and basin overflows

Water treatment equipment

Concealed plumbing components

Swimming pools, spas and hot tubs

Isolating and relief valves

The main plumbing shut off valve

## RECOMMENDATIONS

**Supply plumbing \ Supply piping in house**

**Condition:** • [Leak](#)

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

**Location:** Northeast Basement

**Task:** Repair

**Time:** Immediate



16. Leaking copper supply pipe

### Waste plumbing \ Traps - installation

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

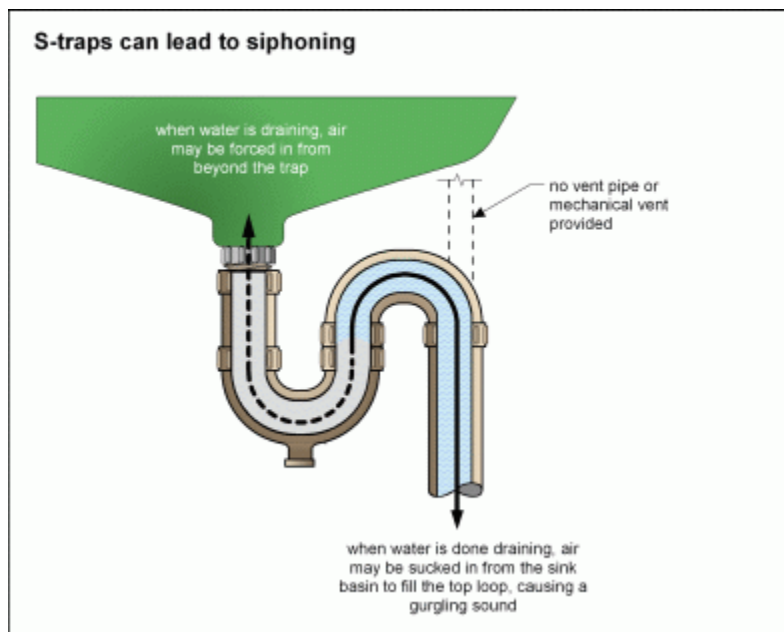
**Implication(s):** Reduced operability | Fixtures slow to drain

**Location:** Basement Laundry area

**Task:** Improve

**Time:** Less than 1 year

**Note:** This configuration is prone to clogging problems



[Click on image to enlarge.](#)



17. Poor trap arrangement

### Waste plumbing \ Venting system

**Condition:** • [Vent termination problems](#)

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

**Location:** West central part of roof

**Task:** Remove cap

**Time:** Immediate



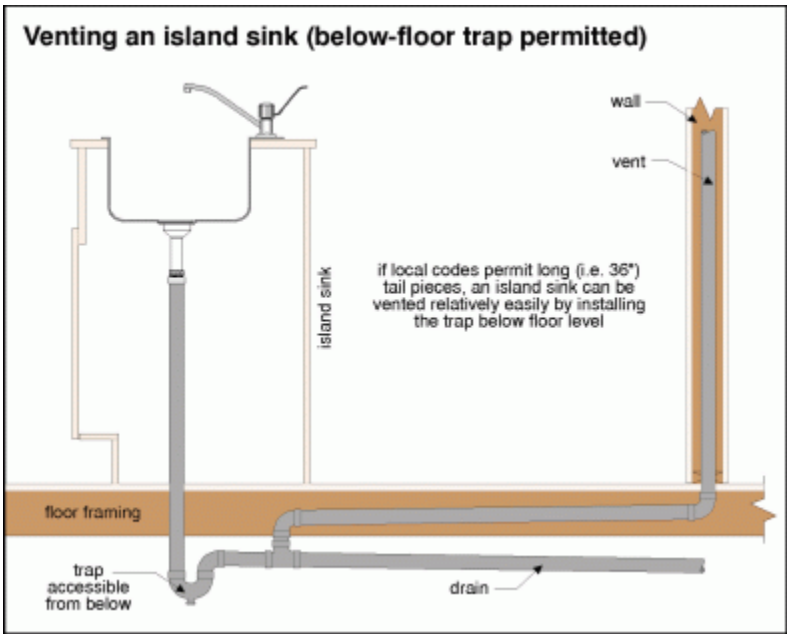
18. Plumbing stack is capped

**Condition:** • [Island venting problems](#)

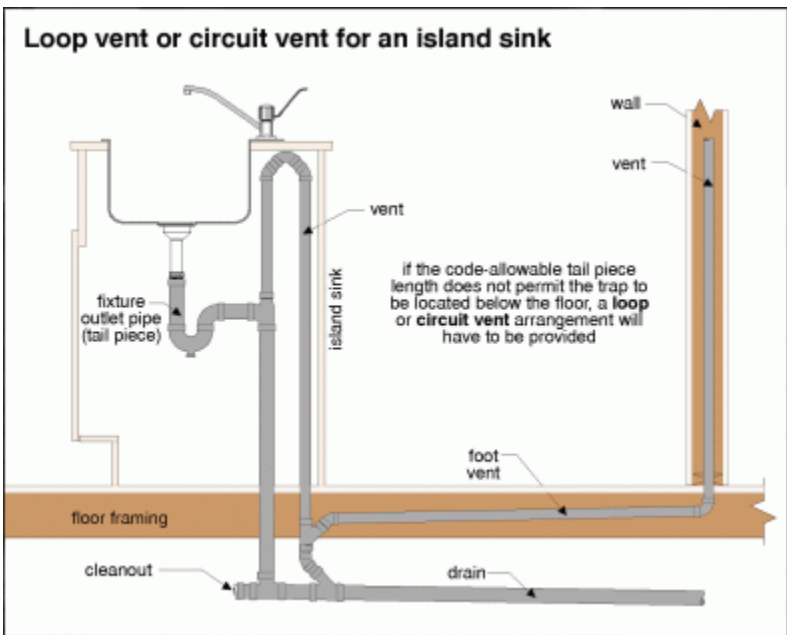
**Implication(s):** Sewer gases entering the house

**Location:** Kitchen

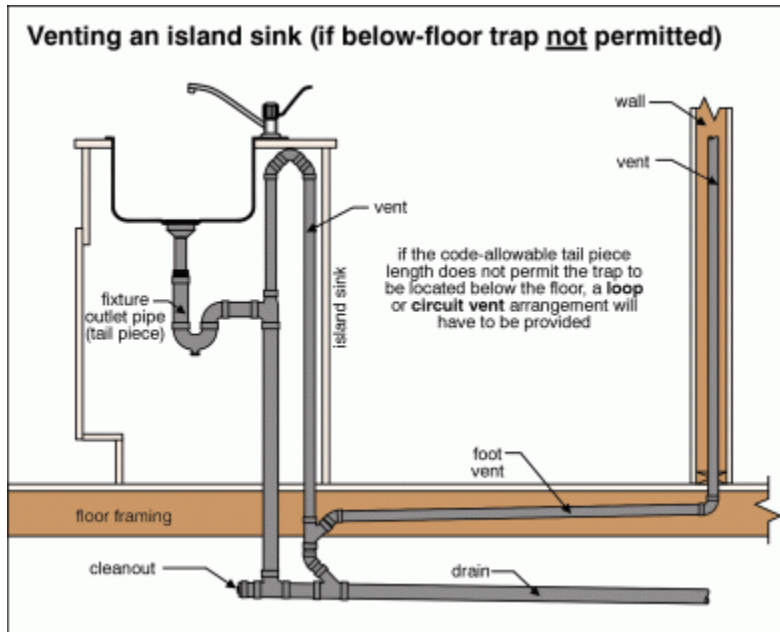
**Task:** Provide proper venting



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



Click on image to enlarge.

**Fixtures and faucets \ Basin, sink and laundry tub**

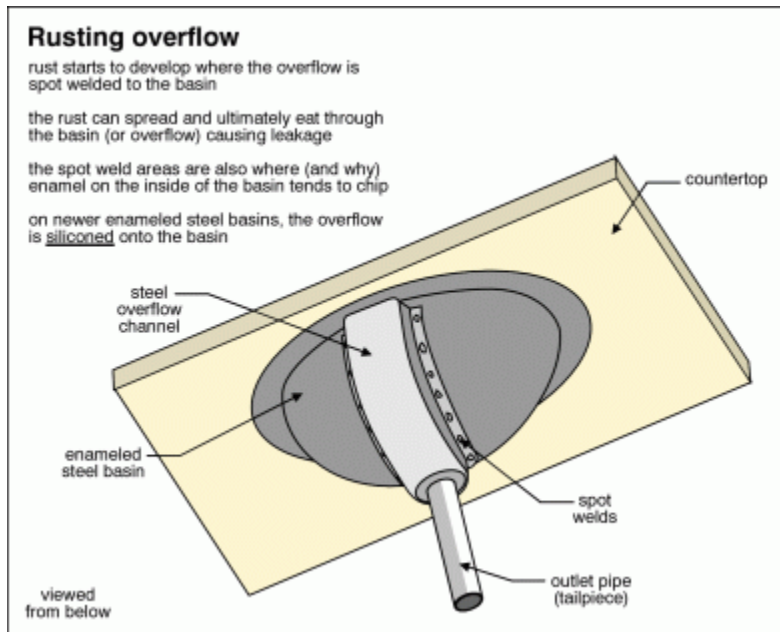
**Condition:** • [Rust](#)

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

**Location:** First floor Powder room

**Task:** Replace

**Time:** Unpredictable



Click on image to enlarge.



19. *Steel basin rusting at weld*

# INTERIOR

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## DESCRIPTION

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

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

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

**Glazing:** • [Double](#)

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

**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

## 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.

**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. As discussed previously, exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

**Basement leakage:** • Storage in basement limited inspection

## RECOMMENDATIONS

### Garage \ Vehicle door operators

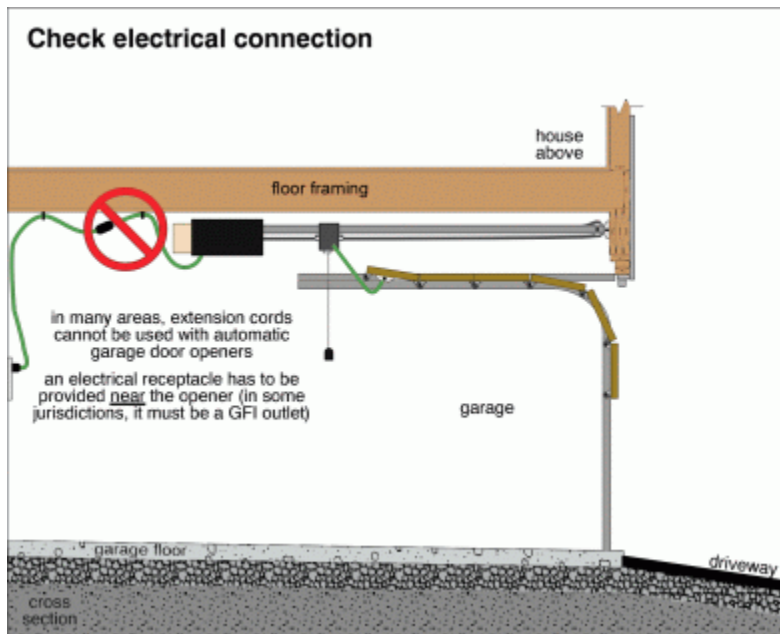
**Condition:** • [Extension cord for opener](#)

**Implication(s):** Electric shock

**Location:** Garage

**Task:** Replace with permanent wiring

**Time:** Immediate



20. Extension cord for west garage door opener



21. Extension cord for east garage door opener

### Exhaust fans \ Exhaust fan

**Condition:** • The clothes dryer is vented into an exhaust fan designed for a stove. This unconventional installation should be re-arranged.

**Location:** First floor Laundry area

**Task:** Improve

**Time:** Less than 1 year



22. Clothes dryer vented incorrectly

**END OF REPORT**