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Inspected By:

Michelle Teague

Client Information: Record Number 20070822a

Inspection, Condo

City Lane

Chicago , IL

Inspected 8/22/07 8:00 AM

Inspection Summary

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Record 20070822a - Inspection, Condo City Lane, Chicago , IL

Safety Concern

PLUMBING

Gas Pipe Condition

A gas odor was noted in the meter/water heater room for this building. Have repaired by the gas company.

FURNACE

FURNACE

A hole has been cut under the furnace in the return plenum. This hole should be covered because its presence may redirect combustion air away from the furnace or it may pull flue gases (like carbon monoxide) into the air supply. Consult with an HVAC contractor to cover this hole.

There is a float in the furnace drip pan that should shut the furnace/A/C off if the drip pan fills with water. This float does not shut the furnace off when raised. Hire a qualified HVAC contractor to repair this float.

SMOKE/CO DETECT

CO Detectors

No carbon monoxide detectors were noted. We recommend adding CO detectors on each level of the home and approximately 15 feet from each gas appliance and bedroom. Test CO detectors monthly to ensure proper functionality.

Service/Repair

CHIMNEY

CHIMNEY

There is a chimney in the NW corner of the building. The roof is not properly connected to the chimney - add proper termination bars. Additionally, there was no visible flashing under the limestone chimney cap - this may allow water to run down the chimney.

There is water on the ceiling of the unit around this chimney. Repair the flashings, cap and masonry on this chimney to prevent water from entering this unit.

FURNACE

Humidifier

The humidifier is leaking. Please repair.

INTERIOR

Interior Ceilings

Water damage was noted on the ceiling in the closet of the NW bedroom. See roofing/chimney section. Once exterior repairs are made, the interior drywall should be removed. It appears that a mold-like substance is growing on the impacted drywall. Once the ceiling is open, remove any other impacted materials such as insulation.

Deferred Maintenance

ROOF

Condition

The roof has heavy alligating. Photos 1/2. This indicates that the roof is reaching the end of its useful life. Expect to replace this roof anytime in the next several years.

Ponding was noted in the NW corner of the roof over this unit. Re-pitch this area as necessary to allow for proper drainage. Photo 3

The asphalt shingles on the front gables are also deteriorating. Replace as necessary. Photo 4

Inspection Report Details

Record 20070822a - Inspection, Condo City Lane, Chicago , IL

GENERAL COMMENTS

Sat/Minor Repairs Report Definitions - Category Definitions

Satisfactory/Minor Repairs - indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and/or deterioration. Minor repairs may be necessary. Safety Concerns denote a condition that is unsafe and in need of prompt attention. Deferred Maintenance - significant components or systems that may require repair or replacement anytime within the next five years. Service/Repair - indicates the component will need repair or replacement. Please note that this report is not considered complete without a copy of the Pre-Inspection Agreement and a copy of the Introduction to a Home Inspection.

Sat/Minor Repairs General Comments - Comment

The common areas noted in this report were inspected as a courtesy only. They are not technically part of the home inspection because they are managed by the condo association.

We recommend reviewing the board meeting minutes from at least the past year.

Are windows/screens the responsibility of the unit owner or the Association?

Sat/Minor Repairs Inspection Price - \$350

GROUNDS

Sat/Minor Repairs Current Conditions - Recent Rain

Sat/Minor Repairs Home Entrance Faces - South

Sat/Minor Repairs Occupancy - Occupied

When home is occupied some areas will not be visible due to furniture and personal items. No personal items are moved during the course of the inspection.

Sat/Minor Repairs Walks - Concrete

Sat/Minor Repairs Porches - Wood

Column twist noted on northern most porch. Have evaluated and repaired by a licensed decking contractor.

Sat/Minor Repairs Driveway - Parking pad

Sat/Minor Repairs Hand Rail - Wood

EXTERIOR

Sat/Minor Repairs Type of Home - Masonry, Condo

Sat/Minor Repairs Approximate age of home - 81-100 yrs

Sat/Minor Repairs Exposed Foundation - Brick

The stone foundation near the basement door is in need of repair. Consult with a qualified mason.

Sat/Minor Repairs Masonry Walls - Brick, Minor tuck pointed needed

Minor tuck pointing will be required as on-going maintenance on all masonry walls. Monitor walls and tuck point as necessary.

EXTERIOR

Sat/Minor Repairs Outside Outlets - Operating and GFCI protected

Sat/Minor Repairs Entry Doors - Wood, Adjust strike plate

Please adjust the strike plate on the entry door so that dead bolt works properly.

Sat/Minor Repairs Patio Doors - Metal

Sat/Minor Repairs Window Frame Material - Metal

Sat/Minor Repairs Window Type - Double Hung

Sat/Minor Repairs Windows Storm\Screen - Screens

Sat/Minor Repairs Glass - Insulated

Sat/Minor Repairs Dryer exhaust - Satisfactory

Sat/Minor Repairs Gas Meter Shutoff Location - Interior

GUTTERS

Sat/Minor Repairs Inspected From - Roof

Sat/Minor Repairs Gutter Type - Galvanized, Leaking

The gutters are leaking on front fact of building. These should be repaired to prevent further damage.

Sat/Minor Repairs Downspout Type - Galvanized

ROOF

Sat/Minor Repairs How Inspected - Walk on Roof

Sat/Minor Repairs Roof Style - Flat

Sat/Minor Repairs Roof Covering - Asphalt shingle, Membrane/modified bitumen

ROOF

Deferred Maintenance

Condition - Alligating

The roof has heavy alligating. Photos 1/2. This indicates that the roof is reaching the end of its useful life. Expect to replace this roof anytime in the next several years.

Ponding was noted in the NW corner of the roof over this unit. Re-pitch this area as necessary to allow for proper drainage. Photo 3

The asphalt shingles on the front gables are also deteriorating. Replace as necessary. Photo 4



Sat/Minor Repairs Approx. Age - 10 thru 15

Sat/Minor Repairs Number of Layers - Unknown

The number of layers cannot be determined on a flat roof that is properly flashed.

Sat/Minor Repairs Flashing - Rubber/heat seal

ROOF

Sat/Minor Repairs Plumbing Vents - PVC

Sat/Minor Repairs Parapet Walls - Satisfactory

CHIMNEY

Service/Repair CHIMNEY - General Comment

There is a chimney in the NW corner of the building. The roof is not properly connected to the chimney - add proper termination bars. Additionally, there was no visible flashing under the limestone chimney cap - this may allow water to run down the chimney. There is water on the ceiling of the unit around this chimney. Repair the flashings, cap and masonry on this chimney to prevent water from entering this unit.



COOLING

Sat/Minor Repairs System 1 Brand - York

COOLING

- Sat/Minor Repairs** System 1 Manufacture Date - Number
- Sat/Minor Repairs** System 1 Size/Tonage - Number
2 Tons
- Sat/Minor Repairs** System 1 Approx. Age - 3
- Sat/Minor Repairs** System 1 Condition - Satisfactory
- Sat/Minor Repairs** System 1 Electrical - Ext. Disconnect
- Sat/Minor Repairs** System 1 Max Fuse Size - 20 amps
- Sat/Minor Repairs** System 1 Supply Temp - Temp, Proper operation
55 deg.
- Sat/Minor Repairs** System 1 Return Temp - Temp
73 deg.

ELECTRIC

- Sat/Minor Repairs** Main Service Drop - Overhead Drop
- Sat/Minor Repairs** Overhead Clearance - Satisfactory
- Sat/Minor Repairs** Main Panel Accessibility - Typical
- Sat/Minor Repairs** Main Panel Location - Hall
- Sat/Minor Repairs** Main Electrical Disconnect/Type - Breaker
- Sat/Minor Repairs** Main Panel Condition - Satisfactory
- Sat/Minor Repairs** Main Electrical Service Wire - Copper
- Sat/Minor Repairs** Main Panel Voltage - 110 / 220
- Sat/Minor Repairs** Main Panel Amperage - 100 amps
- Sat/Minor Repairs** Circuits Labeled - All

ELECTRIC

Sat/Minor Repairs **Grounding - Common system**

Unable to verify grounding because many water pipes and water main are located in common areas.

Sat/Minor Repairs **Bonding - Satisfactory**

Sat/Minor Repairs **Number of spare breakers/fuses - Adequate**

3 spares

Sat/Minor Repairs **Interior House Wiring - Copper**

Sat/Minor Repairs **Type of House Wire - Conduit**

Sat/Minor Repairs **Wire Condition - Satisfactory**

Sat/Minor Repairs **Electrical Outlets - Outlet covers not removed as part of normal inspec, 3 pronged - grounded**

PLUMBING

Safety Concern **Gas Pipe Condition - Gas odor noted**

A gas odor was noted in the meter/water heater room for this building. Have repaired by the gas company.

Sat/Minor Repairs **Water Source - Municipal**

Sat/Minor Repairs **Main Supply Type - Copper**

Sat/Minor Repairs **Main Shut Off Location - Basement**

Sat/Minor Repairs **Interior Visible Supply Pipes - Copper**

Sat/Minor Repairs **Supply Pipe Condition - Satisfactory**

Sat/Minor Repairs **Interior Waste/Vent Pipes - PVC**

Sat/Minor Repairs **Waste Pipe Condition - Satisfactory**

Sat/Minor Repairs **Water Pressure - Adequate**

Sat/Minor Repairs **Drainage - Adequate**

W. HEATER

Sat/Minor Repairs Water Heater 1 Mfg. - A O Smith

Sat/Minor Repairs Water Heater 1 Approx. Age - 3

Sat/Minor Repairs Water Heater 1 Size - Other

High recovery tank.

Sat/Minor Repairs Flue Condition - Satisfactory

Sat/Minor Repairs Water Heater Fuel - Gas

Sat/Minor Repairs Water Heater Gas Piping - Satisfactory

Sat/Minor Repairs Combustion Air - Appears sufficient

Sat/Minor Repairs Water Heater Cold Water Valve - Present

Sat/Minor Repairs Temp. Pressure Relief Valve and Pipe - Present

Sat/Minor Repairs Water Heater 1 Condition - Satisfactory

FURNACE

Safety Concern FURNACE - General Comment

A hole has been cut under the furnace in the return plenum. This hole should be covered because its presence may redirect combustion air away from the furnace or it may pull flue gases (like carbon monoxide) into the air supply. Consult with an HVAC contractor to cover this hole.

There is a float in the furnace drip pan that should shut the furnace/A/C off if the drip pan fills with water. This float does not shut the furnace off when raised. Hire a qualified HVAC contractor to repair this float.

Sat/Minor Repairs Distribution System Material - Metal Duct

Sat/Minor Repairs Thermostat - Programmable

Sat/Minor Repairs Forced Air System 1 Mfg. - Other

Other = York

Sat/Minor Repairs Serial Number - Number

W0N4340204

Sat/Minor Repairs Model Number - Number

GY9S060B12UP11G

Sat/Minor Repairs Forced Air System 1 Approx. Age - 3

FURNACE

Sat/Minor Repairs Forced Air System 1 BTU Per Hour - 60,000

Sat/Minor Repairs Forced Air System Energy Source - Gas

Sat/Minor Repairs System 1 Gas Piping - Satisfactory, On/Off Valve Present, Sediment Trap Present

Sat/Minor Repairs Combustion Air - Satisfactory

Sat/Minor Repairs Heat Exchanger - Sealed unit

Sat/Minor Repairs Filter System - Disposable

Sat/Minor Repairs Flue Piping - Correct pitch

Service/Repair Humidifier - Other

The humidifier is leaking. Please repair.

Sat/Minor Repairs Furnace System 1 Operation - Fired

FIREPLACE

Sat/Minor Repairs Fireplace 1 type - Decorative

LAUNDRY

Sat/Minor Repairs Laundry Walls - Dry Wall

Sat/Minor Repairs Laundry Ceilings - Dry Wall

Sat/Minor Repairs Laundry Floors - Wood

Sat/Minor Repairs Laundry Doors - Other

Pin in missing on bi-fold laundry door so it does not stay in the track. Repair.

Sat/Minor Repairs Laundry Switches - Satisfactory

Sat/Minor Repairs Laundry Fixtures - Satisfactory

Sat/Minor Repairs Washer - Ran through cycle

LAUNDRY

- Sat/Minor Repairs** Dryer - Ran through cycle
- Sat/Minor Repairs** Laundry Water Shutoff Handles - Accessible
- Sat/Minor Repairs** Washer Drains - Trapped Line
- Sat/Minor Repairs** Dryer Vented - Wall
- Sat/Minor Repairs** Dryer Energy Source - Gas, Shut-off not accessible
The gas shut-off is not accessible without moving the machines.
- Sat/Minor Repairs** Separated from other mechanicals - Yes

KITCHEN

- Sat/Minor Repairs** Kitchen Walls - Dry Wall
- Sat/Minor Repairs** Kitchen Ceilings - Dry Wall
- Sat/Minor Repairs** Kitchen Floors - Wood
- Sat/Minor Repairs** Kitchen Windows - Sample operated
- Sat/Minor Repairs** Kitchen Cabinets - Wood/Wood Veneer
- Sat/Minor Repairs** Kitchen Counters - Granite
Granite should only be cleaned with mild dish soap and water. Do not use any corrosive or abrasive cleaners.
- Sat/Minor Repairs** Kitchen Heating and Cooling - Satisfactory
- Sat/Minor Repairs** Kitchen Switches - Sample Number Tested
- Sat/Minor Repairs** Kitchen Fixtures - Sample number tested
- Sat/Minor Repairs** Kitchen Outlets - GFCI protected
- Sat/Minor Repairs** Kitchen Water Pressure - Normal
- Sat/Minor Repairs** Kitchen Drainage - Normal

KITCHEN

Sat/Minor Repairs Kitchen Sink Basin - Stainless

Sat/Minor Repairs Kitchen Sink Faucets - Does not leak

Sat/Minor Repairs Kitchen Sink 3rd Faucet - Sprayer

Sat/Minor Repairs Kitchen Sink Drain/Trap/Supply Pipes - PVC, Does not leak

Sat/Minor Repairs Garbage Disposal - None

Sat/Minor Repairs Dishwasher - Operates

Sat/Minor Repairs Refrigerator - Operates, Ice maker turned off

The ice maker was turned off so we cannot verify that it is working properly.

Sat/Minor Repairs Oven - Operates

Sat/Minor Repairs Cook top - Operates

Sat/Minor Repairs Exhaust Fan - Operates, Does not exhaust outside

The exhaust fan does not exhaust outside. Be sure to keep fan filters clean for maximum filtration.

FULL BATH

Sat/Minor Repairs Number of Full Baths - 1

Sat/Minor Repairs Bath Ceilings - Dry Wall

Sat/Minor Repairs Bath Walls - Dry Wall

Sat/Minor Repairs Bath Floors - Tile, Tiles need re-grouting

Some grout missing around several tiles.

Sat/Minor Repairs Bath Doors - Satisfactory

Sat/Minor Repairs Bath Windows - Satisfactory

Sat/Minor Repairs Bath Switches - Tested

Sat/Minor Repairs Bath Fixtures - Tested, Burned out light bulbs

Some burned out light bulbs were noted, so some switches/fixtures could not be tested. Over shower

FULL BATH

- Sat/Minor Repairs** Bath Outlets - GFCI protected
- Sat/Minor Repairs** Full Bath Ventilation - Window, Fan
- Sat/Minor Repairs** Full Bath Heating and Cooling - Satisfactory
- Sat/Minor Repairs** Vanity - Satisfactory
- Sat/Minor Repairs** Full Bath Sink Faucets - Does not leak
- Sat/Minor Repairs** Full Bath Sink Stopper - Satisfactory
- Sat/Minor Repairs** Full Bath Sink Basin - Satisfactory
- Sat/Minor Repairs** Full Bath Sink Drain/Trap/Supply Pipes - PVC, Does not leak
- Sat/Minor Repairs** Toilet Bowl and Tank - Satisfactory
- Sat/Minor Repairs** Toilet Operation - Flushes
- Sat/Minor Repairs** Bathtub Faucets - Satisfactory
- Sat/Minor Repairs** Bathtub Drain Stopper - Satisfactory
- Sat/Minor Repairs** Bathtub Shower head - Satisfactory
- Sat/Minor Repairs** Bathtub Caulking - Remove mildewy caulk, clean w/ ammonia, recaulk
Bathtub caulking is older and mildewy. Remove existing caulking, clean with ammonia and re-caulk.
- Sat/Minor Repairs** Bathtub Walls - Tile
- Sat/Minor Repairs** Water Pressure - Normal
- Sat/Minor Repairs** Drainage - Normal

INTERIOR

- Sat/Minor Repairs** Interior Walls - Dry Wall

INTERIOR

Service/Repair Interior Ceilings - Dry Wall, Water damage

Water damage was noted on the ceiling in the closet of the NW bedroom. See roofing/chimney section. Once exterior repairs are made, the interior drywall should be removed. It appears that a mold-like substance is growing on the impacted drywall. Once the ceiling is open, remove any other impacted materials such as insulation.

Sat/Minor Repairs Interior Floors - Wood

Sat/Minor Repairs Doors - Satisfactory

Sat/Minor Repairs Windows - Sample operated

Sat/Minor Repairs Screens - Satisfactory

Sat/Minor Repairs Closets - Satisfactory

Sat/Minor Repairs Interior Switches - Sample Number Tested

Sat/Minor Repairs Interior Fixtures - Sample number tested

Sat/Minor Repairs Interior Outlets - Sample number tested

SMOKE/CO DETECT

Sat/Minor Repairs SMOKE/CO DETECTORS - Functionality not tested

The functionality of smoke and CO detectors is not tested. We only note their presence or absence. Please check the batteries in both types of detectors on a monthly basis once you move in.

Sat/Minor Repairs Smoke Detectors - Satisfactory

Safety Concern CO Detectors - None

No carbon monoxide detectors were noted. We recommend adding CO detectors on each level of the home and approximately 15 feet from each gas appliance and bedroom. Test CO detectors monthly to ensure proper functionality.