

# INSPECTION REPORT



443 Madison St.  
Chicago, IL

PREPARED FOR:  
JOHN SIMPSON

INSPECTION DATE:  
Thursday, March 1, 2018

PREPARED BY:  
Alan Carson



Horizon Professional Inspections  
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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

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SUMMARY

ROOFING

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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](#)



# ROOFING

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## Observations & Recommendations

### SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

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

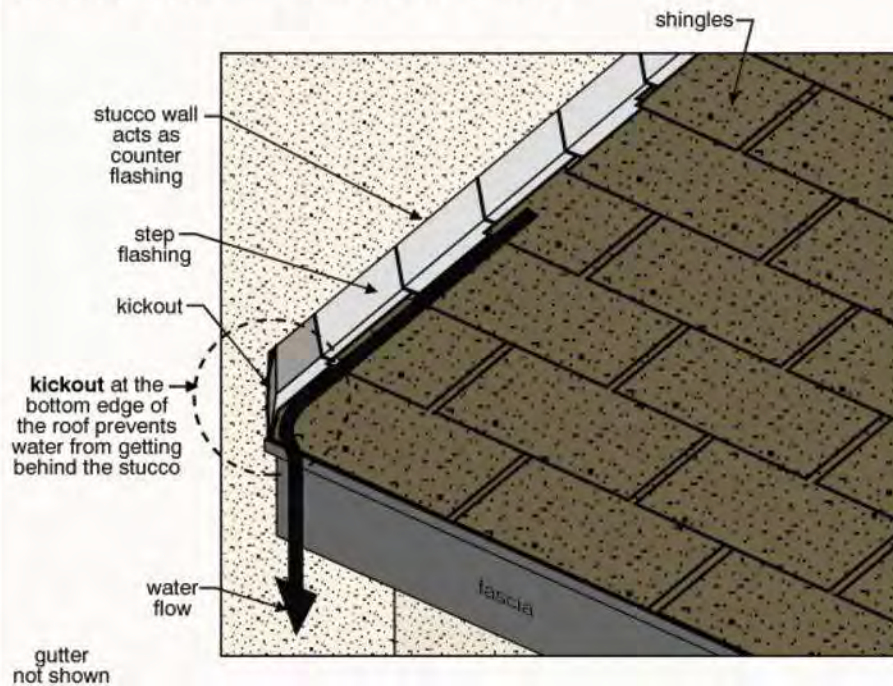
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North First Floor

Task: Improve

Time: Less than 1 year

#### Kickout prevents siding/wall damage



*No kickout flashing at roof/sidewall junction*

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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

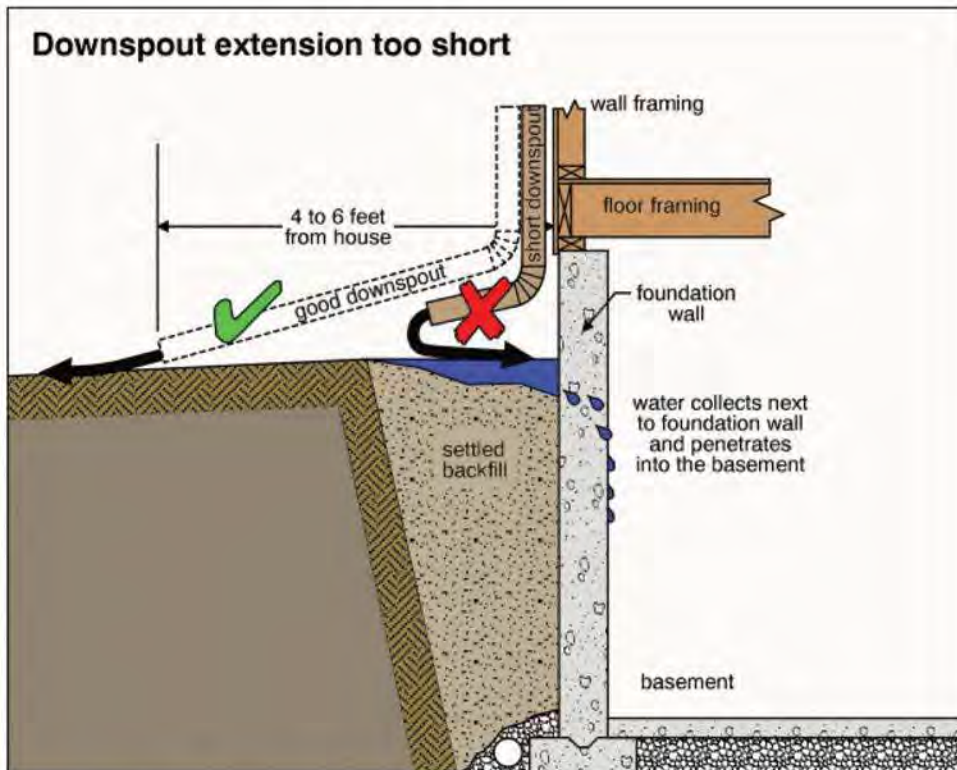
The downspout should be extended to discharge at least 6 feet from the home. The splash block can be discarded.

**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*

# EXTERIOR

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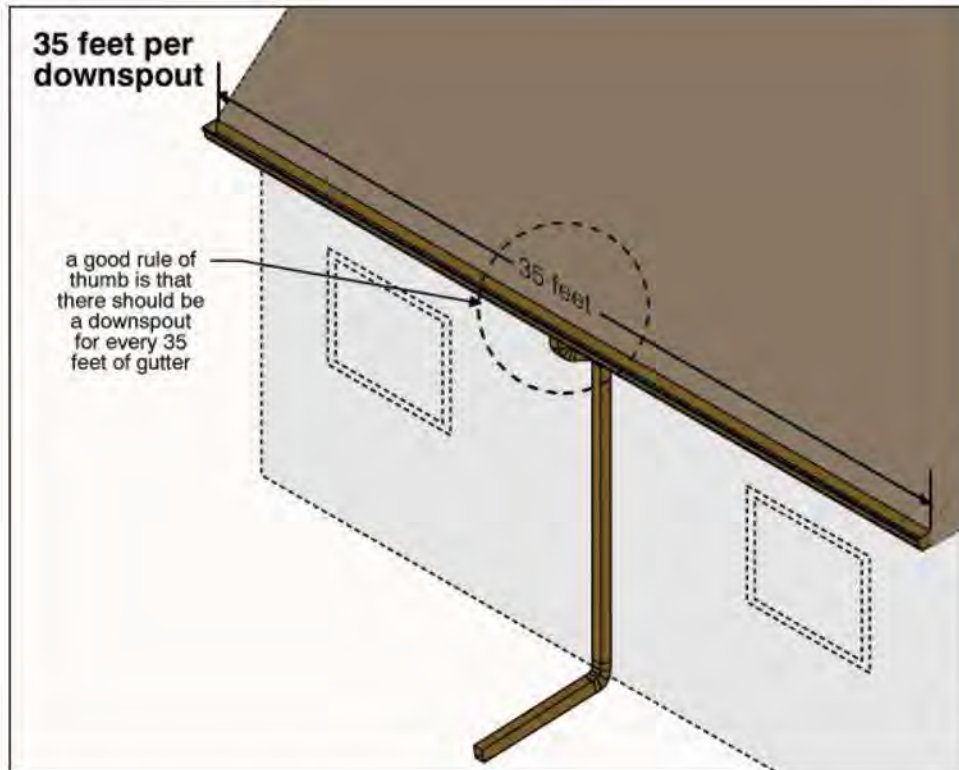
## 5. Condition: • [Too few](#)

**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



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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.

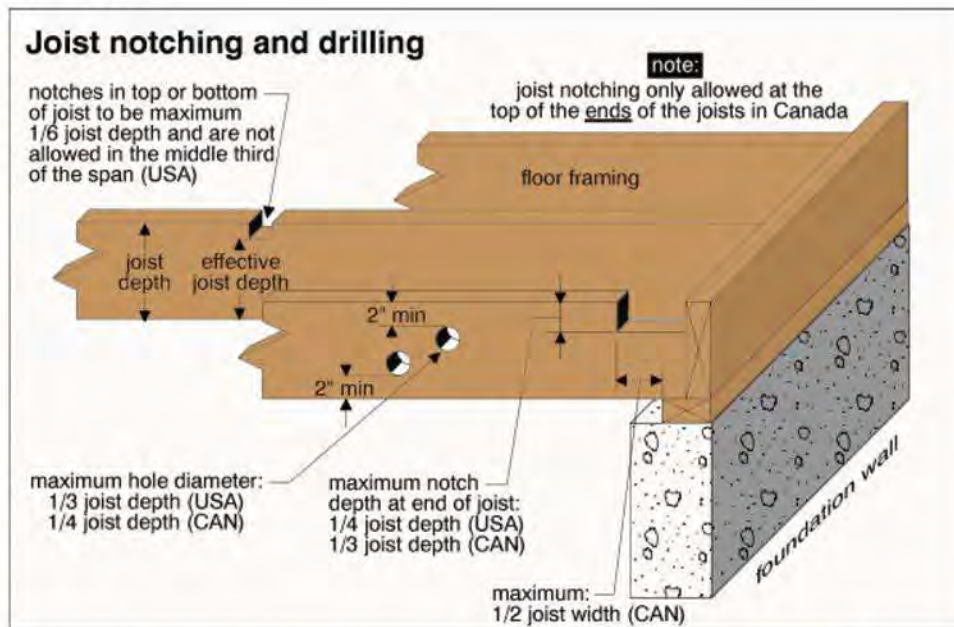
**Implication(s):** Weakened structure

**Location:** West

**Task:** Repair

**Time:** Immediate

**Cost:** Depends on work needed



*Joists are notched and weakened*

## ROOF FRAMING \ Rafters/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



# ELECTRICAL

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## 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.

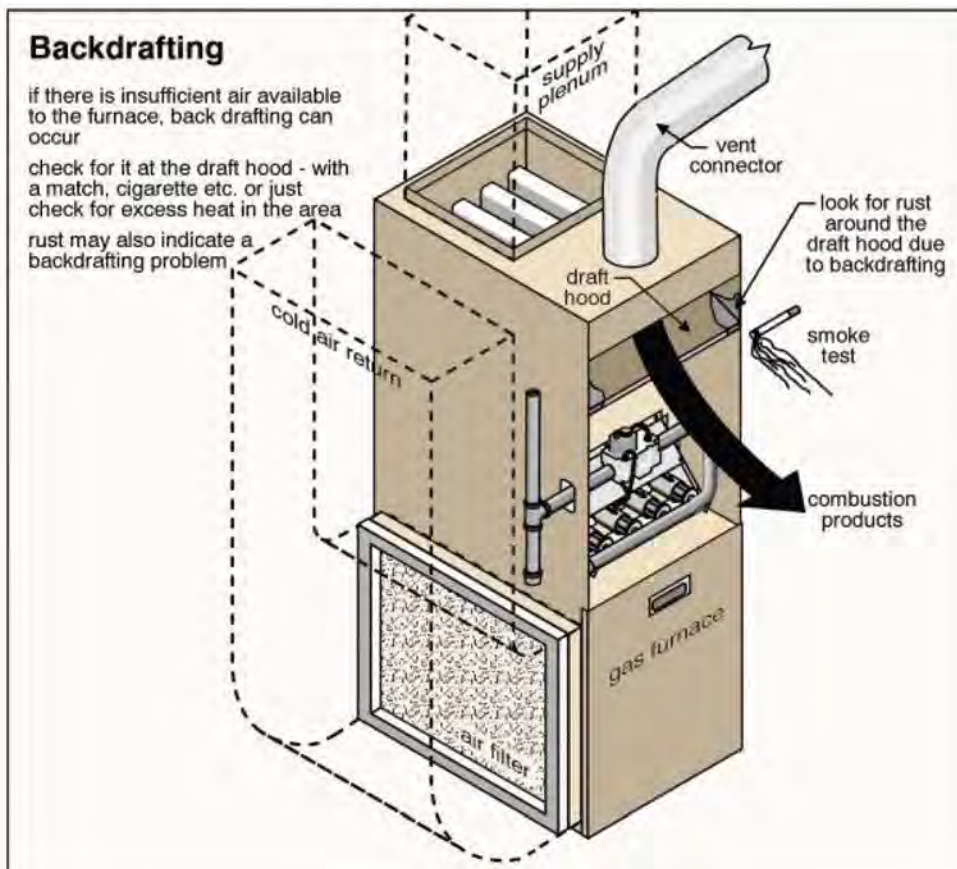
This is a safety issue that should be addressed without delay.

**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.



# COOLING & HEAT PUMP

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## 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.



# PLUMBING

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## 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*



# PLUMBING

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## WASTE PLUMBING \ Venting system

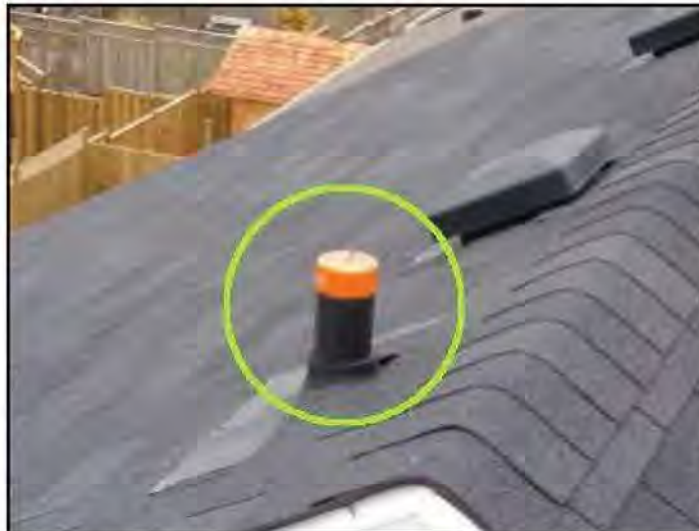
21. Condition: • [Vent termination problems](#)

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

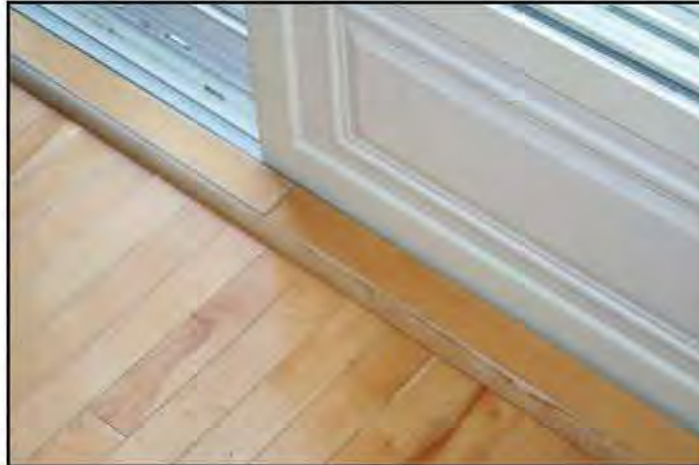
**22. Condition:** • [Stained](#)

**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



## REFERENCE LIBRARY

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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