

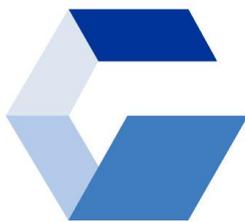
# Your Inspection Report

6028 S Sample Ave  
Chicago, IL

**PREPARED FOR:**  
SAMPLE CLIENT

**INSPECTION DATE:**  
Saturday, April 18, 2015

**PREPARED BY:**  
Bart Framski



**Citizen Architects**

Citizen Architects Inc.  
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**Citizen Architects**

May 9, 2018

Dear Sample Client,

RE: Report No. 1040  
6028 S Sample Ave  
Chicago, IL

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors and Illinois State Home Inspector License Act. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bart Framski  
on behalf of  
Citizen Architects Inc.

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# SUMMARY

6028 S Sample Ave, Chicago, IL April 18, 2015

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[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

EXTERIOR

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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.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOF FLASHINGS \ Flashings**

**Condition:** • Inspect & repair, as needed.

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

**Location:** Throughout

## Exterior

### **ROOF DRAINAGE \ Downspouts**

**Condition:** • [Connections loose](#)

**Implication(s):** Leakage

**Location:** Various

**Task:** Repair or replace

**Time:** Immediate

**Condition:** • [Should discharge 6 feet from building](#)

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

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

### **WALLS \ Brick, stone and concrete**

**Condition:** • [Mortar deterioration](#)

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

**Task:** Repair

### **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

**Condition:** • [Paint or stain needed](#)

Stairs, beams, gratings

**Implication(s):** Material deterioration

**Location:** Throughout Exterior Staircase

**Task:** Repair or replace Further evaluation Clean Remove

**Time:** Less than 1 year

### **LANDSCAPING \ Fence**

**Condition:** • Gate damaged

**Location:** Northwest Rear

**Task:** Repair or replace

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## Structure

### WALLS \ Lintels

Condition: • [Rust](#)

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

Location: Throughout

Task: Repair or replace

Time: Less than 1 year

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Poor connection to service conductors](#)

Implication(s): Electric shock | Interruption of electrical service

Task: Further evaluation Correct

### SERVICE DROP AND SERVICE ENTRANCE \ Service size

Condition: • [Inadequate service size](#)

Implication(s): Interruption of electrical service

Task: Upgrade

Cost: Major

### SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [Unprotected openings](#)

Implication(s): Electric shock

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Various First Floor Second Floor

Task: Repair or replace Upgrade

Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Implication(s): Electric shock | Fire hazard

Location: Various First Floor Utility Room

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Worn receptacles](#)

Implication(s): Electric shock | Fire hazard

Location: Various

Task: Repair

Time: Immediate

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Throughout Basement First Floor Kitchen Bathroom Furnace Room Washroom

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**Task:** Repair or replace Upgrade Protect

**Time:** Immediate

## **DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location**

**Condition:** • [Too few outlets](#)

**Implication(s):** Nuisance

**Location:** Throughout

**Task:** Upgrade

**Time:** When remodelling

## **DISTRIBUTION SYSTEM \ Smoke detectors**

**Condition:** • [Inoperative](#)

Provide wired CO and smoke detectors

**Implication(s):** Fire hazard

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**Condition:** • Inoperative

Provide wired CO and smoke detectors

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor

## Heating

### **CHIMNEY AND VENT \ Masonry chimney cap**

**Condition:** • [Rain cap missing or damaged](#)

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Task:** Provide

## Plumbing

### **OPTIONAL \ Plumbing**

**Condition:** • Other

Inadequate number of plumbing fixtures for the occupancy

**Location:** Throughout

**Task:** Upgrade

**Time:** When remodelling

**Cost:** Major

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**Condition:** • Other

Plumber to verify grease trap and sewerage cleanouts

**Location:** Kitchen

**Task:** Further evaluation Clean

## **SUPPLY PLUMBING \ Supply piping in building**

**Condition:** • [Galvanized steel](#)

**Implication(s):** Reduced water pressure and volume

**Task:** Upgrade

**Cost:** Major

## **WATER HEATER \ Water heater**

**Condition:** • [Inoperative](#)

Hot water shut off in the building

**Implication(s):** No hot water

**Task:** Further evaluation

**Time:** Immediate

## **WATER HEATER \ Life expectancy**

**Condition:** • [Near end of life expectancy](#)

**Implication(s):** No hot water

**Condition:** • [High failure probability](#)

**Implication(s):** No hot water

## **WASTE PLUMBING \ Drain piping - performance**

**Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** Basement

**Task:** Repair or replace Further evaluation

**Time:** Immediate

**Condition:** • [Rust](#)

**Implication(s):** Sewage entering the building

**Location:** Various Basement First Floor Second Floor

**Task:** Repair or replace Further evaluation

## **WASTE PLUMBING \ Traps - installation**

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

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

**Location:** Various Kitchen Bathroom

**Task:** Replace

## **WASTE PLUMBING \ Traps - performance**

**Condition:** • [Leak](#)

Metal traps required

**Implication(s):** Sewage entering the building

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**Location:** Various

## **WASTE PLUMBING \ Floor drain**

**Condition:** • [Missing](#)

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

**Location:** Throughout Exterior Exterior Wall

**Task:** Clean Correct Protect

**Time:** Immediate

**Condition:** • [Grate missing, rusted or obstructed](#)

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

**Location:** Exterior

**Task:** Repair or replace Clean Correct

**Condition:** • [Not found](#)

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

**Location:** Utility Room Furnace Room

**Task:** Further evaluation Provide

## **FIXTURES AND FAUCETS \ Toilet**

**Condition:** • [Flush mechanism inoperative](#)

**Implication(s):** Equipment failure | Sewage entering the building

**Task:** Repair Upgrade

**Time:** Immediate

**Condition:** • [Odor around toilet](#)

**Implication(s):** Sewer gases entering the building | Sewage entering the building

**Location:** Throughout First Floor Bathroom

**Task:** Repair or replace Further evaluation

**Time:** Immediate

## Interior

### **CEILINGS \ General**

**Condition:** • [Water damage](#)

**Implication(s):** Chance of movement

**Location:** Southeast Second Floor Staircase, Kitchen

**Task:** Repair

**Time:** Immediate

### **WALLS \ Masonry or concrete**

**Condition:** • [Damage](#)

**Implication(s):** Material deterioration | Damage or physical injury due to falling materials

**Location:** Northeast First Floor Second Floor Third Floor

**Task:** Repair or replace Further evaluation

**Time:** Immediate

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## FLOORS \ General

**Condition:** • [Water damage](#)

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

**Location:** Basement

**Task:** Repair or replace Clean Protect

**Time:** Immediate

## FLOORS \ Concrete floors

**Condition:** • [Rusted re-bar](#)

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

**Location:** Various

**Task:** Further evaluation

## WINDOWS \ General

**Condition:** • [Air leaks](#)

**Implication(s):** Leakage

**Location:** Various

**Task:** Repair or replace

## WINDOWS \ Glass (glazing)

**Condition:** • [Cracked](#)

Safety glass required

**Implication(s):** Physical injury

**Task:** Replace

**Condition:** • [Missing](#)

**Implication(s):** Chance of water entering building | Increased heating and cooling costs | Reduced comfort

**Location:** Various First Floor

**Task:** Repair or replace

**Condition:** • Safety glass not installed

**Implication(s):** Physical injury

**Location:** Various Front

**Task:** Repair or replace Further evaluation Upgrade

**Time:** Immediate

## DOORS \ Hardware

**Condition:** • [Inoperable](#)

**Implication(s):** System inoperative or difficult to operate

**Location:** Second Floor

**Task:** Repair or replace Further evaluation Correct

**Time:** Immediate

## STAIRS \ Handrails and guards

**Condition:** • [Loose](#)

**Implication(s):** Fall hazard

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**Location:** Basement First Floor

**Task:** Repair or replace

## **EXHAUST FANS \ Kitchen range exhaust system**

**Condition:** • Old

**Implication(s):** Reduced system life expectancy

**Task:** Repair or replace Further evaluation

## **BASEMENT \ Wet basement - evidence**

**Condition:** • [Wall cracks with water stains](#)

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

**Condition:** • [Water on floor](#)

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

## **APPLIANCES \ Oven**

**Condition:** • Elements inoperative

**Implication(s):** System inoperative

**Location:** Kitchen

**Task:** Further evaluation

**Condition:** • [Brass gas connector](#)

**Implication(s):** Fire or explosion

**Task:** Replace

**Time:** Immediate

## DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

## LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include

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destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

Information about Carbon Monoxide:

[http://www.inspectionlibrary.com/Carbon\\_Monoxide.htm](http://www.inspectionlibrary.com/Carbon_Monoxide.htm)

Information about Radon:

<http://epa.gov/radon/>

Information about Lead Based Paint:

<http://www.epa.gov/lead/>

[Home Improvement - ballpark costs](#)

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## Description

**Sloped roofing material:** • [Roll roofing](#)

**Sloped roof flashing material:** • Aluminum

**Probability of leakage:** • Medium

## Limitations

**Inspection performed:** • Satellite picture



1. Satellite picture

**Inspection performed:** • With binoculars • From the ground

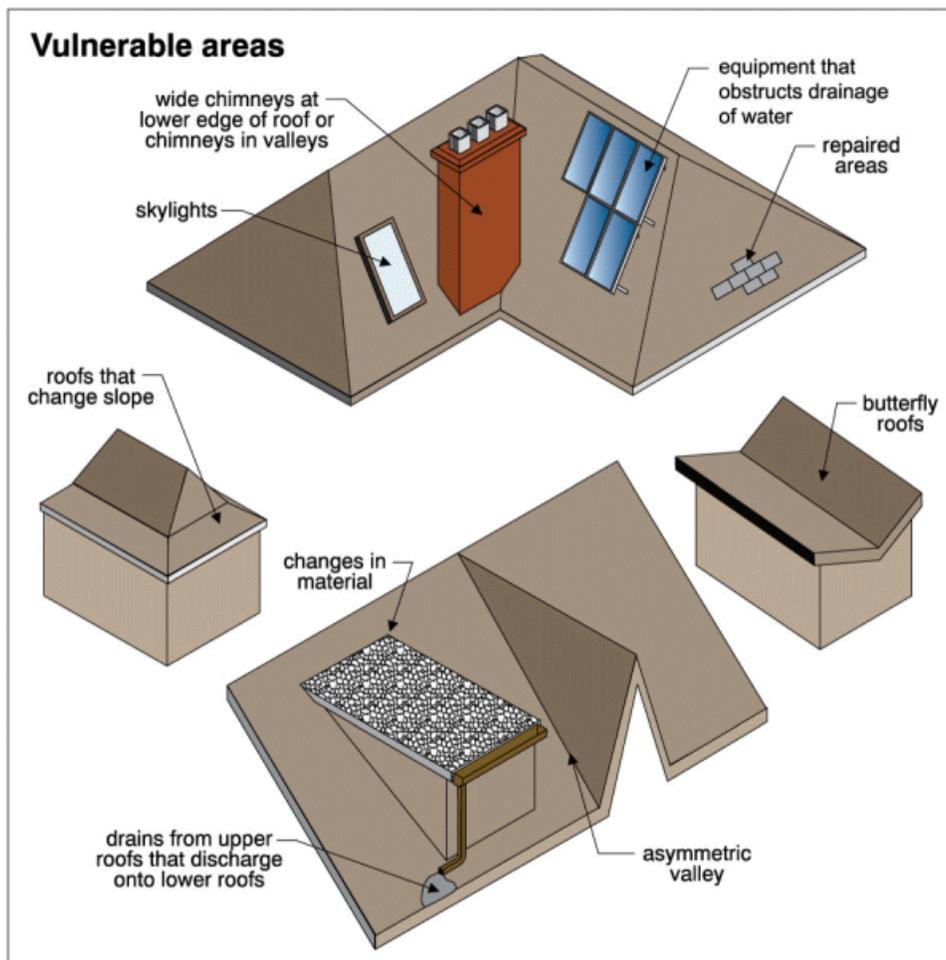
## Recommendations

### **SLOPED ROOFING \ Roll roofing**

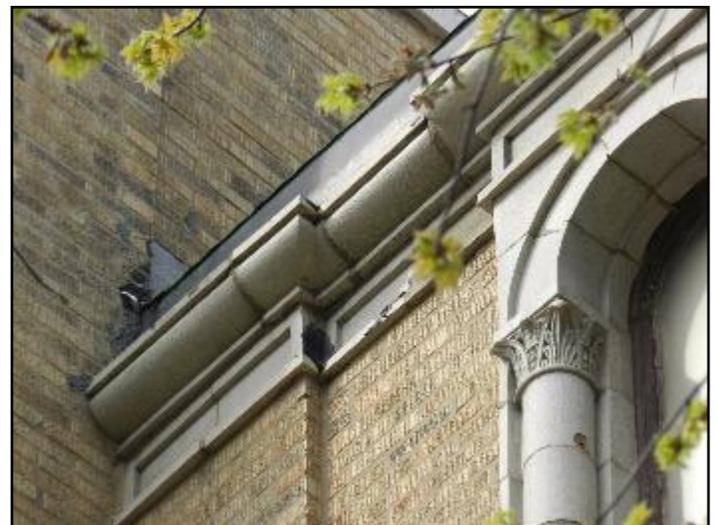
**1. Condition:** • [Vulnerable areas](#)

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

**Task:** Further evaluation



2. Vulnerable areas



3. Vulnerable areas

2. Condition: • [Vulnerable to ice damming](#)

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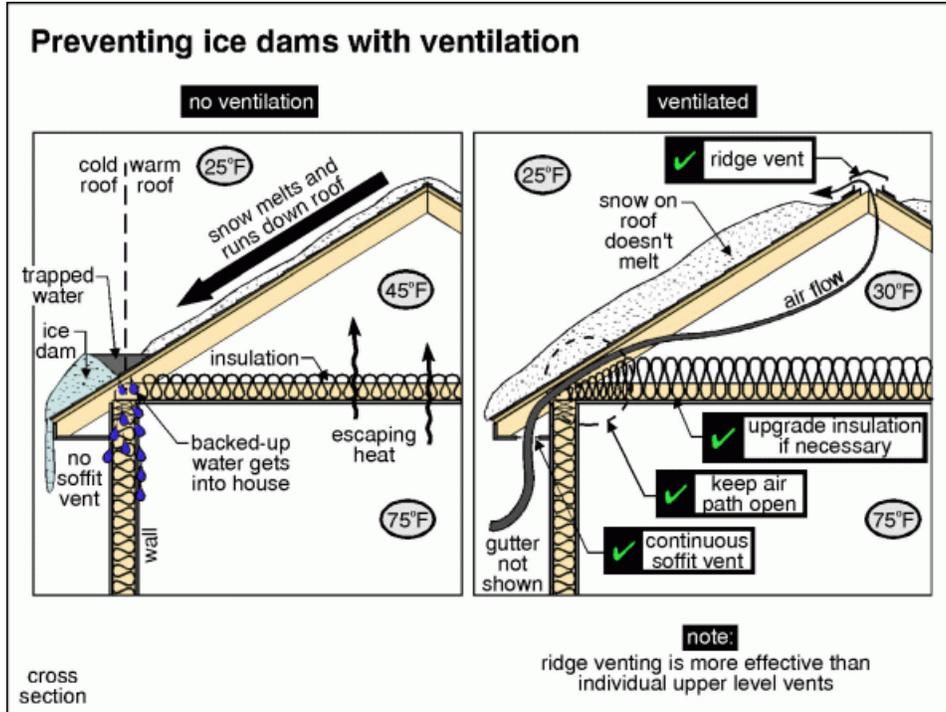
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**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Throughout

**Task:** Repair or replace Further evaluation



4. Vulnerable to ice damming

## **SLOPED ROOF FLASHINGS \ Flashings**

**3. Condition:** • Inspect & repair, as needed.

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

**Location:** Throughout

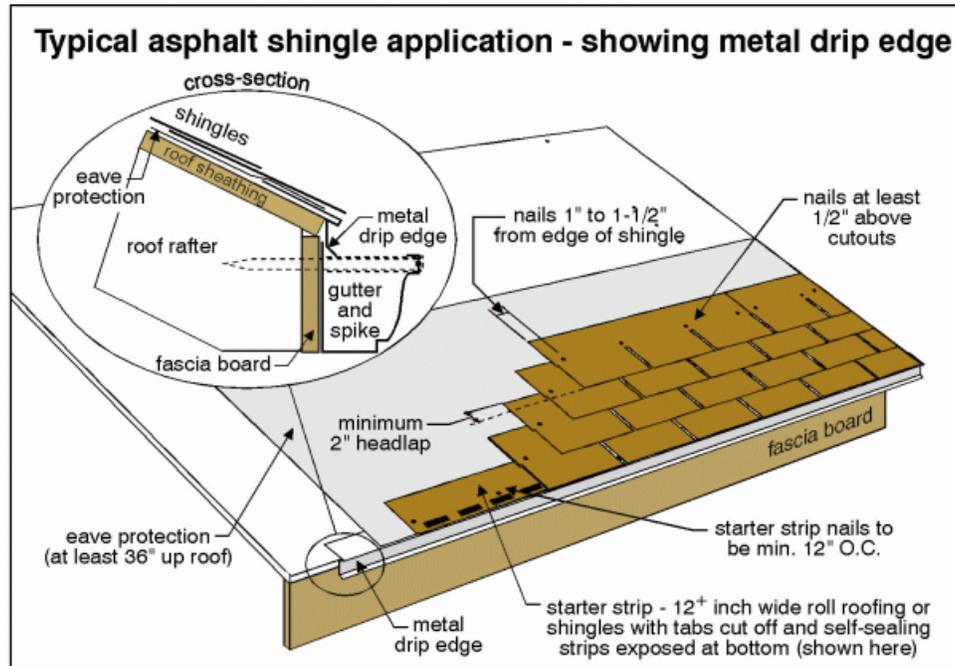
## **SLOPED ROOF FLASHINGS \ Drip edge flashings**

**4. Condition:** • [Missing](#)

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

**Location:** Various

**Task:** Further evaluation



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## Description

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

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

Lot slope: • [Away from building](#) • [Flat](#)

Wall surfaces - masonry:

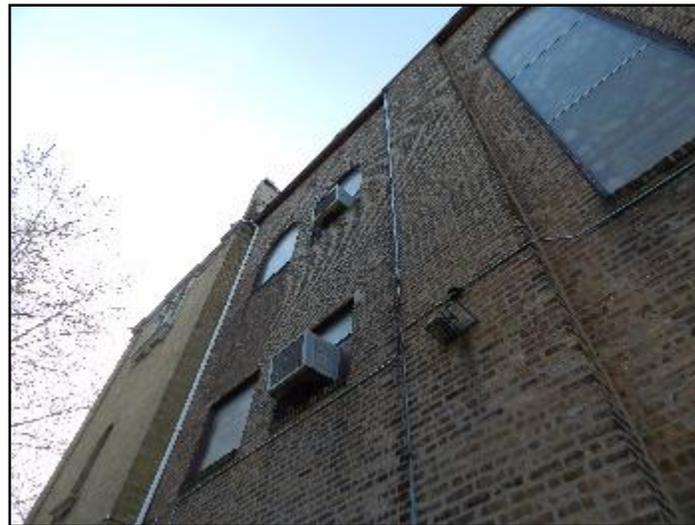
• [Brick](#)



5. Brick



6. Brick



7. Brick

Retaining wall: • [Concrete](#)

Exterior steps: • Concrete

Fence: • Chain link

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## Limitations

**Inspection limited/prevented by:** • Storage • Inaccessible wall • Carpet

**No or limited access to:** • Area below steps, deck, porches

**Exterior inspected from:** • Ground level

## Recommendations

### **ROOF DRAINAGE \ Gutters**

**5. Condition:** • [Loose or damaged](#)

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

**Location:** Various

**Task:** Repair or replace



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8. *Loose or damaged*



9. *Loose or damaged*

## **ROOF DRAINAGE \ Downspouts**

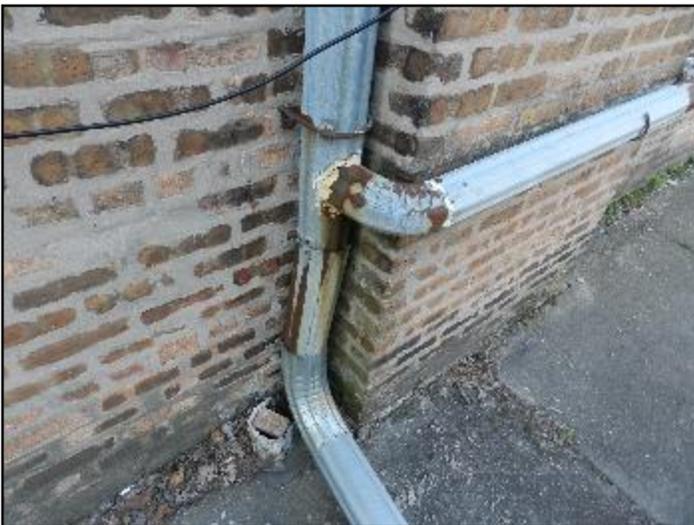
6. **Condition:** • [Connections loose](#)

**Implication(s):** Leakage

**Location:** Various

**Task:** Repair or replace

**Time:** Immediate



10. *Loose connections, rust*



11. *Disconnected*

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12. Loose connections



13. Loose connections, rust



14. Loose connections, rust

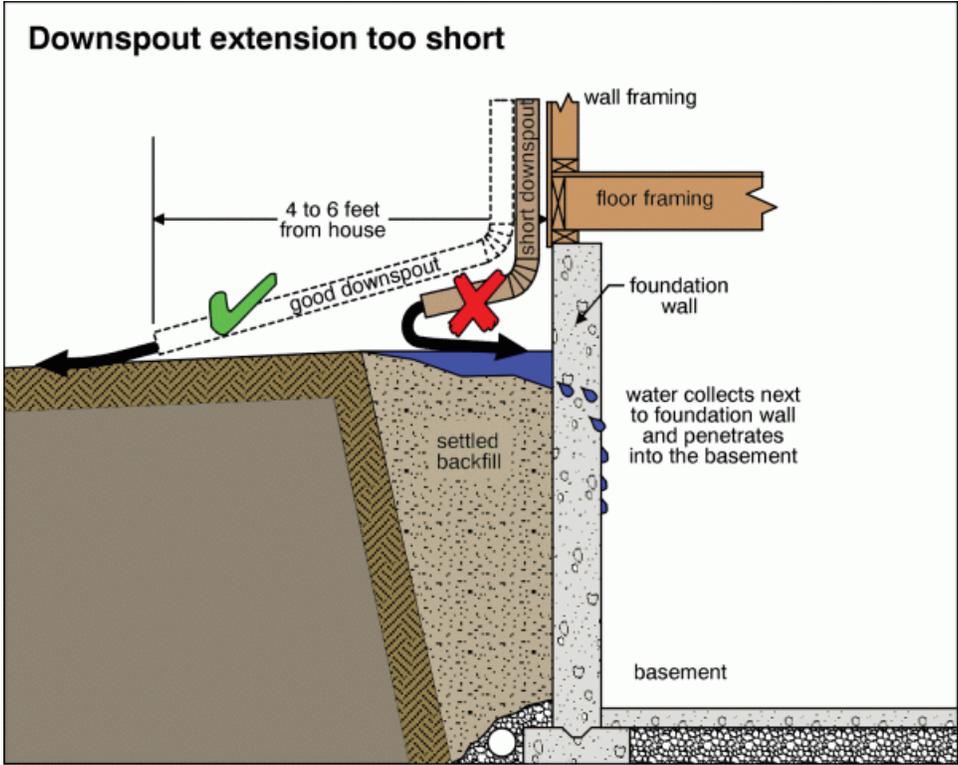
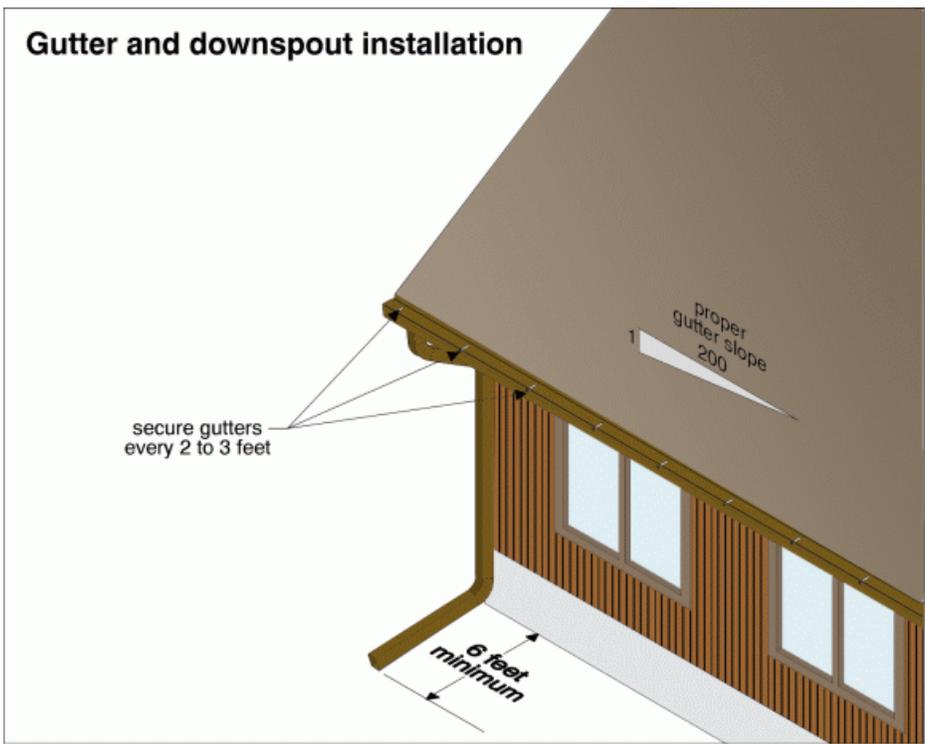
7. Condition: • [Should discharge 6 feet from building](#)

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

Location: Throughout

Task: Repair or replace

Time: Immediate



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15. Should discharge 6 feet from building



16. Efflorescence



17. Should discharge 6 feet from building

8. Condition: • [Leak](#)

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

Location: North

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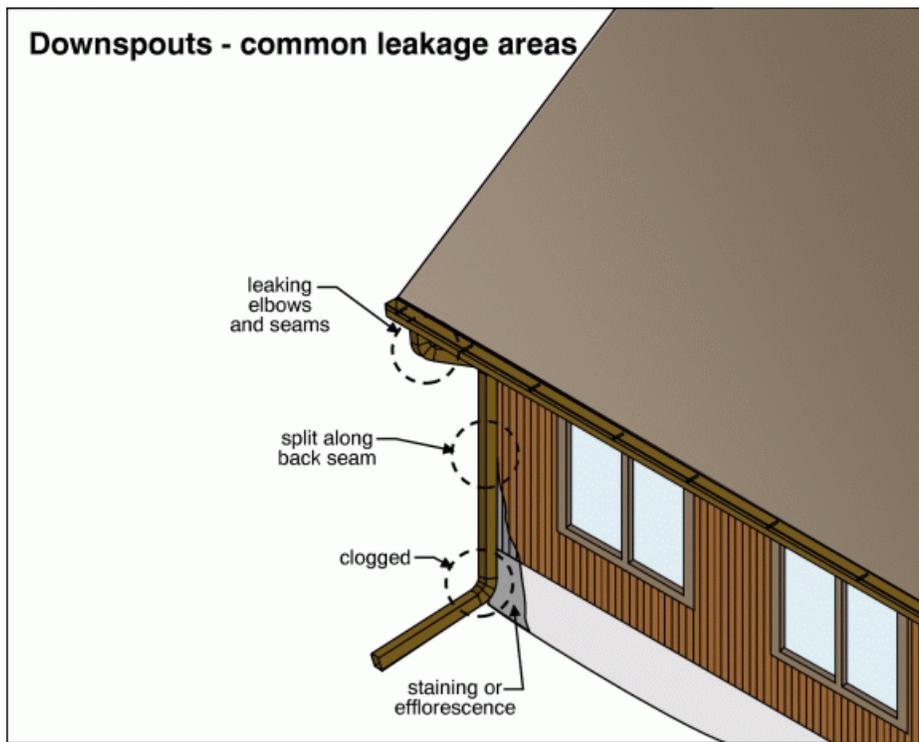
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## WALLS \ Brick, stone and concrete

9. Condition: • [Masonry deterioration](#)

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

Location: North

Task: Repair or replace



18. Masonry deterioration



19. Masonry deterioration

10. Condition: • [Efflorescence](#)

Implication(s): Chance of damage to finishes | Material deterioration

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**Location:** Various Basement First Floor

**Task:** Repair or replace

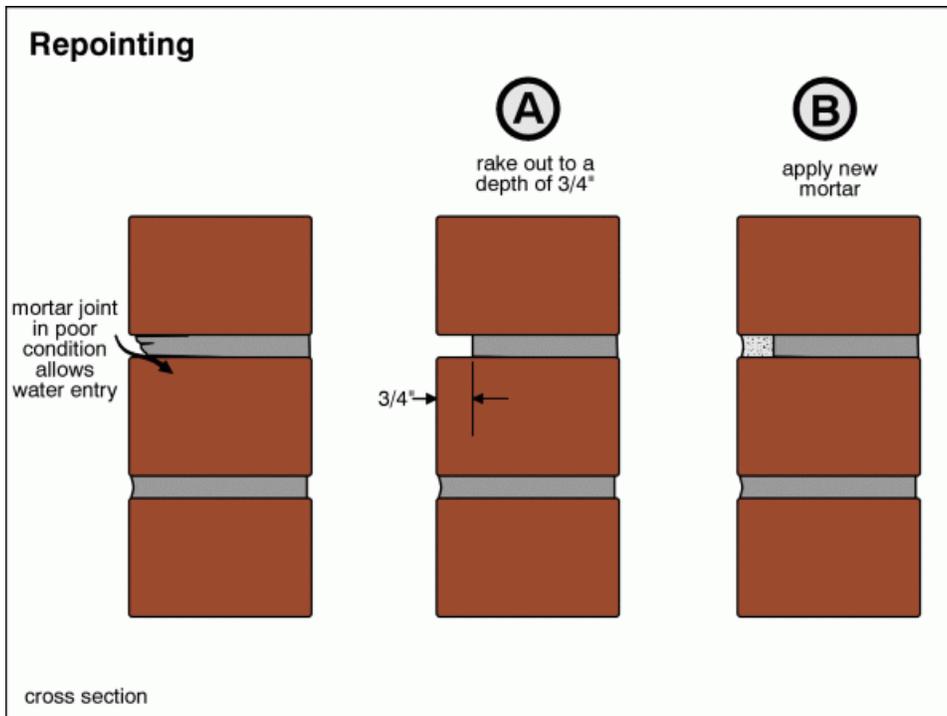


20. Efflorescence

11. Condition: • [Mortar deterioration](#)

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

Task: Repair



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21. Mortar deterioration



22. Mortar deterioration



23. Mortar deterioration

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

12. Condition: • [Paint or stain needed](#)

Stairs, beams, gratings

**Implication(s):** Material deterioration

**Location:** Throughout Exterior Staircase

**Task:** Repair or replace Further evaluation Clean Remove

**Time:** Less than 1 year

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24. Rust



25. Rust



26. Rust



27. Rust

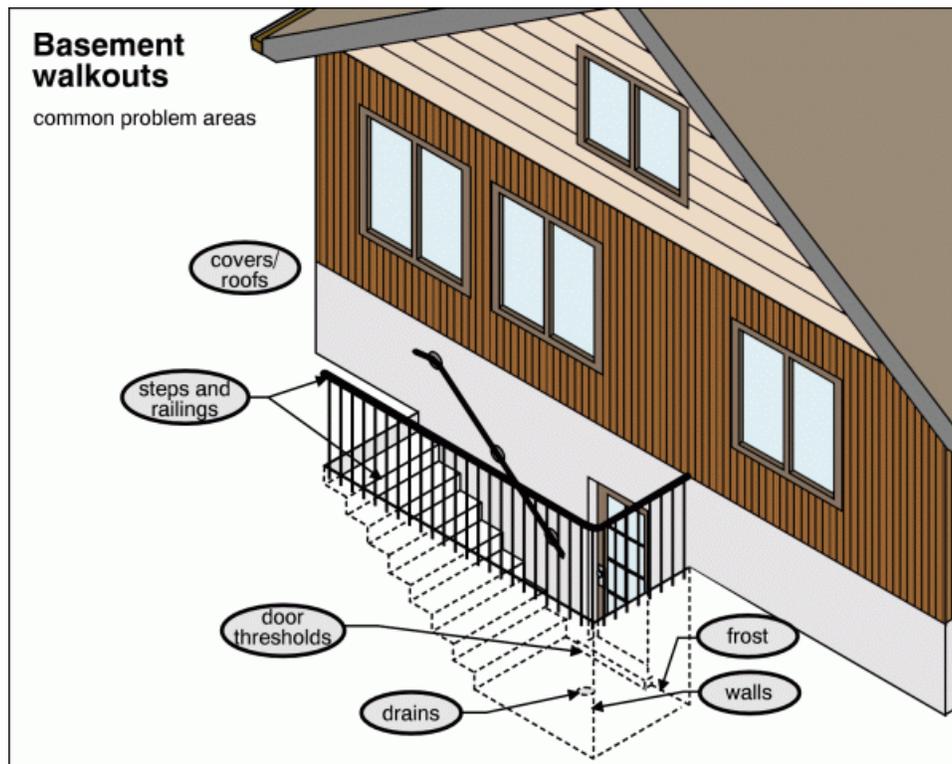


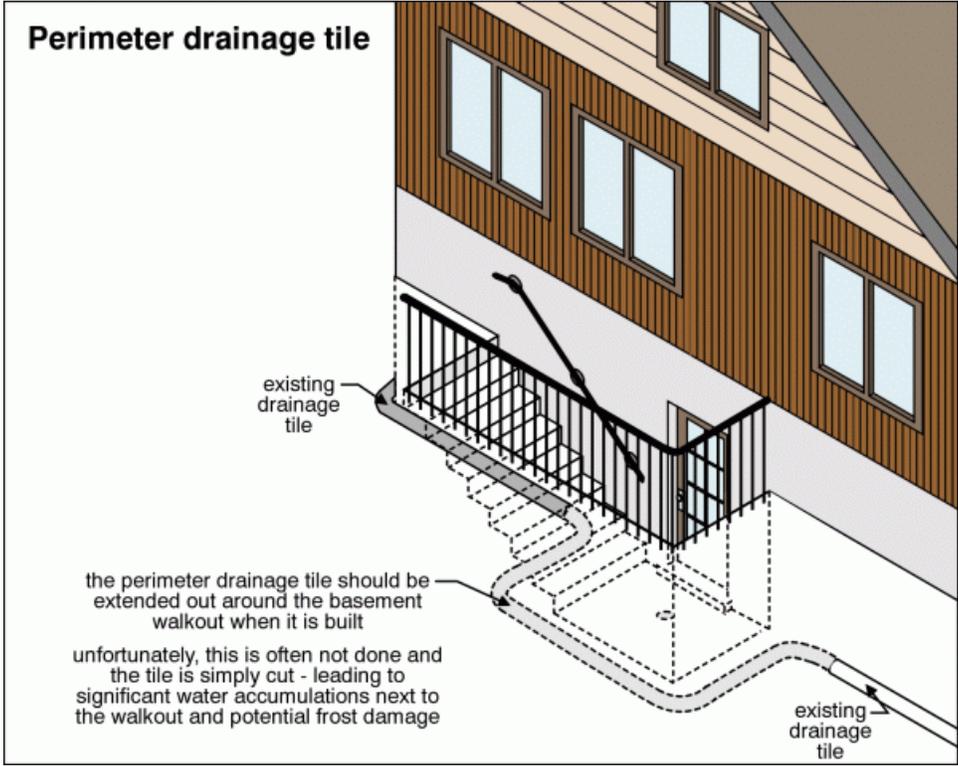
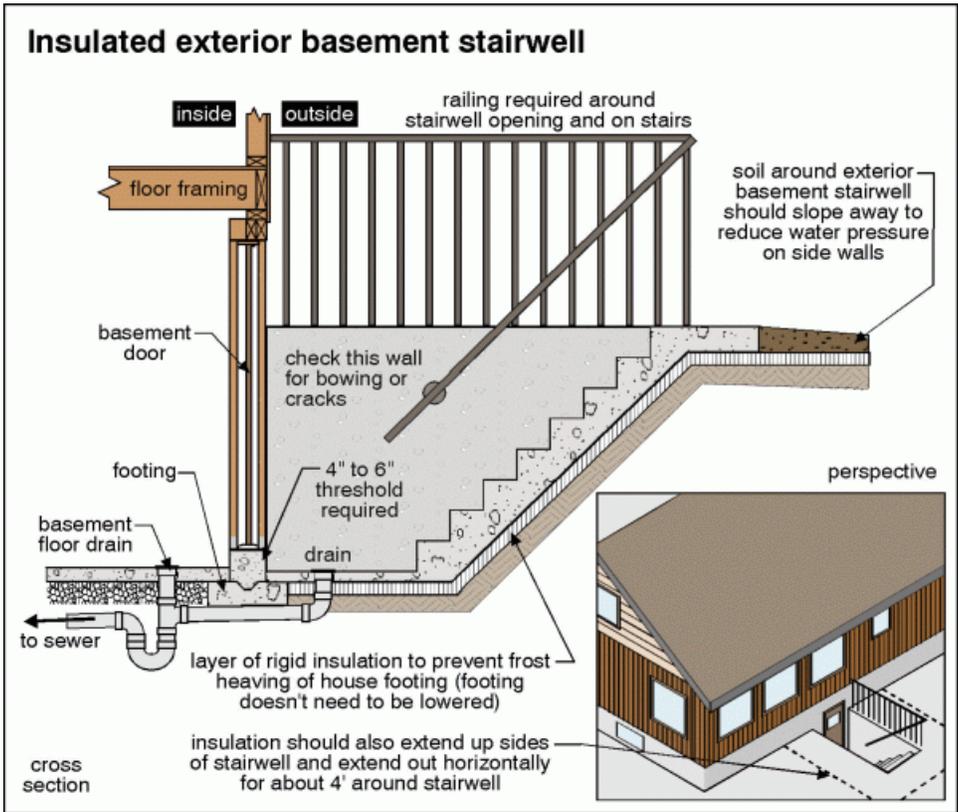
28. Rust

## BASEMENT WALKOUTS \ General

13. Condition: • [Drains missing, clogged or undersized](#)

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





# EXTERIOR

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

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INSULATION

PLUMBING

INTERIOR

REFERENCE

14. Condition: • [Guard and handrail problems](#)

Implication(s): Fall hazard

## LANDSCAPING \ Walkway

15. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard



29. Cracked or damaged surfaces

## LANDSCAPING \ Fence

16. Condition: • Gate damaged

Location: Northwest Rear

Task: Repair or replace



30. Gate damaged

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE**
  - ELECTRICAL
  - HEATING
  - COOLING
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  - PLUMBING
  - INTERIOR
- REFERENCE

## Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • Reinforced concrete
- Exterior wall construction:** • [Masonry](#)
- Roof and ceiling framing:** • Not visible

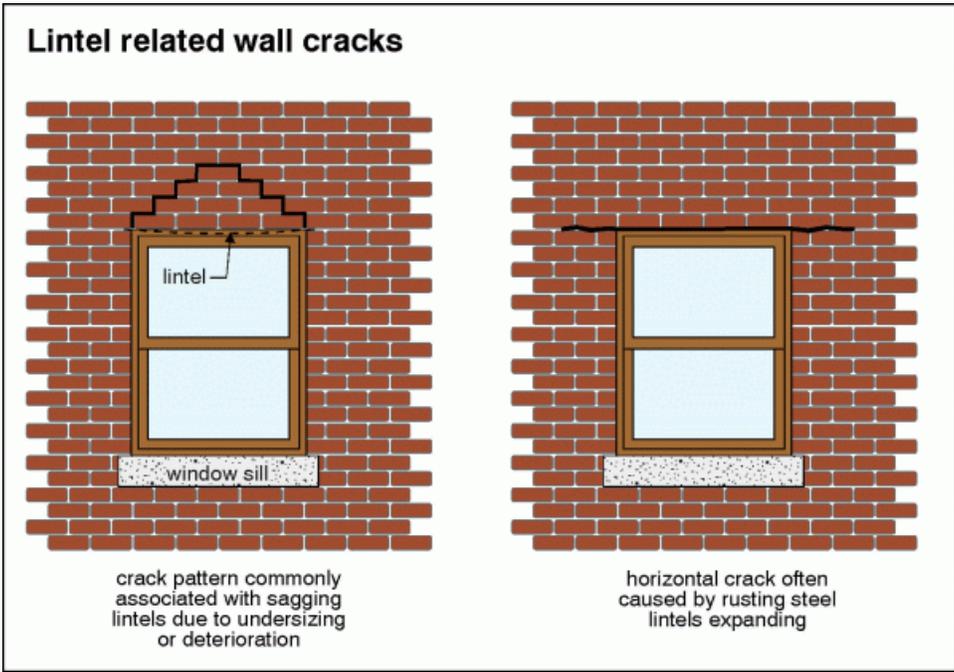
## Limitations

- Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Carpet/furnishings • Storage
- Attic/roof space:** • No access
- Knee wall areas:** • No access
- Percent of foundation not visible:** • 80 %

## Recommendations

### WALLS \ Lintels

- 17. Condition:** • [Rust](#)
- Implication(s):** Weakened structure | Chance of structural movement
- Location:** Throughout
- Task:** Repair or replace
- Time:** Less than 1 year



# STRUCTURE

6028 S Sample Ave, Chicago, IL April 18, 2015

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SUMMARY

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31. Rust



32. Rust, deflection



33. Rust

## Description

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

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:**

- [200 Amps](#)



34. 200 Amps

**Main disconnect/service box type and location:** • [Breakers - utility room](#)

**Auxiliary panel (subpanel) rating:**

- [100 Amps](#)



35. 100 Amps



36. 100 Amps

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#) • [Copper - conduit](#)  
**Type and number of outlets (receptacles):** • [Grounded - minimal](#)  
**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • No GFCI

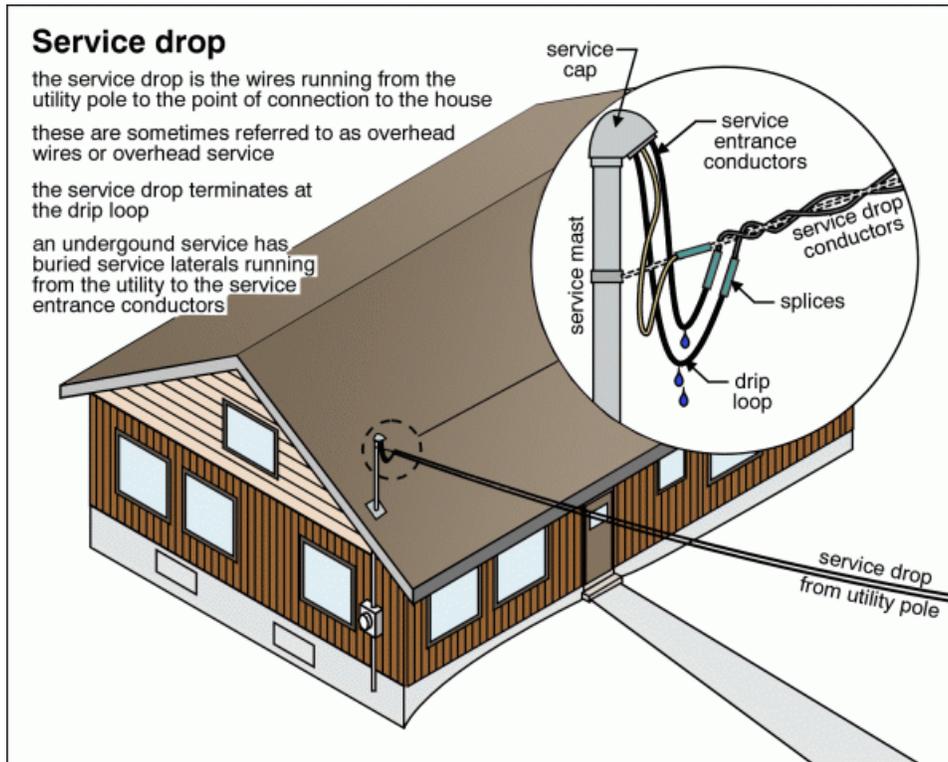
## Limitations

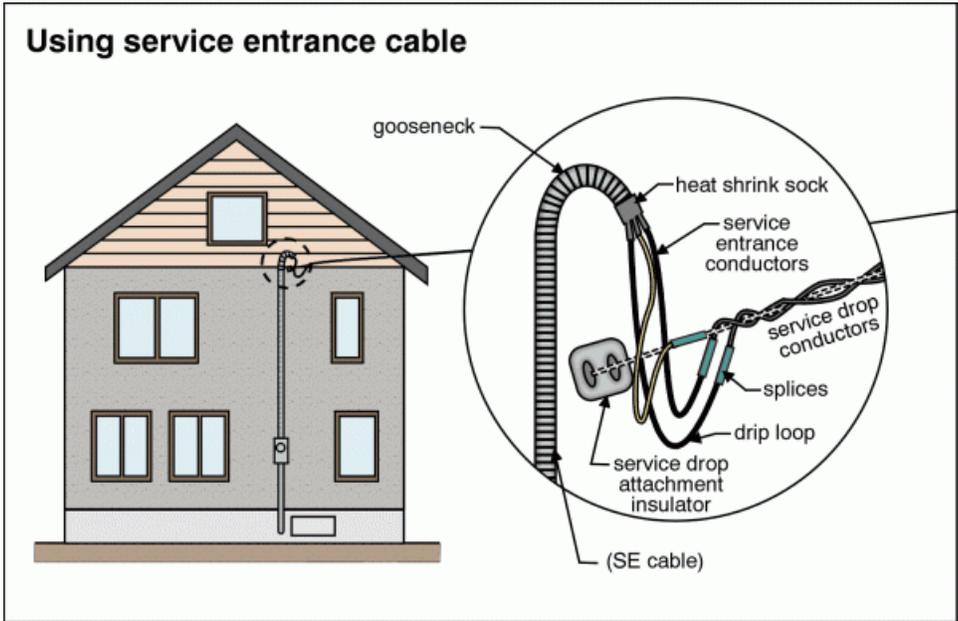
**Inspection limited/prevented by:** • Restricted access • Storage  
**System ground:** • Not found • Continuity not verified  
**Circuit labels:** • The accuracy of the circuit index (labels) was not verified.  
**Panel or disconnect cover:** • Not safe to remove

## Recommendations

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

**18. Condition:** • [Poor connection to service conductors](#)  
**Implication(s):** Electric shock | Interruption of electrical service  
**Task:** Further evaluation Correct





37. Missing covers at service

**SERVICE DROP AND SERVICE ENTRANCE \ Service size**

19. Condition: • [Inadequate service size](#)

Implication(s): Interruption of electrical service

Task: Upgrade

Cost: Major



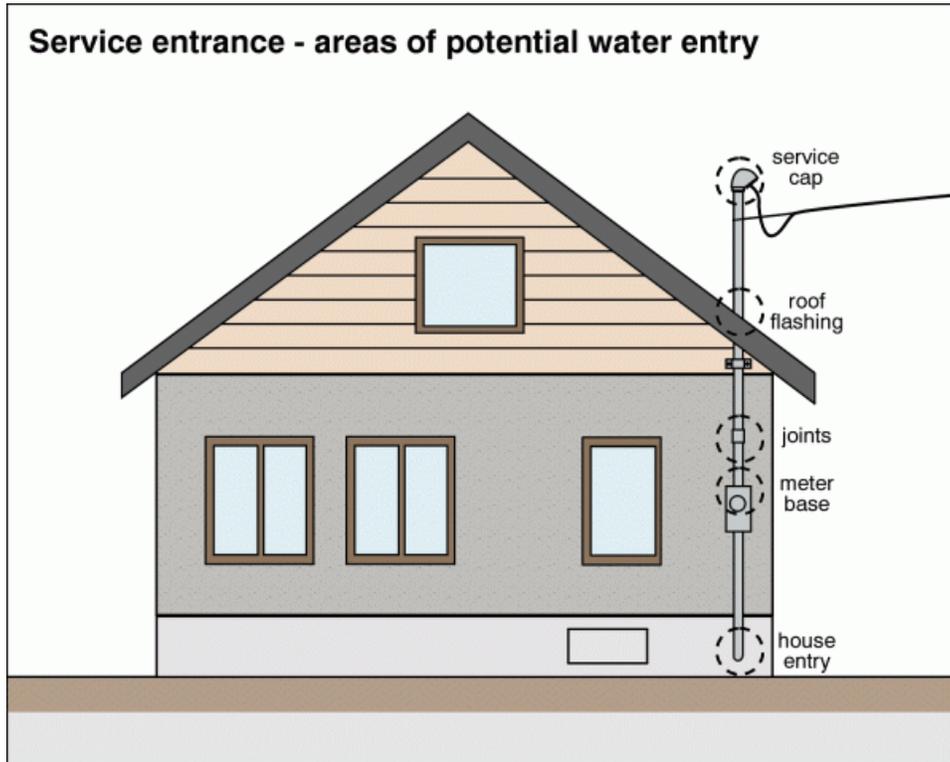
38. Inadequate service size

39. Inadequate service size

**SERVICE BOX, GROUNDING AND PANEL \ Service box**

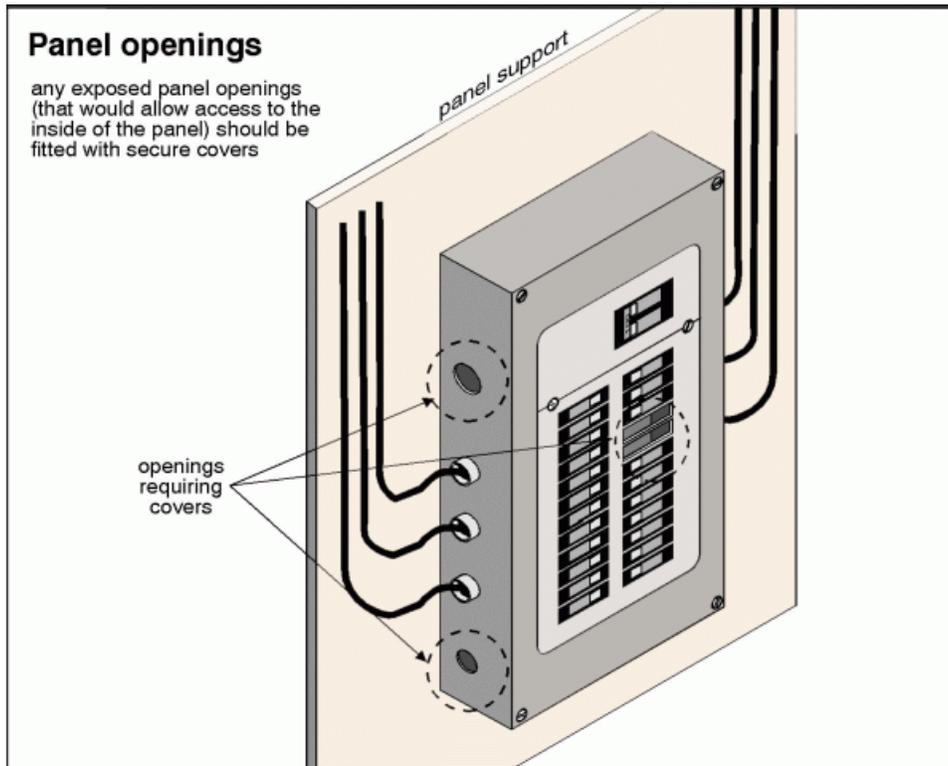
20. Condition: • [Box not weather-tight](#)

Implication(s): Shock hazard or interruption of electrical service



21. Condition: • [Unprotected openings](#)

Implication(s): Electric shock

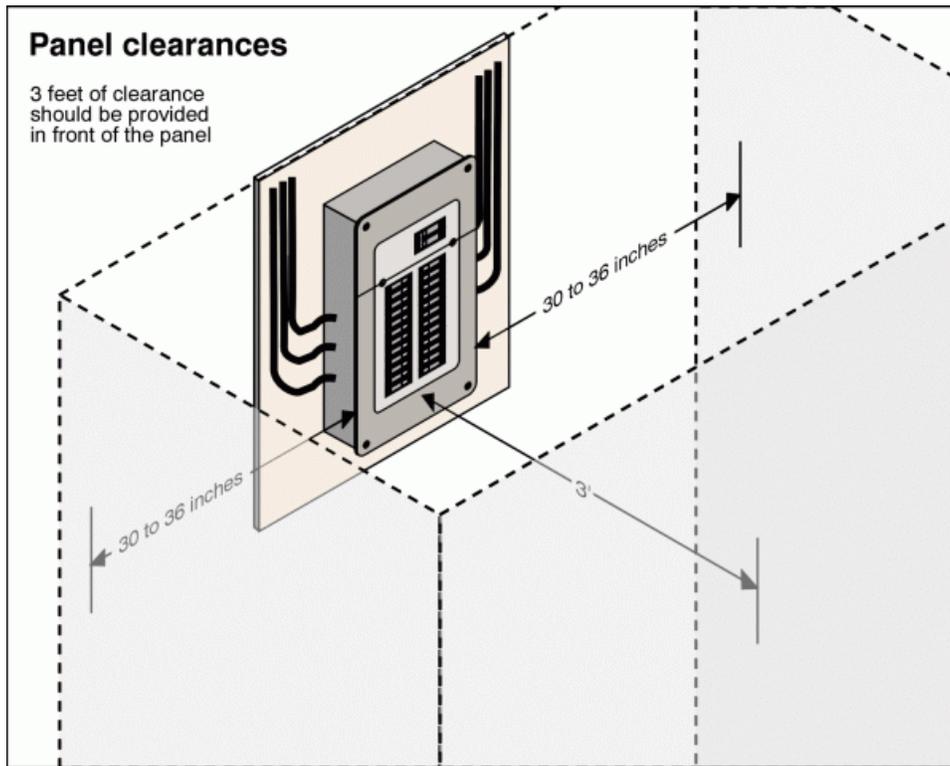


22. Condition: • [No single main disconnect](#)

Implication(s): Electric shock

23. Condition: • [Poor access](#)

Implication(s): Difficult to service



## DISTRIBUTION SYSTEM \ Wiring - installation

24. Condition: • [Not well secured](#)

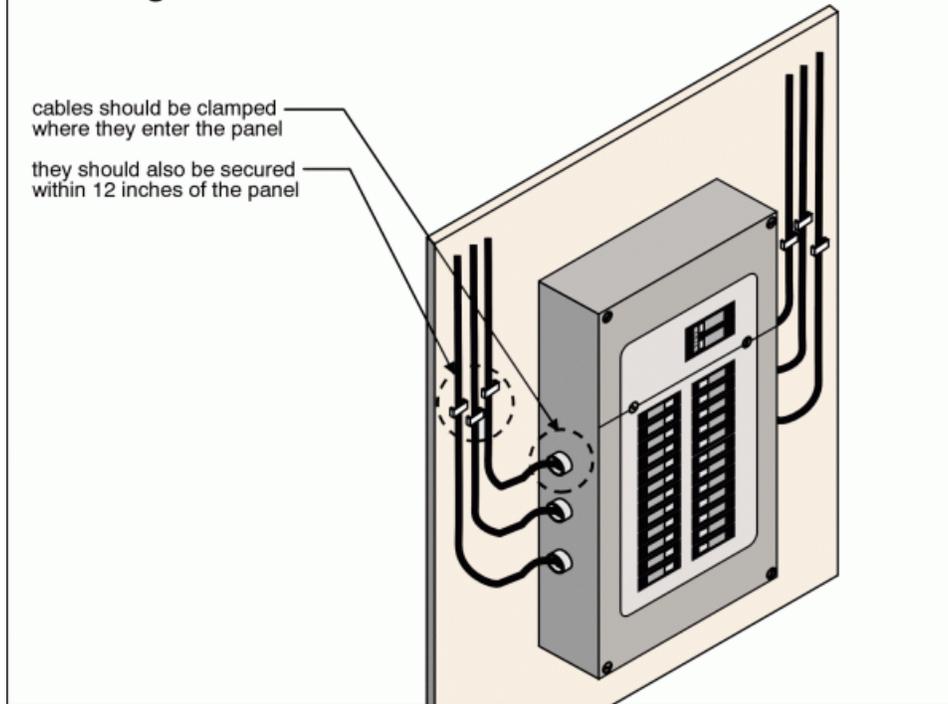
Implication(s): Electric shock | Fire hazard

Location: Various

## Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



25. Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Various

26. Condition: • [Extension cord used as permanent wiring](#)

Implication(s): Electric shock | Fire hazard

Location: Various

### DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

27. Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Various First Floor Second Floor

Task: Repair or replace Upgrade

# ELECTRICAL

6028 S Sample Ave, Chicago, IL April 18, 2015

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40. Exposed on walls or ceilings



41. Exposed on walls or ceilings



42. Exposed on walls or ceilings



43. Exposed on walls or ceilings

# ELECTRICAL

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

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SUMMARY

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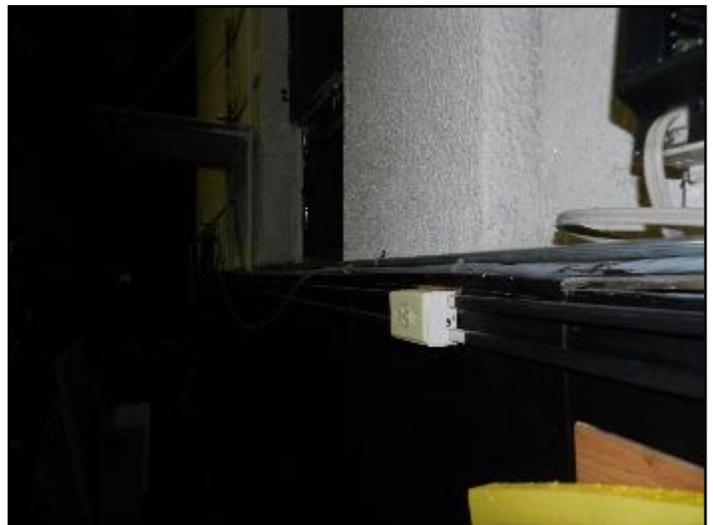
44. Exposed on walls or ceilings



45. Exposed on walls or ceilings



46. Exposed on walls or ceilings



47. Exposed on walls or ceilings



48. Exposed on walls or ceilings

28. Condition: • [Under carpets](#)

Implication(s): Electric shock | Fire hazard

Location: Various First Floor Second Floor Third Floor

Task: Repair or replace



49. Under carpets

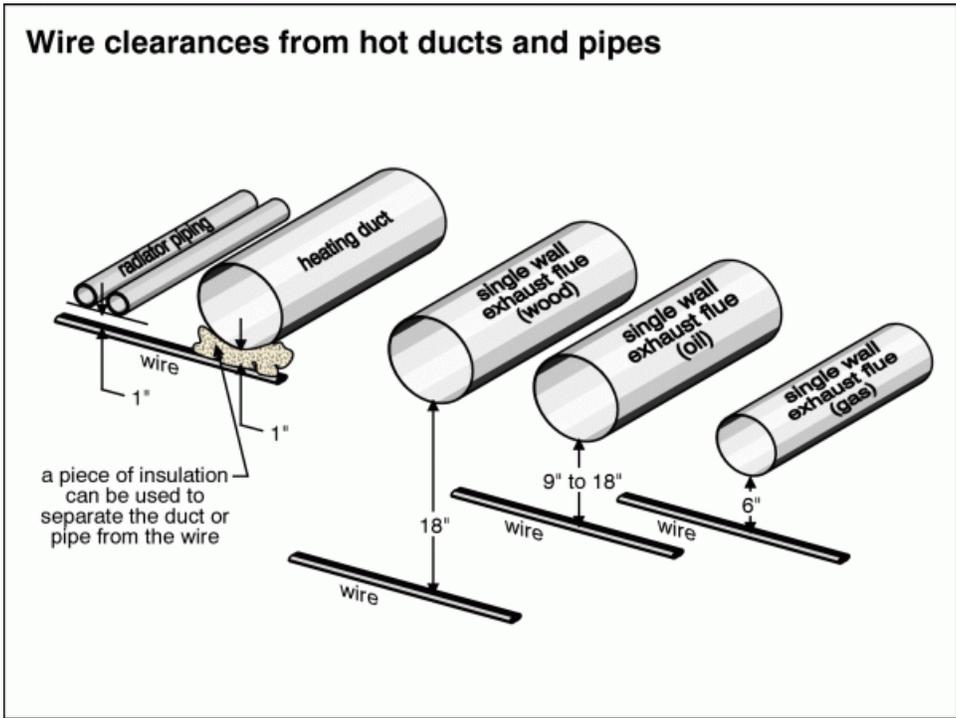


50. Under carpets

29. Condition: • [Too close to ducts, pipe, chimneys, etc.](#)

Implication(s): Electric shock | Fire hazard

Location: Various First Floor Utility Room



**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**30. Condition:** • [Worn receptacles](#)

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

**Location:** Various

**Task:** Repair

**Time:** Immediate



**51. Worn receptacles**

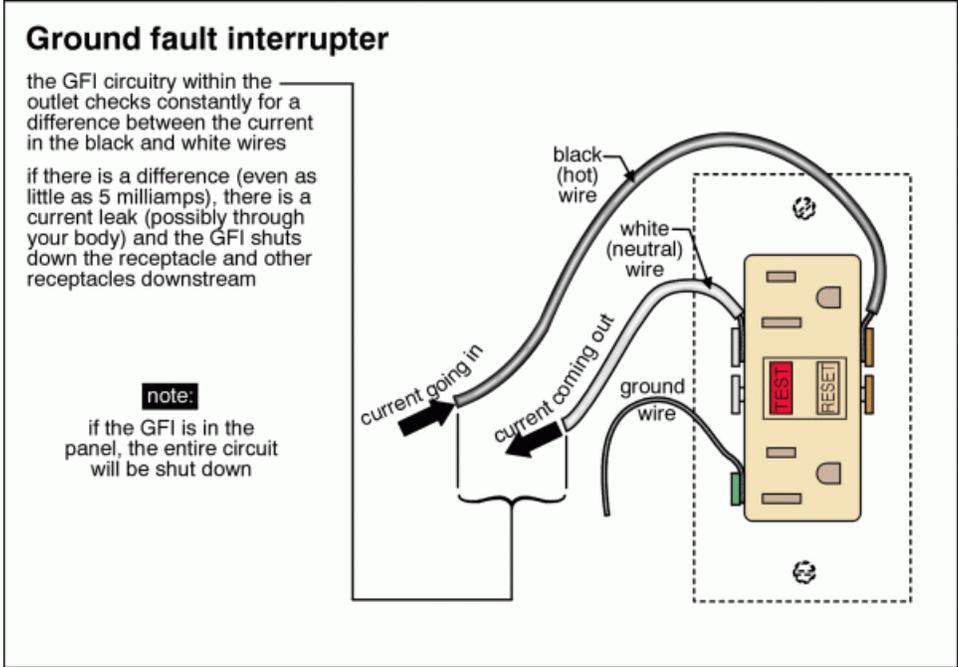
**31. Condition:** • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Throughout Basement First Floor Kitchen Bathroom Furnace Room Washroom

**Task:** Repair or replace Upgrade Protect

**Time:** Immediate



**52. No GFI (Ground Fault Interrupter)**



**53. No GFI (Ground Fault Interrupter)**



54. No GFI (Ground Fault Interrupter)

55. No GFI (Ground Fault Interrupter)

**DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location**

32. Condition: • [Too few outlets](#)

Implication(s): Nuisance

Location: Throughout

Task: Upgrade

Time: When remodelling

**DISTRIBUTION SYSTEM \ Cover plates**

33. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Various

**DISTRIBUTION SYSTEM \ Lights**

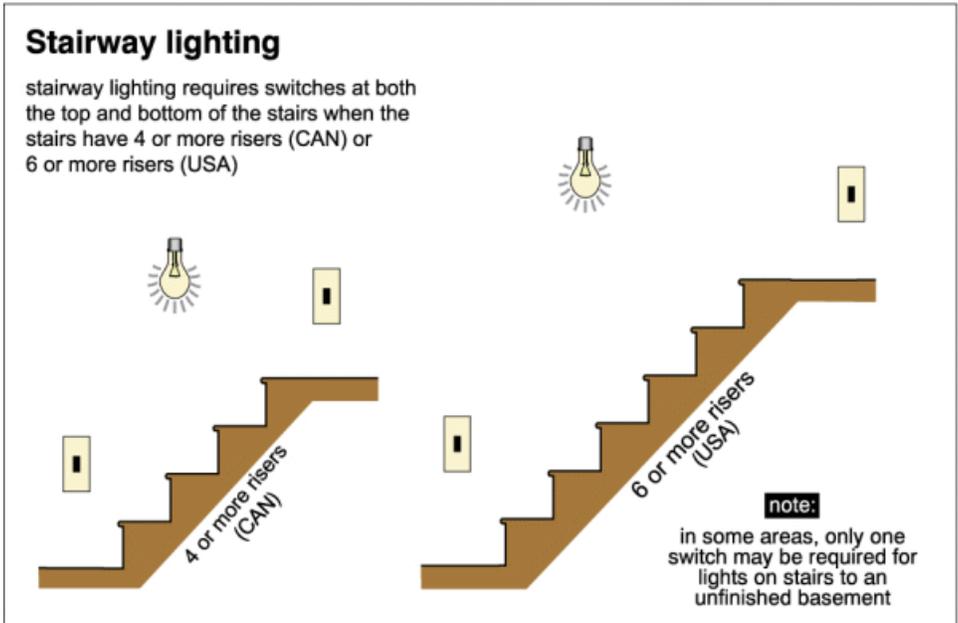
34. Condition: • [Poor stairway lighting](#)

Implication(s): Trip or fall hazard

Location: Basement First Floor

Task: Repair or replace

- SUMMARY
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**35. Condition:** • [Missing](#)

**Implication(s):** Inadequate lighting

**Location:** Various Basement Second Floor Third Floor

**Task:** Repair or replace

**DISTRIBUTION SYSTEM \ Smoke detectors**

**36. Condition:** • [Inoperative](#)

Provide wired CO and smoke detectors

**Implication(s):** Fire hazard

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor



56. Inoperative

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**37. Condition:** • Inoperative

Provide wired CO and smoke detectors

**Implication(s):** Health hazard

**Location:** Throughout

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Minor

## Description

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Goodman

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 150,000 BTU/hr

Efficiency: • [Conventional](#)

Exhaust venting method: • [Direct vent](#)

Approximate age: • Near end of life expectancy

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

Main fuel shut off at: • Utility room

Failure probability: • [High](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Not visible](#) • [Required](#)

## Limitations

Heat loss calculations: • Not done as part of a building inspection

## Recommendations

### GAS FURNACE \ Life expectancy

38. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for building

Task: Further evaluation



57. Near end of life expectancy



58. Near end of life expectancy

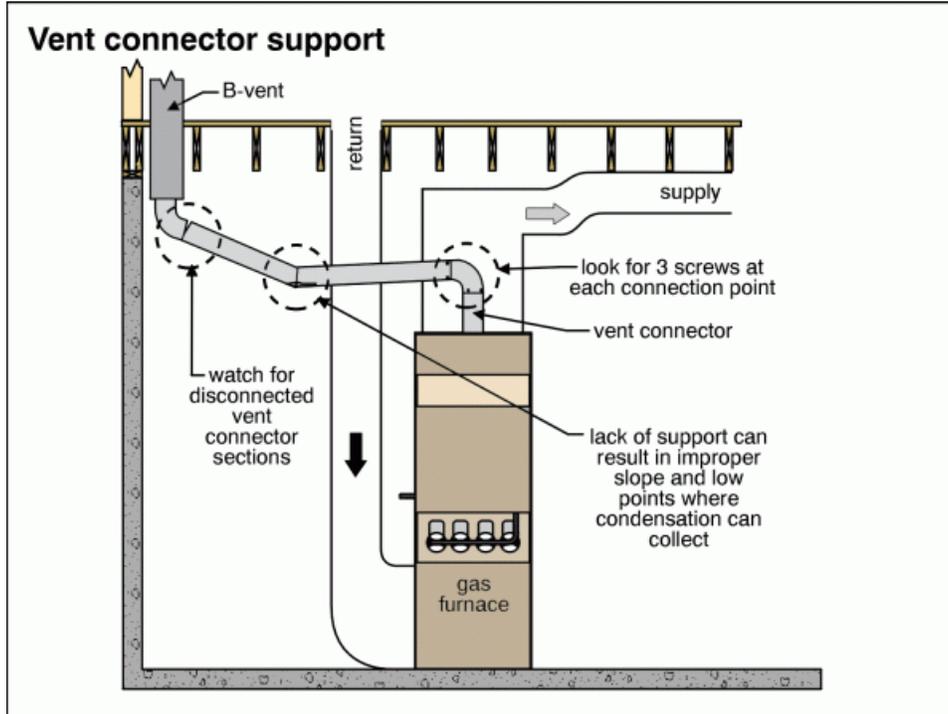
## GAS FURNACE \ Venting system

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

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

Location: Utility Room

Task: Repair or replace



59. Poor connections

## CHIMNEY AND VENT \ Inspect/sweep chimney

40. Condition: • [Inspect \(and/sweep if needed\) before using](#)

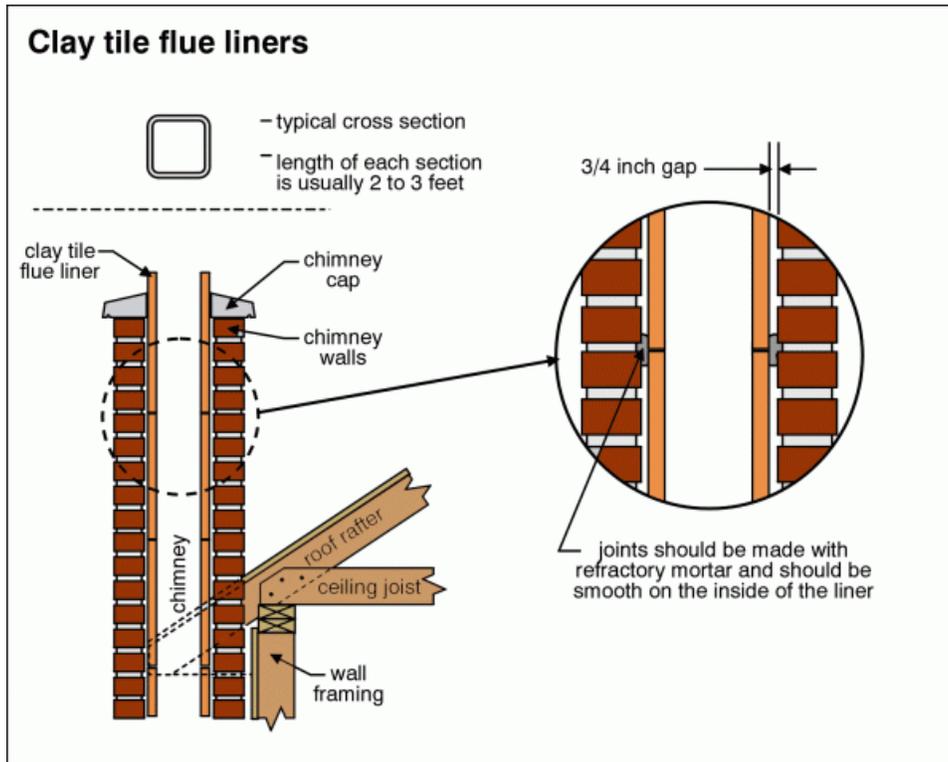
Implication(s): Fire hazard

## CHIMNEY AND VENT \ Masonry chimney

41. Condition: • [No chimney liner](#)

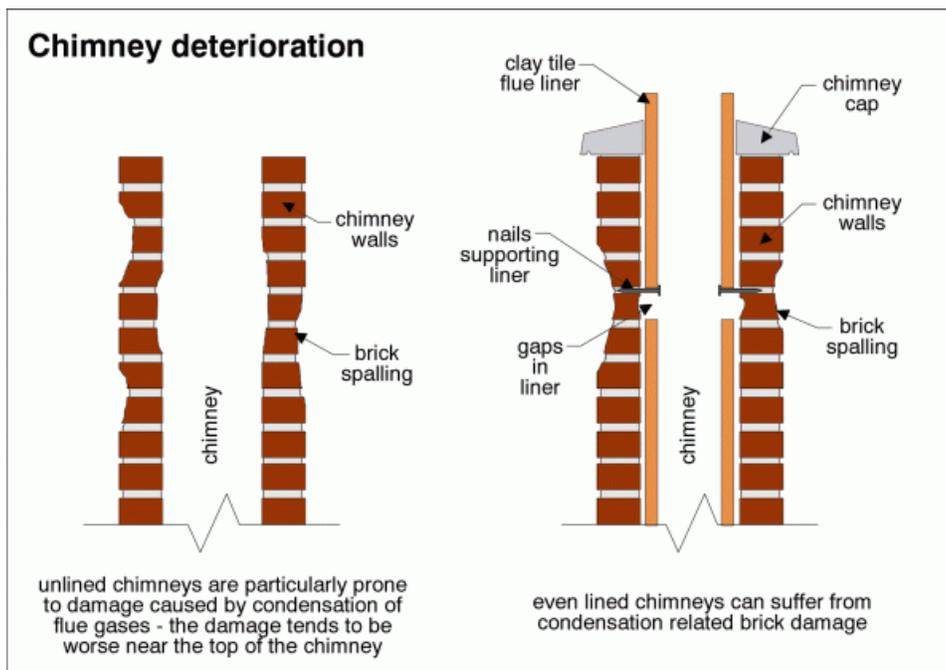
Implication(s): Material deterioration | Hazardous combustion products entering home

Task: Verify Further evaluation



42. Condition: • [Loose, missing or deteriorated mortar](#)

Implication(s): Material deterioration



## CHIMNEY AND VENT \ Masonry chimney cap

43. Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building

Task: Provide

# COOLING & HEAT PUMP

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

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## Description

**Cooling capacity:** • 60,000 BTU/hr

**Compressor type:** • Gas

**Compressor approximate age:** • Near end of life expectancy

**Typical life expectancy:** • 10 to 15 years

**Failure probability:** • [High](#)

## Limitations

**Heat gain calculations:** • Not done as part of a building inspection

**Window unit:** • Window A/C excluded from inspection

## Recommendations

### AIR CONDITIONING \ General

**44. Condition:** • Service air conditioner

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

**Task:** Further evaluation

# INSULATION AND VENTILATION

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

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## Description

**Attic/roof insulation amount/value:** • [Not visible](#)  
**Attic/roof air/vapor barrier:** • [Not visible](#)  
**Attic/roof ventilation:** • [Roof vent](#)  
**Wall insulation material:** • Not visible  
**Wall insulation amount/value:** • [None found](#)  
**Wall air/vapor barrier:** • Not determined  
**Foundation wall insulation amount/value:** • [None found](#)  
**Foundation wall air/vapor barrier:** • Not determined

## Limitations

**Inspection prevented by no access to:** • Attic • Roof space • Knee wall areas  
**Roof ventilation system performance:** • Not evaluated  
**Air/vapor barrier system:** • Continuity not verified

## Recommendations

**ATTIC/ROOF \ Hatch/Door**  
**45. Condition:** • [Inaccessible](#)  
Verify roof access  
**Implication(s):** Difficult access  
**Task:** Further evaluation



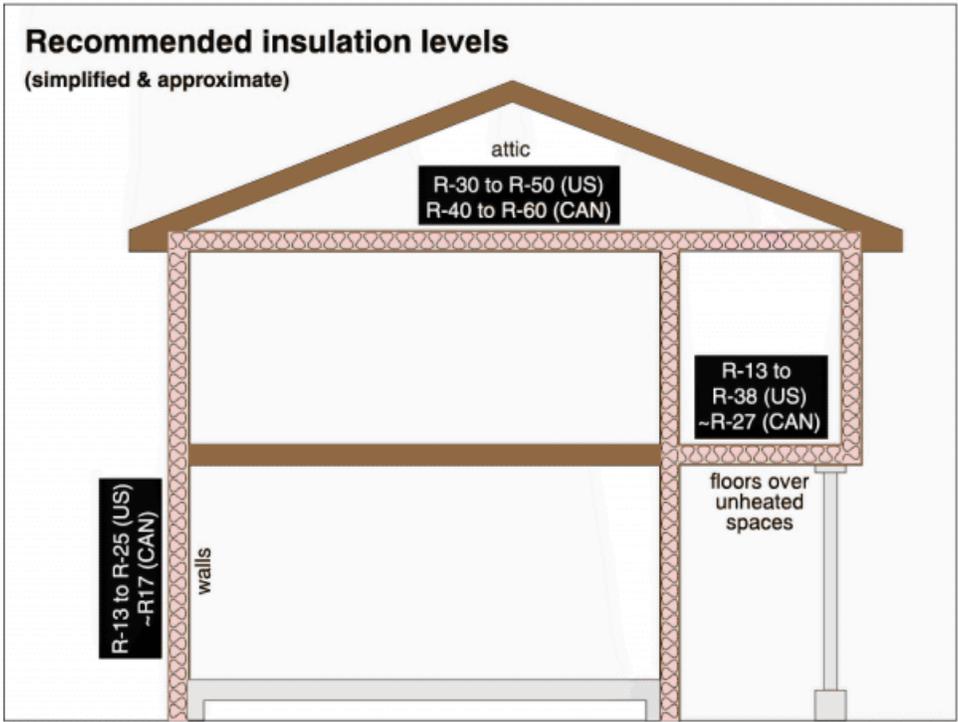
# INSULATION AND VENTILATION

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

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- SUMMARY
  - ROOFING
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SUMMARY

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## Description

**Water supply source:** • Public

**Service piping into building:** • [Not visible](#)

**Supply piping in building:** • [Galvanized steel](#)

**Main water shut off valve at the:** • Basement

**Water flow and pressure:** • [Below average](#)

**Water heater type:** • [Conventional](#)

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

**Water heater manufacturer:** • General Electric • State

**Tank capacity:** • [40 gallons](#) • 50 gallons

**Water heater approximate age:** • 15 years • 18 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [Medium](#)

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

**Pumps:** • [Sump pump](#)

**Floor drain location:** • None found

## Limitations

**Items excluded from a building inspection:** • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing

## Recommendations

### **OPTIONAL \ Plumbing**

**47. Condition:** • Other

Inadequate number of plumbing fixtures for the occupancy

**Location:** Throughout

**Task:** Upgrade

**Time:** When remodelling

**Cost:** Major

**48. Condition:** • Other

Plumber to verify grease trap and sewerage cleanouts

**Location:** Kitchen

**Task:** Further evaluation Clean



61. Verify, clean as required

62. Verify, clean as required

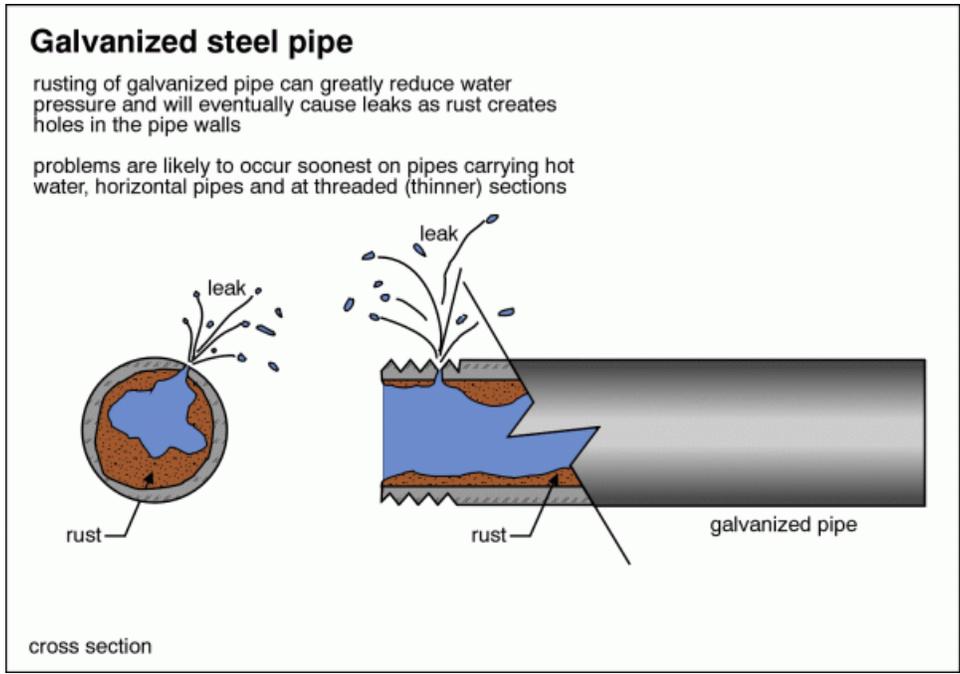
**SUPPLY PLUMBING \ Supply piping in building**

49. Condition: • [Galvanized steel](#)

Implication(s): Reduced water pressure and volume

Task: Upgrade

Cost: Major





63. Galvanized steel

### WATER HEATER \ Water heater

50. Condition: • [Inoperative](#)

Hot water shut off in the building

Implication(s): No hot water

Task: Further evaluation

Time: Immediate

### WATER HEATER \ Life expectancy

51. Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

52. Condition: • [High failure probability](#)

Implication(s): No hot water

### WATER HEATER \ Temperature/pressure relief valve

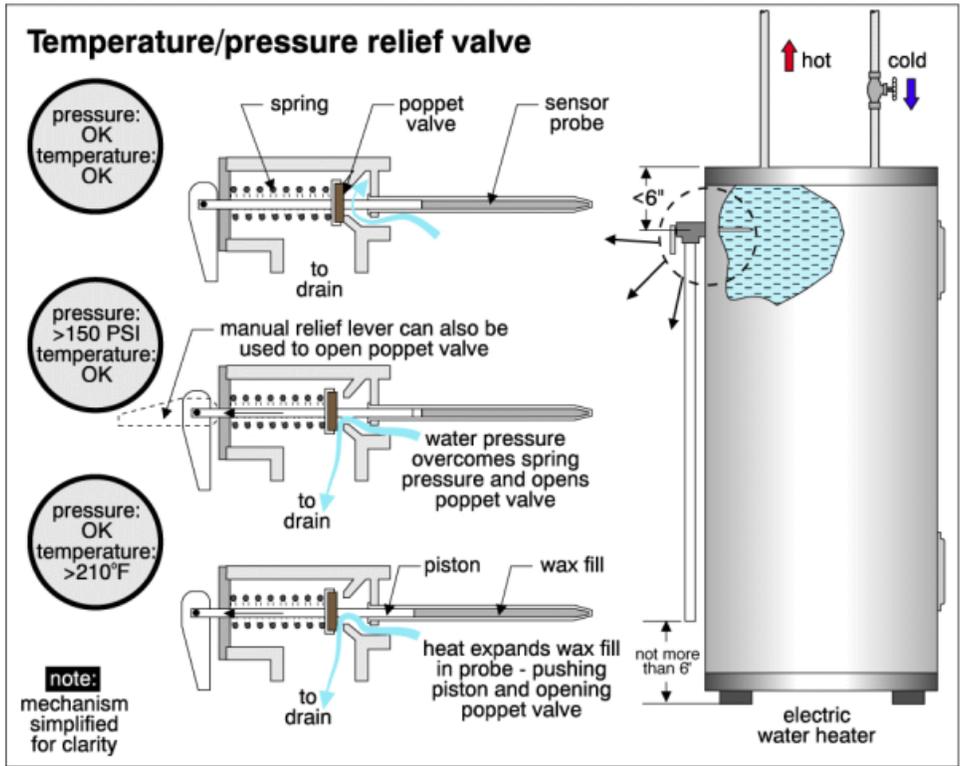
53. Condition: • [Discharge tube too short](#)

Implication(s): Scalding

Location: Utility Room

Task: Correct

Cost: Minor



64. Discharge tube too short

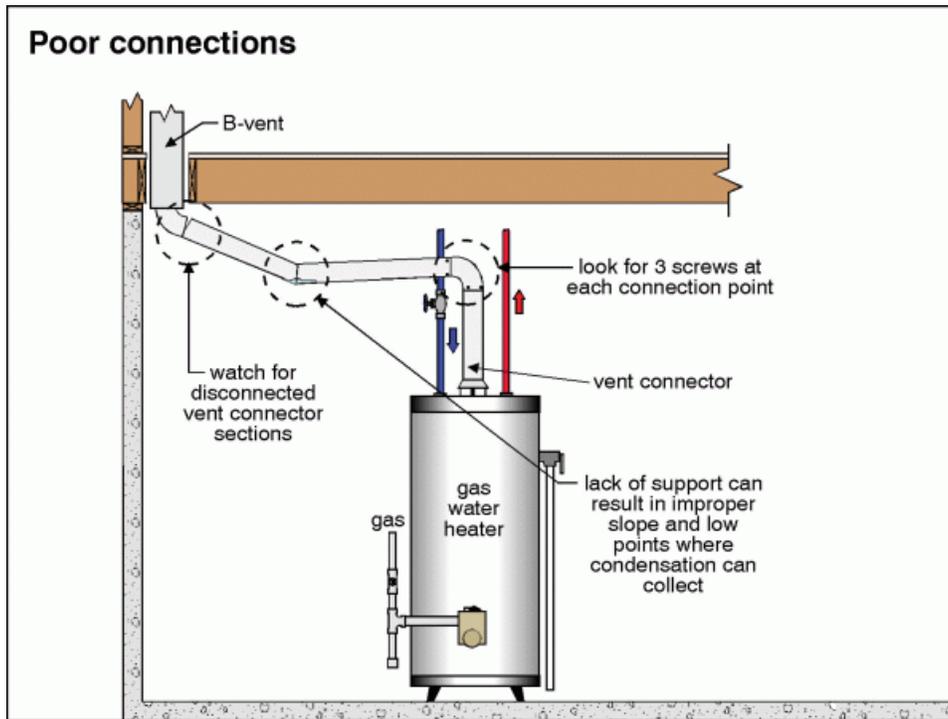
**WATER HEATER - GAS BURNER AND VENTING \ Venting system**

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

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

Location: Utility Room

**Task:** Repair or replace



**WASTE PLUMBING \ Drain piping - performance**

**55. Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** Basement

**Task:** Repair or replace Further evaluation

**Time:** Immediate



65. Leak at cleanout



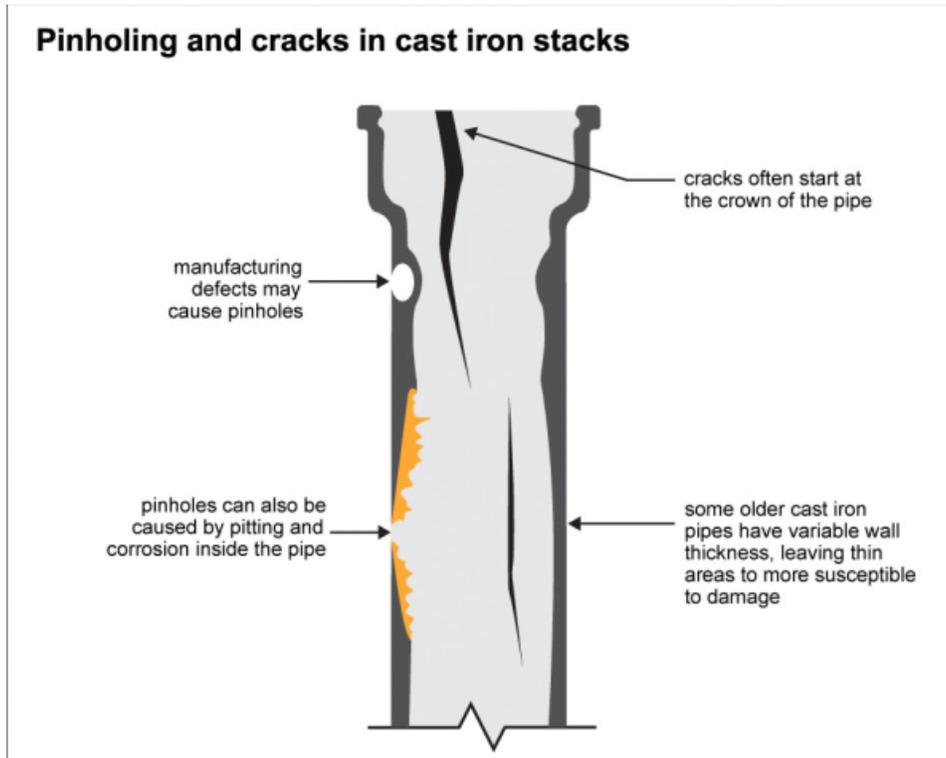
66. Leak at cleanout

56. Condition: • [Rust](#)

Implication(s): Sewage entering the building

Location: Various Basement First Floor Second Floor

Task: Repair or replace Further evaluation



67. Rust

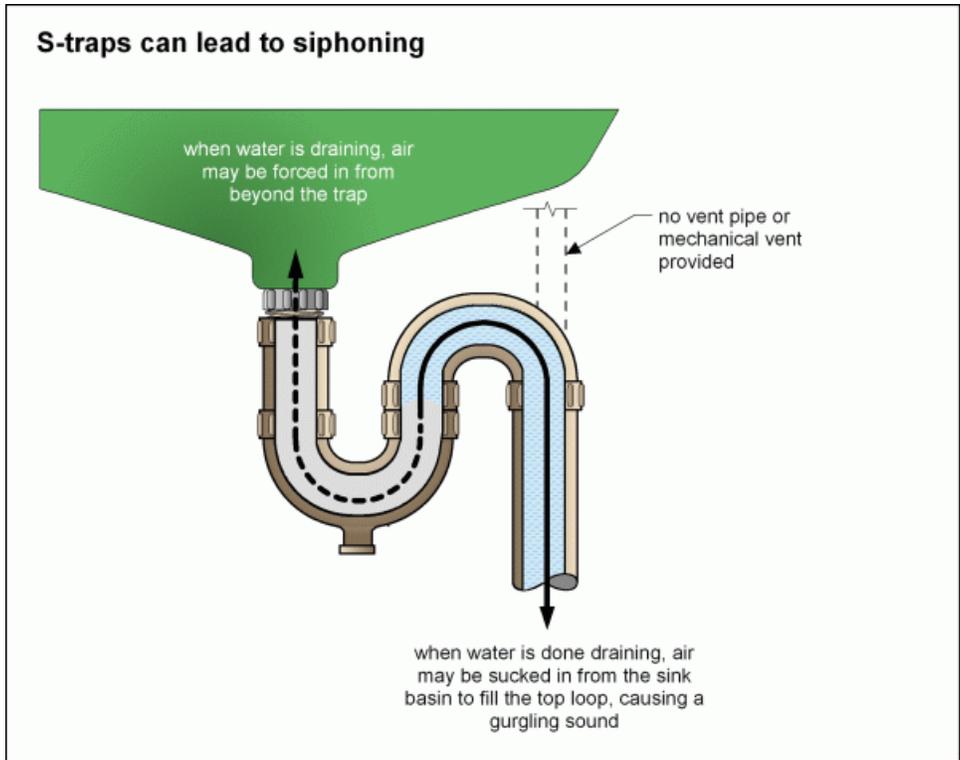
## **WASTE PLUMBING \ Traps - installation**

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

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

**Location:** Various Kitchen Bathroom

**Task:** Replace



68. Nonstandard shape or material

**WASTE PLUMBING \ Traps - performance**

**58. Condition:** • [Leak](#)

Metal traps required

**Implication(s):** Sewage entering the building

**Location:** Various



69. Leak/drip



70. Leak/drip

**WASTE PLUMBING \ Floor drain**

59. Condition: • [Missing](#)

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

Location: Throughout Exterior Exterior Wall

Task: Clean Correct Protect

Time: Immediate



71. Missing



72. Missing

# PLUMBING

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

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73. Missing



74. Missing

60. Condition: • [Grate missing, rusted or obstructed](#)

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

Location: Exterior

Task: Repair or replace Clean Correct



75. Grate missing, rusted or obstructed

61. Condition: • [Not found](#)

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

**Location:** Utility Room Furnace Room

**Task:** Further evaluation Provide



76. Not found

**FIXTURES AND FAUCETS \ Faucet**

**62. Condition:** • [Loose](#)

**Implication(s):** Equipment failure

**Location:** First Floor Bathroom

**Task:** Repair or replace



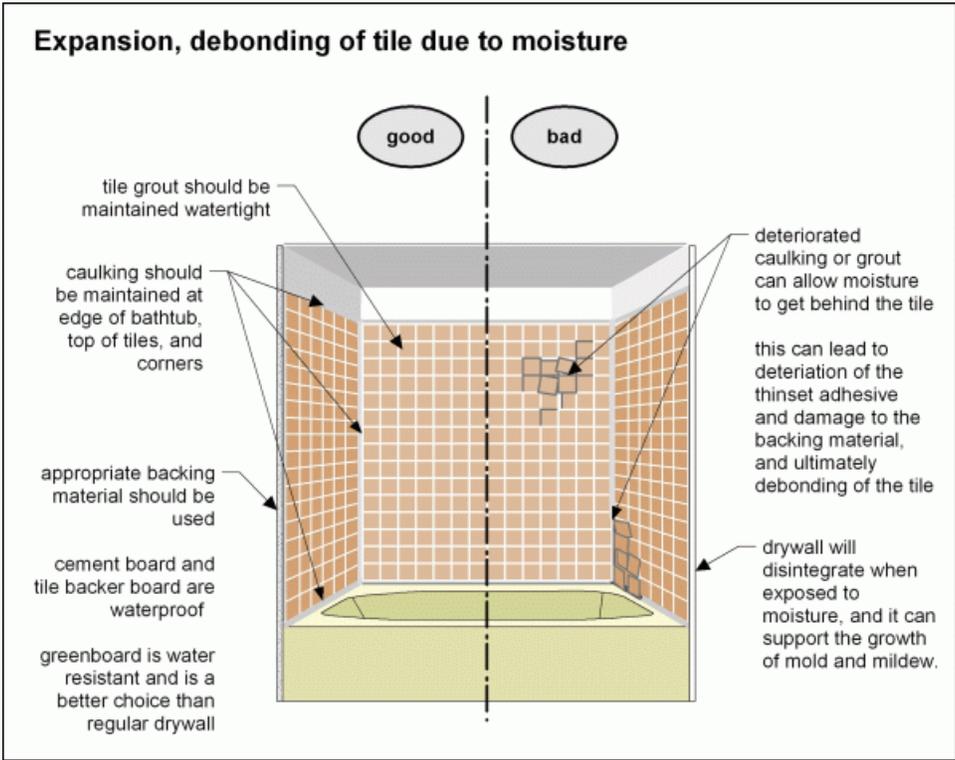
77. Loose

**FIXTURES AND FAUCETS \ Bathtub enclosure**

**63. Condition:** • [Caulking loose, missing or deteriorated](#)

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

**Location:** Throughout



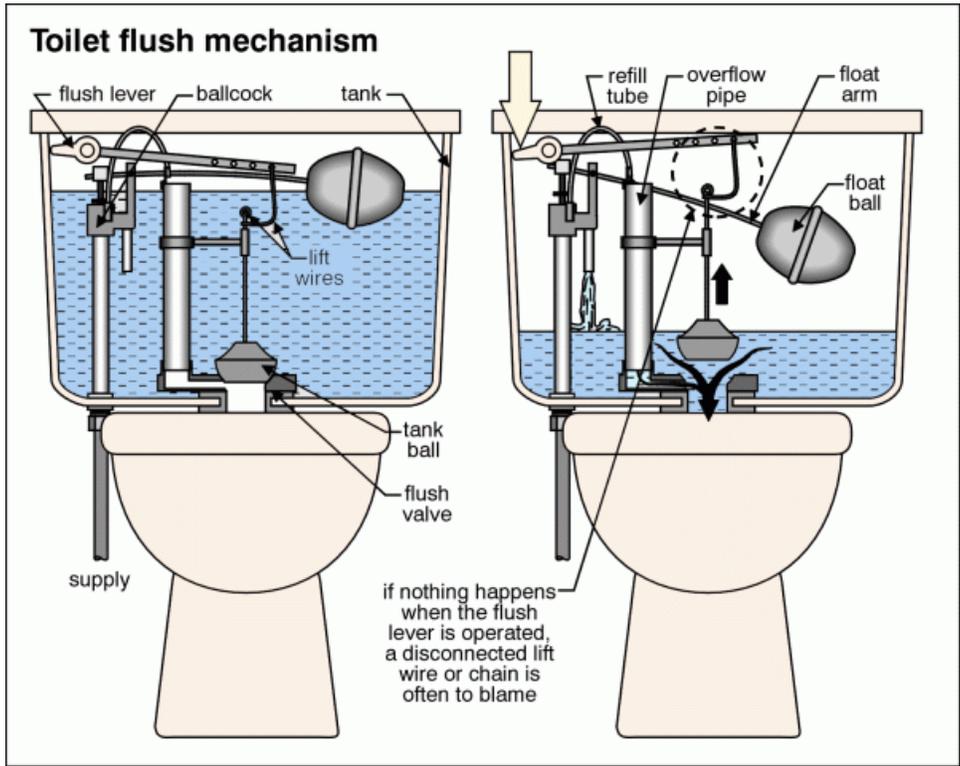
## FIXTURES AND FAUCETS \ Toilet

64. Condition: • [Flush mechanism inoperative](#)

Implication(s): Equipment failure | Sewage entering the building

Task: Repair Upgrade

Time: Immediate



78. Flush mechanism inoperative

65. Condition: • [Odor around toilet](#)

Implication(s): Sewer gases entering the building | Sewage entering the building

Location: Throughout First Floor Bathroom

Task: Repair or replace Further evaluation

Time: Immediate



**79.** *Odor around toilet*

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## Description

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

**Major wall finishes:** • [Stucco/texture/stipple](#)

**Major ceiling finishes:** • [Stucco/texture/stipple](#)

**Windows:** • [Fixed](#)

**Glazing:** • [Single](#)

**Exterior doors - type/material:** • Hinged • [French](#) • [Wood](#)

**Evidence of basement leakage:** • Present • Efflorescence • Stains • Water • Mold • Mildew • Rot • Peeling paint • Loose concrete or mortar

**Range fuel:** • Gas

**Bathroom ventilation:** • Exhaust fan

## Limitations

**Inspection limited/prevented by:** • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

**Not tested/not in service:** • Grease Trap

## Recommendations

### CEILINGS \ General

**66. Condition:** • [Water damage](#)

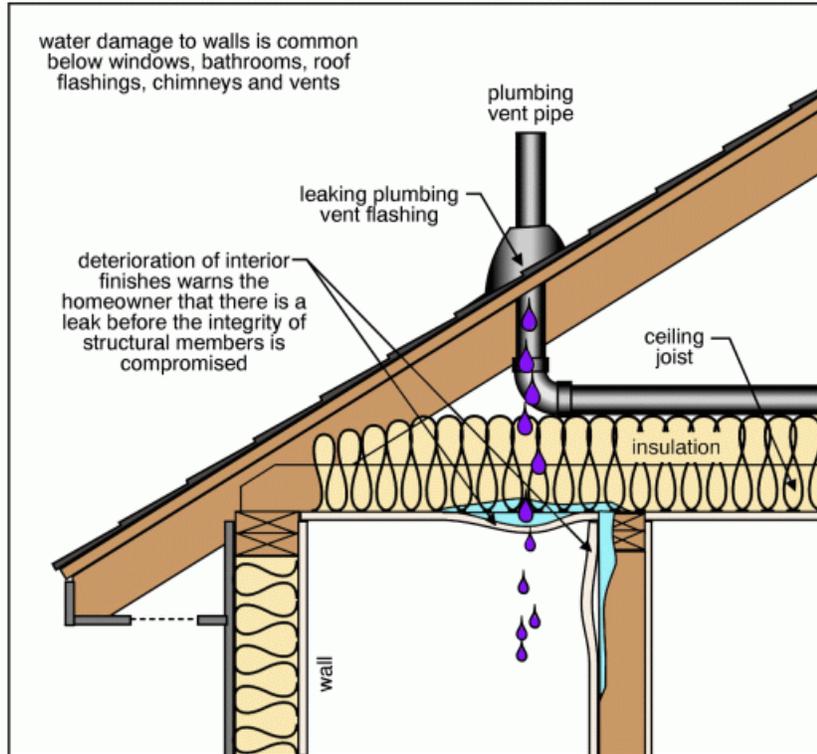
**Implication(s):** Chance of movement

**Location:** Southeast Second Floor Staircase, Kitchen

**Task:** Repair

**Time:** Immediate

Common locations for water damage



80. Water damage



81. Water damage

**CEILINGS \ Plaster or drywall**

67. Condition: • [Crumbly or powdery](#)

Implication(s): Chance of movement

Location: Various

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82. Crumbly or powdery

**WALLS \ Masonry or concrete**

68. Condition: • [Damage](#)

Implication(s): Material deterioration | Damage or physical injury due to falling materials

Location: Northeast First Floor Second Floor Third Floor

Task: Repair or replace Further evaluation

Time: Immediate



83. Damage



84. Damage

# INTERIOR

6028 S Sample Ave, Chicago, IL April 18, 2015

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SUMMARY

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85. Damage



86. Water damage



87. Water damage



88. Water damage

# INTERIOR

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89. Damage, rust



90. Water damage

## FLOORS \ General

69. Condition: • [Water damage](#)

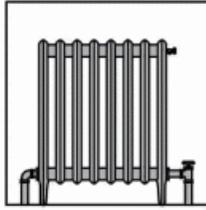
Implication(s): Chance of water damage to contents, finishes and/or structure | Trip or fall hazard

Location: Basement

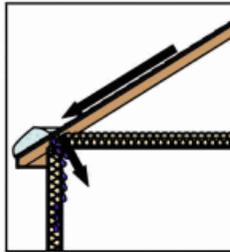
Task: Repair or replace Clean Protect

Time: Immediate

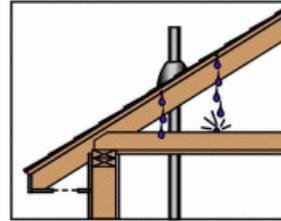
## Sources of interior water damage



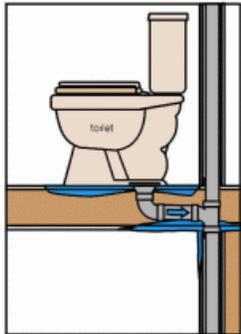
heating leaks



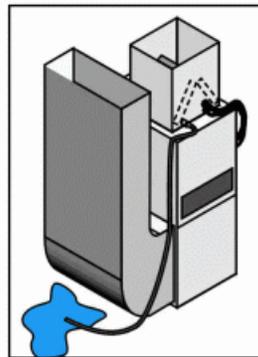
ice damming and condensation



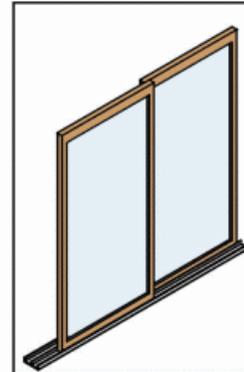
roof or flashing leaks



plumbing leaks



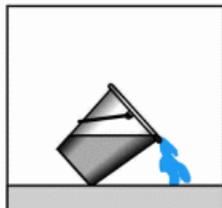
air conditioning leaks



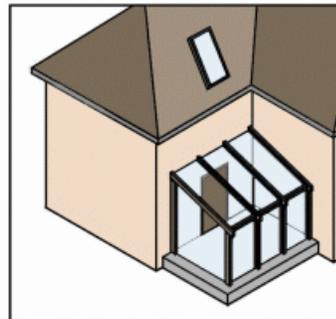
door leaks



melting snow



accidental spills



wall, window, solarium and skylight leaks

# INTERIOR

6028 S Sample Ave, Chicago, IL April 18, 2015

Report No. 1040

[www.citizenarchitects.com](http://www.citizenarchitects.com)

SUMMARY

ROOFING

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91. Water damage



92. Water damage



93. Water damage



94. Water damage



95. Water damage

## FLOORS \ Resilient flooring

70. Condition: • [Lifted seams](#)

Implication(s): Trip or fall hazard

Location: Kitchen

Task: Replace



96. Lifted seams, wall damage

## FLOORS \ Carpet on floors

71. Condition: • [Stains](#)

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

Location: Various

Task: Replace

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**72. Condition:** • [Lifted at seams or edges](#)

**Implication(s):** Trip or fall hazard

**Location:** Various

**Task:** Repair or replace

**73. Condition:** • [Odors](#)

**Implication(s):** Hygiene issue

**Location:** Various

**Task:** Repair or replace



**97.** *Odors, stains*

## **FLOORS \ Concrete floors**

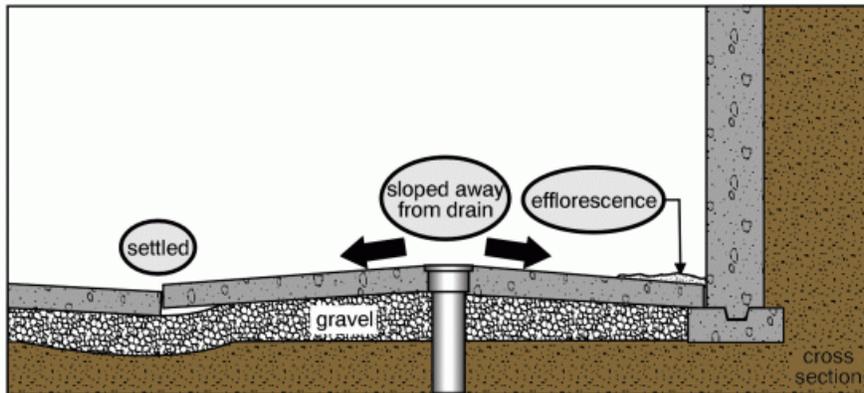
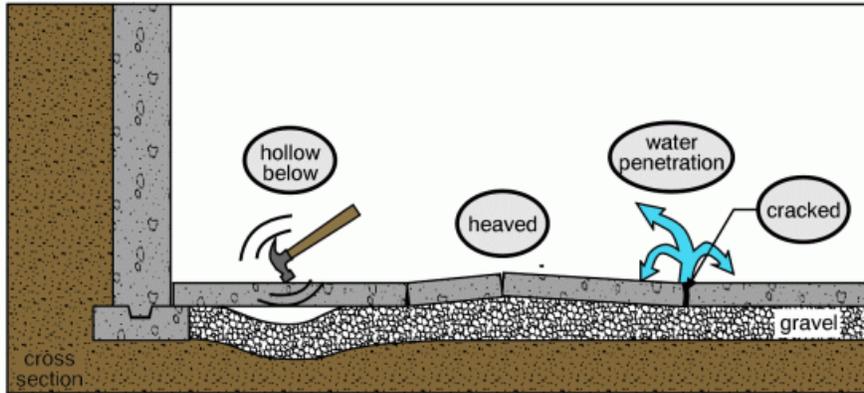
**74. Condition:** • [Rusted re-bar](#)

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

**Location:** Various

**Task:** Further evaluation

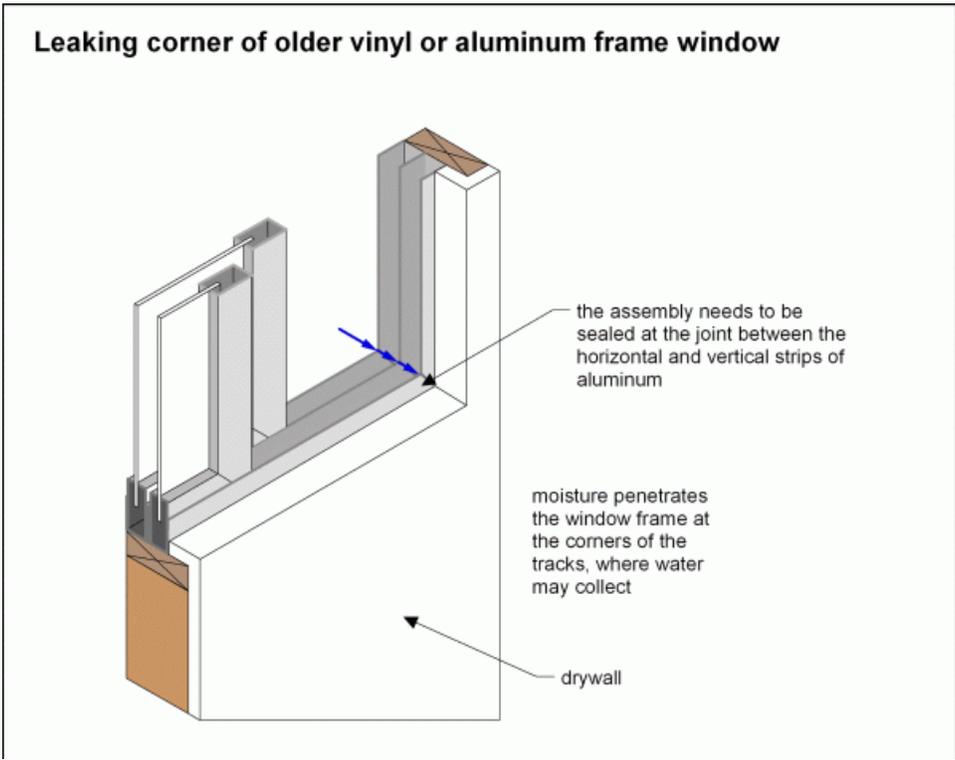
Concrete floor problems



WINDOWS \ General

75. Condition: • [Water leaks](#)

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

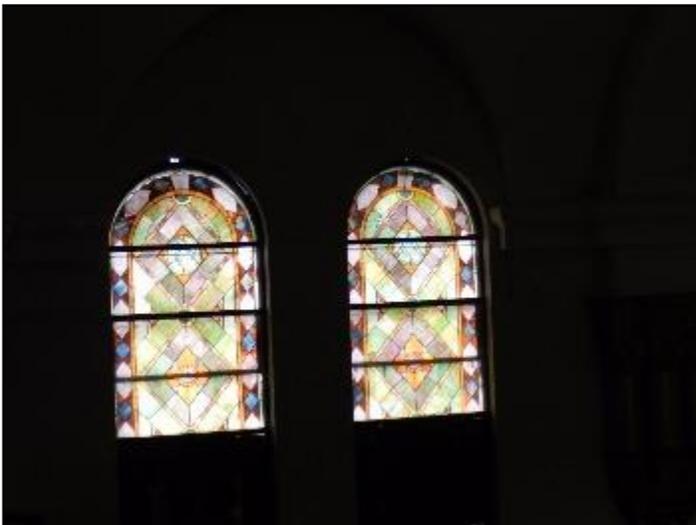


76. Condition: • [Air leaks](#)

Implication(s): Leakage

Location: Various

Task: Repair or replace



98. Air and water leaks



99. Air and water leaks



100. Air and water leaks

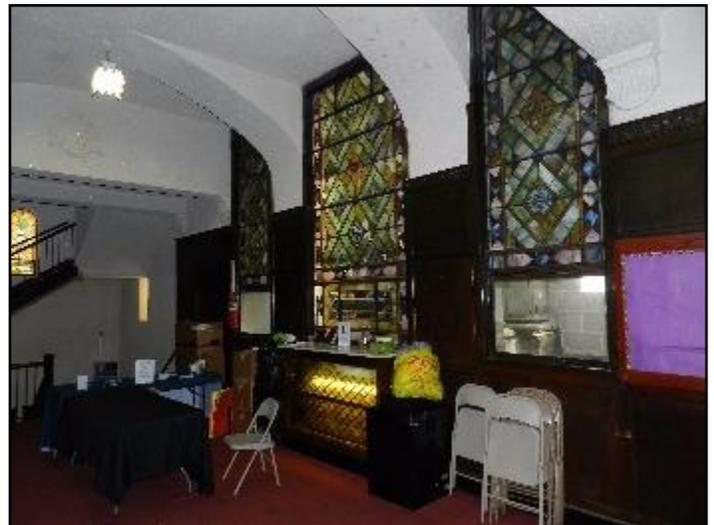
**77. Condition:** • Painted shut  
**Implication(s):** Nuisance | Equipment inoperative  
**Location:** Various

**WINDOWS \ Glass (glazing)**

**78. Condition:** • [Cracked](#)  
 Safety glass required  
**Implication(s):** Physical injury  
**Task:** Replace



101. Cracked



102. Cracked

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**79. Condition:** • [Broken](#)

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Various

**80. Condition:** • [Missing](#)

**Implication(s):** Chance of water entering building | Increased heating and cooling costs | Reduced comfort

**Location:** Various First Floor

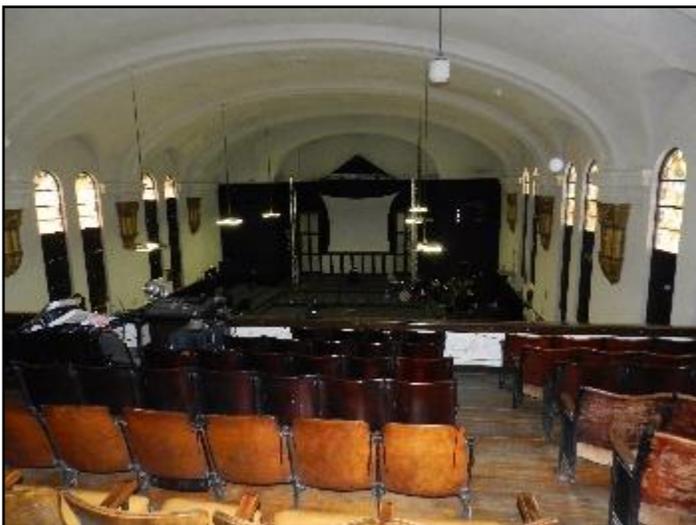
**Task:** Repair or replace



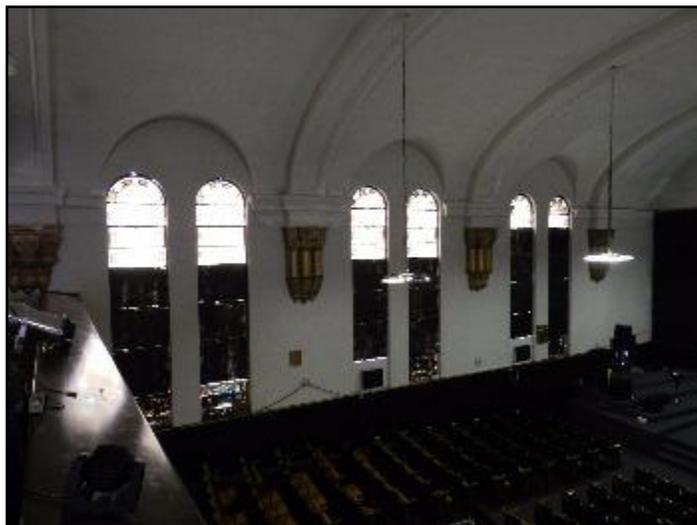
103. Missing



104. Missing



105. Missing



106. Missing

**81. Condition:** • Safety glass not installed

**Implication(s):** Physical injury

**Location:** Various Front

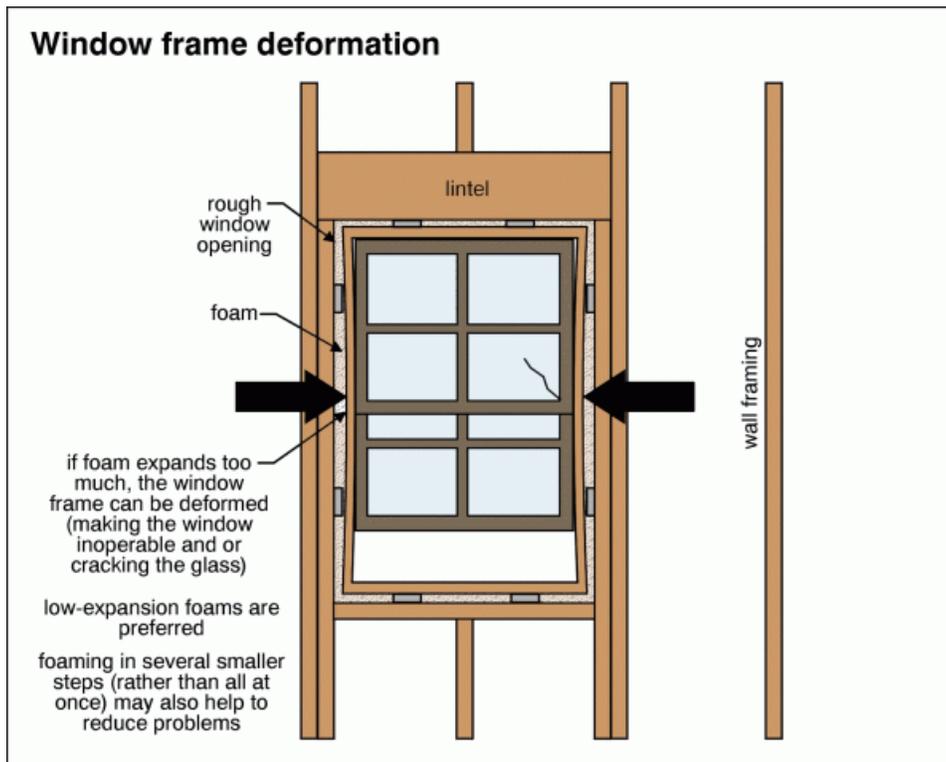
**Task:** Repair or replace Further evaluation Upgrade

**Time:** Immediate

## WINDOWS \ Frames

**82. Condition:** • [Deformation](#)

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



## DOORS \ Doors and frames

**83. Condition:** • [Dark paint on metal exposed to sun](#)

**Implication(s):** Scalding

**84. Condition:** • [Rust](#)

**Implication(s):** Reduced operability

**85. Condition:** • [Weatherstripping missing or ineffective](#)

**Implication(s):** Chance of water entering building | Increased heating and cooling costs | Reduced comfort

**86. Condition:** • Does not latch properly

**Location:** Washroom

**Task:** Repair or replace

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107. Does not latch properly

## DOORS \ Hardware

87. Condition: • [Inoperable](#)

Implication(s): System inoperative or difficult to operate

Location: Second Floor

Task: Repair or replace Further evaluation Correct

Time: Immediate



108. Egress blocked, inoperable



109. Egress blocked, inoperable

## STAIRS \ Handrails and guards

88. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Basement First Floor

Task: Repair or replace



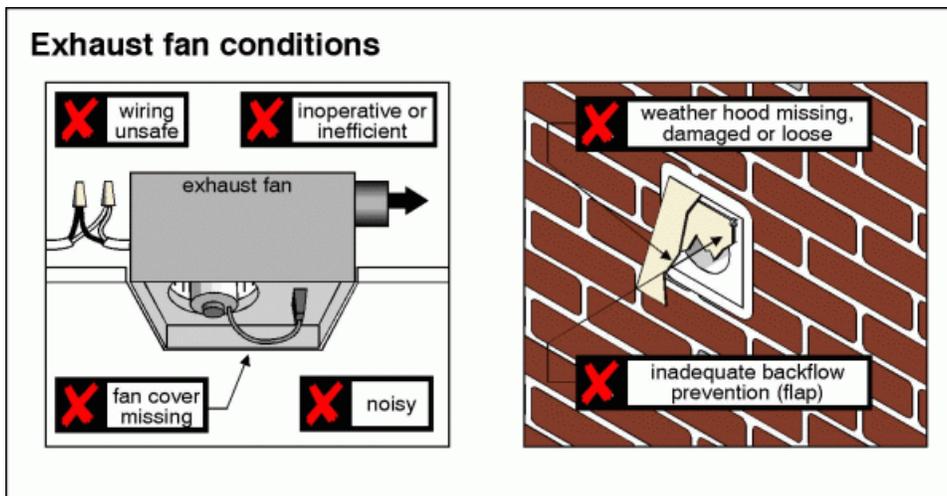
110. Loose

### EXHAUST FANS \ General

89. Condition: • [Inoperative](#)

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

Task: Repair or replace Further evaluation



### EXHAUST FANS \ Kitchen range exhaust system

90. Condition: • Old

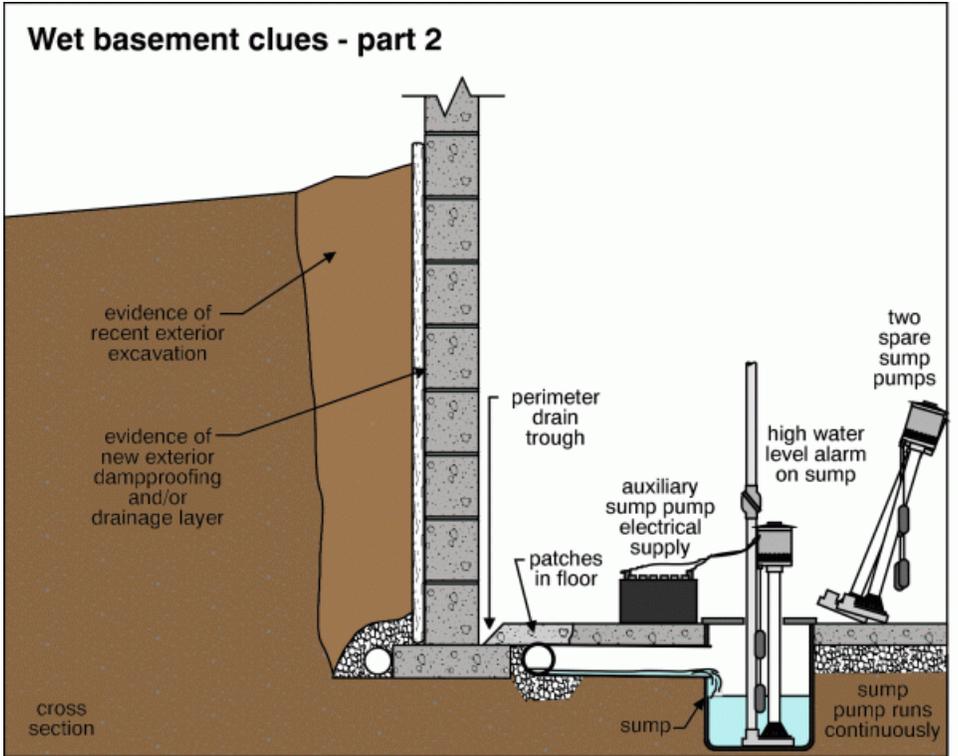
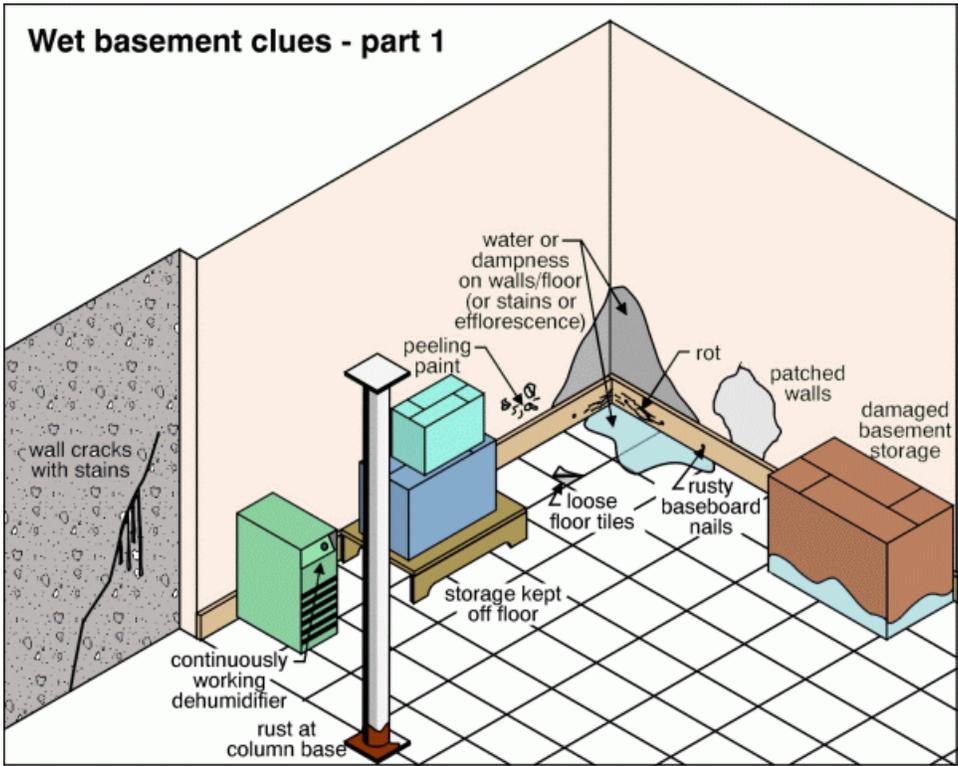
Implication(s): Reduced system life expectancy

Task: Repair or replace Further evaluation

### BASEMENT \ Wet basement - evidence

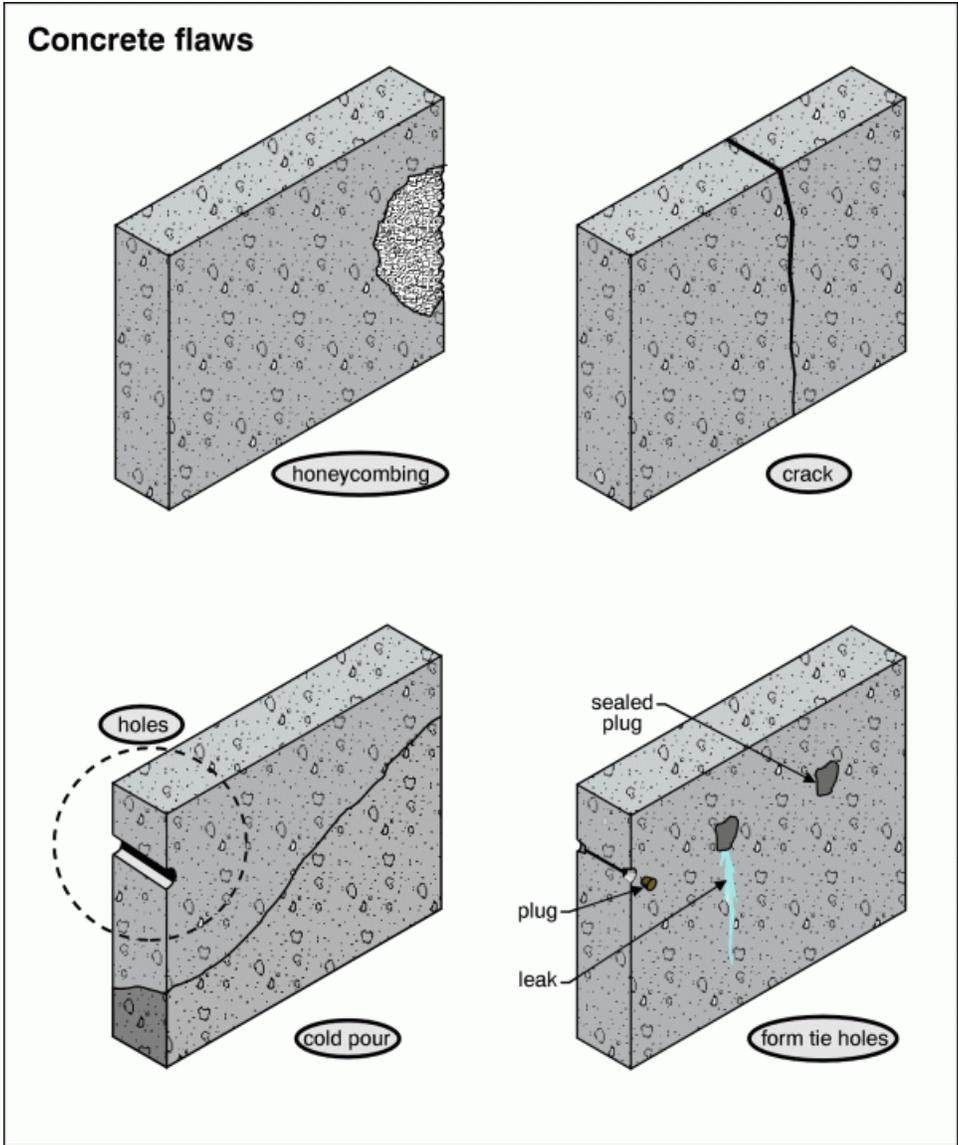
91. Condition: • [Mold](#)

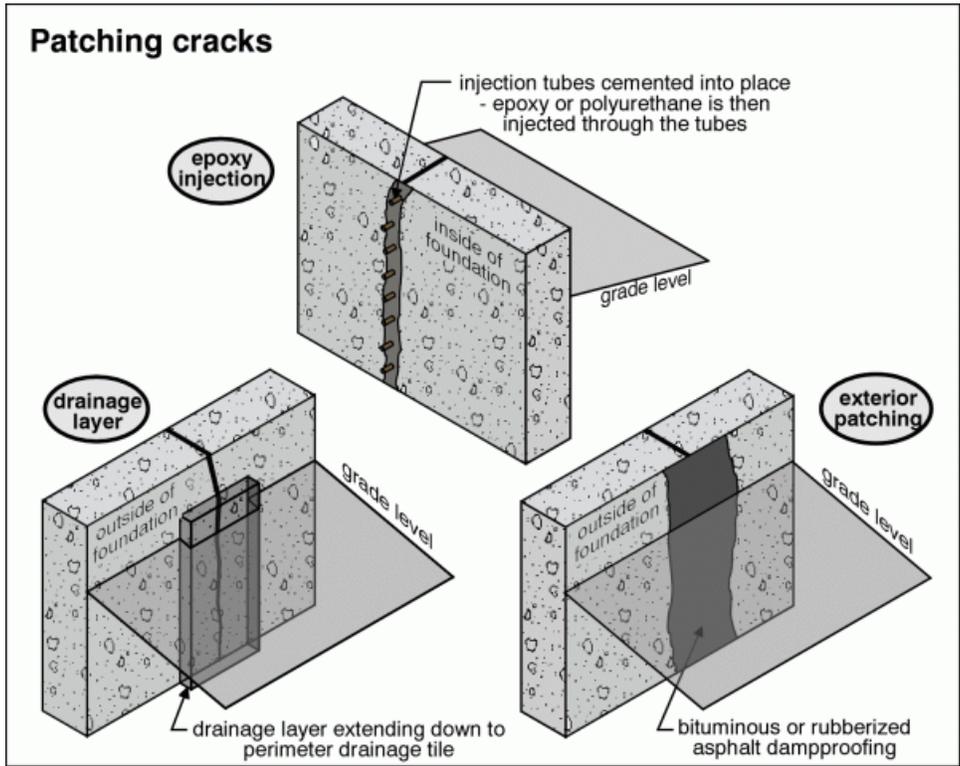
Implication(s): Chance of water damage to contents, finishes and/or structure | Contaminants may enter building air



92. Condition: • [Wall cracks with water stains](#)

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





93. Condition: • [Water on floor](#)

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

**APPLIANCES \ Oven**

94. Condition: • Elements inoperative

Implication(s): System inoperative

Location: Kitchen

Task: Further evaluation



111. Elements inoperative

95. Condition: • [Brass gas connector](#)

Implication(s): Fire or explosion

Task: Replace

Time: Immediate



112. Brass gas connector



113. Brass gas connector

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