

# ***ROCK-SOLID Inspections***

Home Inspection Services



123 S. Main Street Chicago IL 60000

Inspection prepared for: Joe Citizen

Inspection Date: 2-28-2006 Time: 4:30pm

Weather: Clear 30 degrees

Inspector: Rich Rochowicz

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**National Association of Certified Home Inspectors**

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## STRUCTURAL SYSTEMS

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NR" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

**IMPORTANT INFORMATION PLEASE READ:**

**A).** The home buyer should be aware that prior to the adoption of federal, state and local codes in the mid 1970's, homes were typically built with minimum insulation. Today's home buyer, faced with rising energy costs, should consider the return investment of insulation upgrade. **B).** Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. **C).** All flashing should be inspected and repaired when needed. **D).** Tared flashing points indicate a repair of sealing of original flashing. The tar composition has a limited life expectancy and therefore future reapplication or repair will be required. **E).** The presence of Urea Foam Formaldehyde Insulation in walls cannot be detected by a visual inspection. If U.F.F.I. is suspected an air quality test is recommended.

**A**=Acceptable **M**=Marginal **D**=Deficient **NR**=Not Rated/DNA

A    M    D    NR

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Foundation Findings
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Type: Poured Concrete  
 Observations: Previous foundation repair noted.



Previous foundation repairs noted

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Grading and Drainage
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Observations: Acceptable

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
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Roof Material: Fiberglass  
 Observations: Limited view form ground, appears satisfactory

X				4. Roof Structure / Attic findings
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Materials: Truss Construction  
 Observations: Adequate insulation present  
 No signs of roof leakage

X				5. Exterior Cladding Findings
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Material: Brick  
 Observations: Satisfactory

				6. Ext Trim / Gutter Findings
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Materials: Aluminum  
 Observations: **Gutter over entryway is bowed, may allow water spillage.**



Bowed gutter

	X			7. Exterior Door Findings
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Type: Metal entry doors • Rear sliding door  
 Observations: **Sliding door does not operate smoothly on track, adjustment/repair needed.**  
**Sliding screen door does not operate smoothly on track, adjustment/repair needed.**  
**Sliding door has fogged glass between panes indicative of a thermal seal break.**





Fogging btwn window panes, thermal seal break suspected

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Fireplace/Chimney
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Location: Fireplace is located in the master bedroom • DNA  
Type: DNA  
Observations: DNA

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Porch / Deck Findings
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Materials: Wood deck • Concrete Stoop  
Location:  
Observations: Limited view of wood deck due to snow cover  
appears functional

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Garage / Outbuilding Findings
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Type / Material:  
Observations: DNA

# INTERIOR

**IMPORTANT INFORMATION PLEASE READ:**

A). Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement. B). Fireplaces and wood/coal stoves are inspected visually only; test fires are not started due to the prohibited amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating any solid fuel stoves. C). Check with the current owner for the location and condition of any and all screen and storm windows. D). Fog or condensation between insulated glass is an indication of a broken thermal seal. However due to the nature of the defect this situation may not always be detected. E). Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Damage beyond the surface tile is not accessible (NR) and further evaluation is suggested. Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around the tubs and showers. F). This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, walls and cabinets may not be reported.

A M D NR

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Ceilings and Floors
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Materials: Drywall ceiling • Tiled floors • Carpeted floors  
 Observations: **Basement "peel and stick" tiles are loose.**  
**Carpeting is buckled and in need of stretching.**



buckling carpet on 2nd flr, trip hazard

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Interior Wall Findings
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Materials: Drywall  
 Observations: SE bedroom west wall has cosmetic wall crack over doorway



Drywall crack SE bedroom

X				3. Interior Door Findings
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Materials: Wood composite  
Observations: Satisfactory

	X			4. Cabinet / Counter Findings
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Materials: Wood cabinets, Laminate counters  
Observations: **Caulk backsplash of counter at wall to prevent water penetration.  
Bowing noted at sink cabinet base from water damage.**



Caulk counter backsplash

		X		5. Findings
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Observations: **Safety rails needed at top of stair at 2nd flr. • Improper rails noted at stairway.**



Improper handrail



Safety rail omitted on 2nd flr

X				6. Basement findings
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Observations: Stained and missing ceiling tiles, no moisture detected

			X	7. Fire Protection Equipment
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Observations: Smoke and CO detectors present, not inspected



# ELECTRICAL SYSTEM

**IMPORTANT INFORMATION PLEASE READ:**

A). The current main fuse capacity is not always an indication of its maximum capacity. Consult with an electrician. B). The decision to upgrade electric service can be influenced by client need, local regulations and mortgage institutions. Furnishing and living conditions allow for only random testing of electrical outlets. Light switches are not included. C). Due to the age of the house, not all fixtures may meet current standards; therefore upgrades to the plumbing, waste, supply and venting systems may be needed when renovating or repairing. D). Smoke and CO detectors should be installed and approved by the local fire department prior to purchase. Smoke and CO detectors should be tested and maintained on a regular basis. E). Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFI breakers or outlet should be tested monthly. F). Ground Fault Interrupter outlet or circuits are advised whenever the user will come in contact with water.

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A M D NR

X				1. Electrical Findings
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Service / Panel: Underground service  
 Capacity: 100 amp  
 Observations: Functional



View of service panel

X				2. Wiring Findings
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Wiring / Sheathing: Copper wiring present  
 Observations: Appear satisfactory

	X			3. Switch / Outlet Findings
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Observations: GFCI outlets needed within 6 ft of any water source  
 GFCI needed over kitchen counter to left of sink.  
 GFCI in first floor 1/2 bath would not trip when a fault was simulated.  
 Outlet in basement north wall has an open ground and loose on wall.



GFCI outlet needed over counter in kitchen

# HVAC

## IMPORTANT INFORMATION PLEASE READ:

A). This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy; therefore we suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B). In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C). To determine the condition of the heat exchanger in a forced hot air units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated. Defects in the heat exchanger may require replacement of the entire furnace. D). Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed on the system. E). Check with the local community for regulation regarding discontinued oil tanks. F). Asbestos insulation should be removed or encapsulated using current professional procedures. G). All material must be kept clear of contact with electrical baseboard for safety. Electrical thermostats have a limited life expectancy. H). Radiant heat in slabs and ceilings is not accessible. I). Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. J). Most compressors and evaporators are sealed units which are not accessible. The average life expectancy is 5 -10 years. K). Annual servicing of the A/C heat pump system by a licensed technician is advised. L). Propane or gas piping not included in this report. Consult a licensed contractor.

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A M D NR

		X		1. Heating Equipment
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Type and Energy Source: Central Air • Electric

Observations: Cleaning and servicing recommended to ensure safe and optimal performance

Clean filter installation needed.

Installed humidifier leaks when turned on.

No installed kill switch for lower cabinet door, furnace should not operate when lower cabinet is open.

Flame roll out noted on furnace when burners ignite.

Limited combustion in furnace room, louvered doors needed.



Humidifier leak noted



Humidifier drain kinked

			X	2. Cooling Equipment
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Type and Energy Source: Central Air • Electric  
Observations: A/C not operated due to exterior temperature being below 65 degrees

A/C condenser fins are bent, "combing needed"; consult an HVAC tech.



View of AC condenser, bent fins noted

X				3. Ducts and Vents
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Observations: Recommend duct cleaning to ensure functional air flow and improve air quality

## PLUMBING SYSTEM

**IMPORTANT INFORMATION PLEASE READ:**

A). Manufacturers' warranties for water heaters vary; this should not be confused with actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms if any. B). The type of sewage disposal system as noted above is determined by the information provided by the seller, broker, or client. It is not a determination of its actual type, design or condition. C). No conclusions as to the quality or quantity of the water supply is implied. It is recommended that you have both a quality and quantity test performed. D). Depending on your individual needs, a tankless unit may not provide you with sufficient hot water. To increase quantity and efficiency you may wish to consider a booster tank or separate water heater. E). Main water shut offs, individual fixture shut offs, and other valves are not tested. F). Follow manufacturer's recommendations for all water conditioning equipment. Maintenance failure can lead to equipment malfunction and poor water quality.

A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA

A	M	D	NR	
X				1. Bathroom Findings
		X		2. Water Heater Findings

Observations: Satisfactory

Type / Capacity: Natrual Gas • 40 gal  
 Observations: Water heater has exceeded its life expectancy, anticipate repair or replacement costs

Burn marks noted on water heater cabinet, indictaive of flame roll out.  
 Water heater draft hood is askew, proper installation needed.



Draft vent askew



Evidence of flame rollout

	X			3. Drain / Vent Findings
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Materials: Plastic • Copper • Clay

Observations: First flr 1/2 bath vanity is slow to drain, rodding may be needed.  
 Corrosion noted on drain line, visible from basement area, monitor for potential leaks.



Corrosion on drain line (basement view)

		X		4. Water Supply Findings
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Materials: Copper

Observations: Laundry tub flex water hook ups are not standard application, monitor for leaks

Kitchen sink faucet sprayer handle leaks when water source is active.

Shower supply pipe is loose at wall intersect in 2nd flr bath.



Kitchen spray diverter has active leak



Shower pipe loose at wall intersect, 2nd flr bath

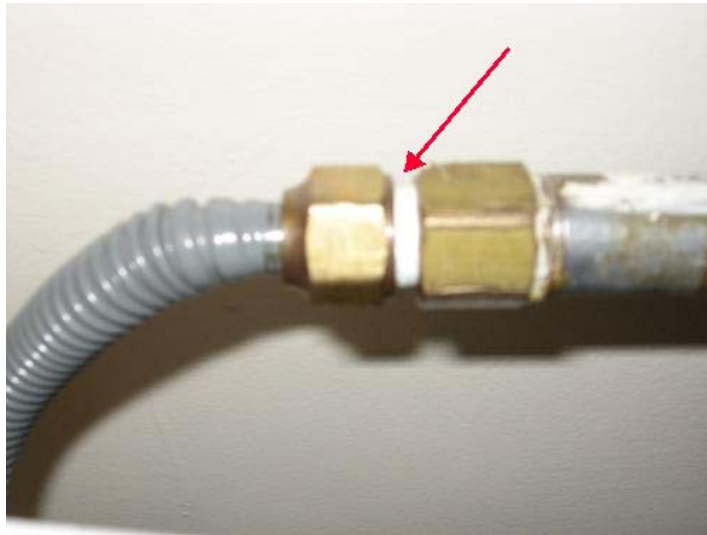
## APPLIANCES

**IMPORTANT INFORMATION PLEASE READ:**

**A). Unless otherwise noted, all appliances are working on the day of the inspection. Appliances present were not operated in their full cycle(s). This inspection does not represent a guarantee or warranty of the continuous operation of the appliances. B). Self cleaning mechanisms, timers, clocks, thermostats, microwave ovens, clothes washers and dryers and cosmetic blemishes are not part of this inspection report. C). Clean all grease vents and filters on a regular basis to prevent failure.**

**A=Acceptable M=Marginal D=Deficient NR=Not Rated/DNA**

A	M	D	NR	
X				1. Dishwasher Observations: Limited cycle(s) observed
X				2. Food Waste Disposer Observations: Unit is noisy
X				3. Range Hood Range Vent Type: Hood with fan Observations: Satisfactory
X				4. Ranges/Ovens/Cooktops Observations: Functional, limited operation conducted
			X	5. Microwave Cooking Equipment Observations: DNA
X				6. Bathroom Exhaust Fans and/or Heaters Observation: Satisfactory
	X			7. Washer / Dryer Observations: Washer has excessive movement in spin cycle. • White teflon tape used on dryer gas line joints, white teflon is not rated for use with gas.



Non gas rated teflon use suspected on dryer

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Door Bell and Chimes
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Observations: DNA

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Other Built-in Appliances
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Observations: Hot shot water dispenser under sink not functional, rusted casing



Hot shot water heater not functional



Photos



View of electrical meters 100amp



Wood deck, snow covered



Overall view of furnace



View of roof structure

Report Summary

Unless otherwise noted, this visual inspection showed no signs of mold, insect or rodent infestation. However, this is not a guarantee that these conditions do not exist, a technical inspection for each would give a definitive finding.

Below is a summary of items or conditions that are in need of immediate or future attention. Other pertinent findings not noted in the summary findings may be conveyed in previous pages of this report. Complete review of the report is required.

STRUCTURAL SYSTEMS		
Page 2 Item: 6	Ext Trim / Gutter Findings	Gutter over entryway is bowed, may allow water spillage.
Page 3 Item: 7	Exterior Door Findings	Sliding door does not operate smoothly on track, adjustment/repair needed. Sliding screen door does not operate smoothly on track, adjustment/repair needed. Sliding door has fogged glass between panes indicative of a thermal seal break.
Page 4 Item: 8	Window Findings	Window in living room has fogging between panes indicative of a thermal seal break. Window pane on living room window is cracked, repair needed. Spring retention on upper sash windows are weak, upper sash does not stay in place when window lock is disengaged (multiple windows). SE bedroom window has condensation between window panes, indicative of a thermal seal break. Basement window metal frame is rusted.
INTERIOR		
Page 5 Item: 1	Ceilings and Floors	Basement "peel and stick" tiles are loose. Carpeting is buckled and in need of stretching.
Page 6 Item: 4	Cabinet / Counter Findings	Caulk backsplash of counter at wall to prevent water penetration. Bowing noted at sink cabinet base from water damage.
Page 7 Item: 5	Findings	Safety rails needed at top of stair at 2nd fl. • Improper rails noted at stairway.
ELECTRICAL SYSTEM		
Page 9 Item: 3	Switch / Outlet Findings	GFCI needed over kitchen counter to left of sink. GFCI in first floor 1/2 bath would not trip when a fault was simulated. Outlet in basement north wall has an open ground and loose on wall.
HVAC		
Page 10 Item: 1	Heating Equipment	Installed humidifier leaks when turned on. No installed kill switch for lower cabinet door, furnace should not operate when lower cabinet is open. Flame roll out noted on furnace when burners ignite. Limited combustion in furnace room, louvered doors needed.

Page 11 Item: 2	Cooling Equipment	A/C condenser fins are bent, "combing needed"; consult an HVAC tech.
<b>PLUMBING SYSTEM</b>		
Page 12 Item: 2	Water Heater Findings	Burn marks noted on water heater cabinet, indicative of flame roll out. Water heater draft hood is askew, proper installation needed.
Page 13 Item: 3	Drain / Vent Findings	First flr 1/2 bath vanity is slow to drain, rodding may be needed. Corrosion noted on drain line, visible from basement area, monitor for potential leaks.
Page 13 Item: 4	Water Supply Findings	Kitchen sink faucet sprayer handle leaks when water source is active. Shower supply pipe is loose at wall intersect in 2nd flr bath.
<b>APPLIANCES</b>		
Page 15 Item: 7	Washer / Dryer	Washer has excessive movement in spin cycle. • White teflon tape used on dryer gas line joints, white teflon is not rated for use with gas.
Page 15 Item: 9	Other Built-in Appliances	Hot shot water dispenser under sink not functional, rusted casing