



# Inspection Report

**Ms. Happy homeowner**

**Property Address:**



Rear

**Focal Point Home Inspection Ltd.**

**Joseph Poelsterl 450.010220  
6334 W. Grace st  
Chicago Illinois 60634  
1-773-454-6700**

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<b>Date:</b> 2/12/2013	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b> Ms. Happy homeowner	<b>Real Estate Professional:</b> Pamela Kuhn Charles Rutenberg Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

INACHI National Association of Certified Home Inspectors, Illinois

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Style of Home:**

Frame

**Approximate age of building:**

Over 50 Years

**Home Faces:**

East

**Temperature:**

32

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Saturated, Frozen

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

## General Summary

### Focal Point Home Inspection Ltd.

6334 W. Grace st  
Chicago Illinois 60634  
1-773-454-6700

**Customer**  
Ms. Happy homeowner

### Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 ROOF COVERINGS

#### Inspected, Repair or Replace

The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

Shingles are beginning to lift at peak of roof.(Picture 1)(Picture 2)

## 2. Exterior

### 2.2 WINDOWS

#### Inspected, Repair or Replace

Window operator is broken in living room.

### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace

Large concrete debris pile left in alley preventing gate from working properly.(Picture 1)(Picture 2)

## 3. Garage

### 3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

#### Inspected, Repair or Replace

Hole in siding on north elevation (Picture 1)

Paint on garage has large bubbles.(Picture 2)

### 3.3 GARAGE DOOR (S)

#### Inspected, Repair or Replace

Screen door to garage screen room needs replacement.(Picture 1)

### 3. Garage

Garage entry door missing dead bolt lock(Picture 2)

#### 3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Inspected, Repair or Replace

The garage door will reverse not when met with resistance.

The sensors are in place for garage door(s) and will reverse the door.

Adjustment screws for door opener.(Picture 1)

### 4. Interiors

#### 4.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Casement window operator in living room broken.

### 6. Plumbing System

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

Inspector recommends cleaning of catch basin in rear yard.(Picture 1)(Picture 2)

Kitchen sink drain is leaking.(Picture 3)

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

Exterior hose bibs are not freeze proof.Inside water valve must be shut off in fall.(information only)(Picture 1)

Poor water pressure to 2nd floor bath.(Picture 2)

#### 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

Water feed valve for hot water tank.(Picture 1)

Water piping must be hard piped not installed with flex tubing.(Picture 2)

#### 6.5 SUMP PUMP

Inspected, Repair or Replace

Inspector recommends discharge hose for sump pump be relocated to prevent ice buildup in winter. (Picture 1)

### 7. Electrical System

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

(1) Electrical panel has room for five(5) additional breakers for future work.

(2) The main panel has Several circuit breakers that need labels identifying their location(s).

#### 7.3

## 7. Electrical System

**CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

Exterior receptacle on west elevation must be replaced with a gfci type.(Picture 1)

Exterior receptacle on East elevation not working and must be replace with a gfci type.(Picture 2)

Closet light is missing a globe.(Picture 3)

Bedroom receptacle tested with reverse polarity.(Picture 4)

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

**Inspected, Repair or Replace**

Gfci receptacle near kitchen sink not working. Dimmer switch for can light not working. (Picture 1)

Gfci receptacle to right of range is missing cover screws.(Picture 2)

Gfci receptacle in lower level washroom failed testing.(Picture 3)

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

**Inspected, Repair or Replace**

(1) Furnace filter is clogged and sucked into fan. Filter that was installed is of the wrong size.the correct size is 16X25X4(Picture 1)

Gas valve for furnace.(Picture 2)

Inspector recommends cleaning and maintenance of furnace by qualified hvac contactor.(Picture 3)

(2) The furnace is very old but did work at time of inspection. I am unable to determine life remaining.

### 8.1 NORMAL OPERATING CONTROLS

**Inspected, Repair or Replace**

Humidity control.(Picture 1)

Humidifier mounted to furnace plenum has been broken at its mounting.(Picture 2)

### 8.2 AUTOMATIC SAFETY CONTROLS

**Inspected, Repair or Replace**

The safety switch did not shut off unit when service door was removed. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.

### 8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Inspected, Repair or Replace**

The Filter is dirty and needs replacing in attic and basement.

### 8.6 COOLING AND AIR HANDLER EQUIPMENT

**Not Inspected**

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

## 8. Heating / Central Air Conditioning

Electrical service disconnect. Lift cover and pull out switch. Never lock this. (Picture 1)

## 9. Insulation and Ventilation

### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Inspected, Repair or Replace

(1) Inspector recommends vapor barrier in crawl space be sealed at seam and along walls.

(2) The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

Range does not have a anti tip device. Inspector recommends installation as per manufactures instructions.

Oven tested to hot for setting. Inspector recommends appliance repairman adust thermostat for oven.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR
1.0	ROOF COVERINGS	•			•
1.1	FLASHINGS	•			
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
1.3	ROOF DRAINAGE SYSTEMS	•			

**Styles & Materials**

**Roof Covering:**  
 3-Tab fiberglass  
 Asphalt/Fiberglass  
**Viewed roof covering from:**  
 Ground  
**Sky Light(s):**  
 None  
**Chimney (exterior):**  
 Brick

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

**Comments:**

**1.0** The roof covering is old, and the life of covering has expired. The covering does need to be replaced. While it could last a year or so, some areas may need patching with tar as leaks develop.

Shingles are beginning to lift at peak of roof.(Picture 1)(Picture 2)



1.0 Item 1(Picture) Shingles are beginning to lift at peak of roof.



1.0 Item 2(Picture)

**1.2** Chimney has rain cap to prevent water intrusion.(Picture 1)



1.2 Item 1(Picture) Chimney has rain cap to prevent water intrusion.



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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>Siding Style:</b> Lap <b>Siding Material:</b> Aluminum 8" <b>Exterior Entry Doors:</b> Fiberglass Insulated glass Sliding Patio Door <b>Appurtenance:</b> Deck with steps Deck <b>Driveway:</b> Street Parking
2.0	WALL CLADDING FLASHING AND TRIM	•				
2.1	DOORS (Exterior)	•				
2.2	WINDOWS	•			•	
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS	•				
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			•	
2.5	EAVES, SOFFITS AND FASCIAS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

2.2 Window operator is broken in living room.

2.4 Large concrete debris pile left in alley preventing gate from working properly.(Picture 1)(Picture 2)



2.4 Item 1(Picture) Large concrete debris pile left in alley preventing gate from working properly.



2.4 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

		IN	NI	NP	RR
3.0	GARAGE CEILINGS	•			
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•			•
3.2	GARAGE FLOOR	•			
3.3	GARAGE DOOR (S)	•			•
3.4	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	•			•
3.5	ROOF	•			
3.6	Electrical system in garage.	•			

**Styles & Materials**  
**Garage Door Type:**  
 One automatic  
**Garage Door Material:**  
 Metal  
**Auto-opener Manufacturer:**  
 CHAMBERLAIN  
 1/2 HORSEPOWER

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IN NI NP RR

**Comments:**

3.1 Hole in siding on north elevation (Picture 1)

Paint on garage has large bubbles.(Picture 2)



3.1 Item 1(Picture) Hole in siding on north elevation



3.1 Item 2(Picture) Paint on garage has large bubbles.

**3.3** Screen door to garage screen room needs replacement.(Picture 1)

Garage entry door missing dead bolt lock(Picture 2)



3.3 Item 1(Picture) Screen door to garage screen room needs replacement.



3.3 Item 2(Picture) Garage entry door missing dead bolt lock

**3.4** The garage door will reverse not when met with resistance.

The sensors are in place for garage door(s) and will reverse the door.

Adjustment screws for door opener.(Picture 1)



3.4 Item 1(Picture) Adjustment screws for door opener.

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b>
4.0	CEILINGS	•				<b>Ceiling Materials:</b> Plaster
4.1	WALLS	•				<b>Wall Material:</b> Plaster
4.2	FLOORS	•				<b>Floor Covering(s):</b> Hardwood T&G Tile
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				<b>Interior Doors:</b> Wood
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Window Types:</b> Thermal/Insulated Double-hung Tilt feature
4.5	DOORS (REPRESENTATIVE NUMBER)	•				<b>Window Manufacturer:</b> UNKNOWN
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•			•	<b>Cabinetry:</b> Wood <b>Countertop:</b> Laminate

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### Comments:

**4.6** Casement window operator in living room broken.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Poured concrete <b>Method used to observe</b> <b>Basement:</b> From entry Crawled <b>Floor Structure:</b> 2 X 8 Wood joists <b>Wall Structure:</b> 2 X 4 Wood <b>Ceiling Structure:</b> 2X6 <b>Roof Structure:</b> Stick-built 2 X 6 Rafters Common board <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> From entry Walked <b>Attic info:</b> Storage Light in attic Stairway
5.1	WALLS (Structural)	•				
5.2	COLUMNS OR PIERS	•				
5.3	FLOORS (Structural)	•				
5.4	CEILINGS (structural)	•				
5.5	ROOF STRUCTURE AND ATTIC	•				

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### Comments:

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			•
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			•
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			•
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
6.4	MAIN FUEL SHUT OFF (Describe Location)	•			
6.5	SUMP PUMP	•			•

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**IN NI NP RR**

**Styles & Materials**

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
LEAD HOSE

**Plumbing Water Distribution (inside home):**  
Galvanized

**Washer Drain Size:**  
Laundry tub

**Plumbing Waste:**  
Cast iron

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Manufacturer:**  
GSW

**Water Heater Location:**  
Utility Room  
Washer Dryer Room

**Comments:**



6.0 Inspector recommends cleaning of catch basin in rear yard.(Picture 1)(Picture 2)

Kitchen sink drain is leaking.(Picture 3)



6.0 Item 1(Picture)



6.0 Item 2(Picture) Inspector recommends cleaning of catch basin in rear yard.



6.0 Item 3(Picture) Kitchen sink drain is leaking.



6.1 Exterior hose bibs are not freeze proof. Inside water valve must be shut off in fall. (information only) (Picture 1)

Poor water pressure to 2nd floor bath. (Picture 2)



6.1 Item 1 (Picture) Exterior hose bibs are not freeze proof. Inside water valve must be shut off in fall. (information only)

6.1 Item 2 (Picture) Poor water pressure to 2nd floor bath.

6.2 Water feed valve for hot water tank. (Picture 1)

Water piping must be hard piped not installed with flex tubing. (Picture 2)



6.2 Item 1 (Picture) Water feed valve for hot water tank.

6.2 Item 2 (Picture) Water piping must be hard piped not installed with flex tubing.

6.3 Main water shut off is located in small closet south east corner of basement.

**6.4** Main gas shut off valve located in front of house. To shut gas off turn valve tang 90 degrees to align lock hole.(Picture 1)



6.4 Item 1(Picture) Main gas shut off valve located in front of house. To shut gas off turn valve tang 90 degrees to align lock hole.

**6.5** Inspector recommends discharge hose for sump pump be relocated to prevent ice buildup in winter. (Picture 1)



6.5 Item 1(Picture) Inspector recommends discharge hose for sump pump be relocated to prevent ice buildup in winter.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>Electrical Service Conductors:</b> Overhead service 220 volts <b>Panel capacity:</b> 100 AMP <b>Panel Type:</b> Circuit breakers <b>Electric Panel Manufacturer:</b> ITE <b>Branch wire 15 and 20 AMP:</b> Copper <b>Wiring Methods:</b> Conduit BX cable
7.0	SERVICE ENTRANCE CONDUCTORS	•				
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			•	
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•				
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			•	
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			•	
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				
7.7	SMOKE DETECTORS	•				
7.8	CARBON MONOXIDE DETECTORS			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

- 7.1 (1) Electrical panel has room for five(5) additional breakers for future work.
- (2) The main panel has Several circuit breakers that need labels identifying their location(s).

7.3 Exterior receptacle on west elevation must be replaced with a gfci type.(Picture 1)

Exterior receptacle on East elevation not working and must be replace with a gfci type.(Picture 2)

Closet light is missing a globe.(Picture 3)

Bedroom receptacle tested with reverse polarity.(Picture 4)



7.3 Item 1(Picture) Exterior receptacle on west elevation must be replaced with a gfci type.



7.3 Item 2(Picture) Exterior receptacle on East elevation not working and must be replace with a gfci type.



7.3 Item 3(Picture) Closet light is missing a globe.



7.3 Item 4(Picture) Bedroom receptacle tested with reverse polarity.



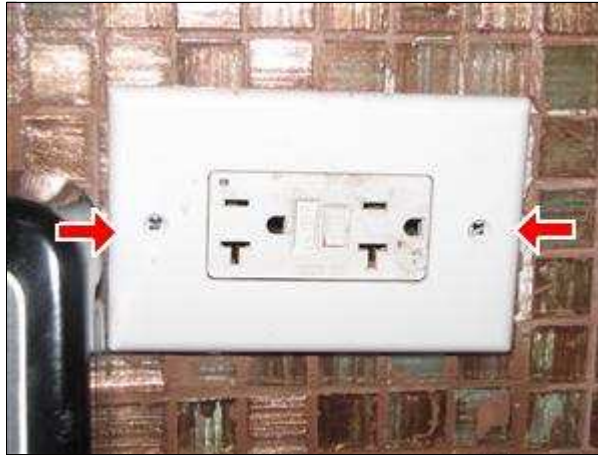
7.5 Gfci receptacle near kitchen sink not working. Dimmer switch for can light not working. (Picture 1)

Gfci receptacle to right of range is missing cover screws.(Picture 2)

Gfci receptacle in lower level washroom failed testing.(Picture 3)



7.5 Item 1(Picture) Gfci receptacle near kitchen sink not working. Dimmer switch for can light not working.



7.5 Item 2(Picture) Gfci receptacle to right of range is missing cover screws.



7.5 Item 3(Picture) Gfci receptacle in lower level washroom failed testing.

**7.6** Electrical panel west wall of laundry room.(Picture 1)

7.6 Item 1(Picture) Electrical panel west wall of laundry room.

**7.7** The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

The smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away.

Inspector recommends replacement of smoke detectors every Five (5) years.

**7.8** There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>Heat Type:</b> Forced Air <b>Energy Source:</b> Natural gas <b>Number of Heat Systems (excluding wood):</b> One <b>Heat System Brand:</b> LENNOX <b>Ductwork:</b> Non-insulated <b>Filter Type:</b> Disposable <b>Filter Size:</b> 16X25X4 <b>Types of Fireplaces:</b> None <b>Operable Fireplaces:</b> None <b>Number of Woodstoves:</b> None <b>Cooling Equipment Type:</b> Air conditioner unit <b>Cooling Equipment Energy Source:</b> Electricity <b>Central Air Manufacturer:</b> LENNOX <b>Number of AC Only Units:</b> One
8.0	HEATING EQUIPMENT	•			•	
8.1	NORMAL OPERATING CONTROLS	•			•	
8.2	AUTOMATIC SAFETY CONTROLS	•			•	
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			•	
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				
8.6	COOLING AND AIR HANDLER EQUIPMENT		•			
8.7	NORMAL OPERATING CONTROLS	•				
8.8	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

8.0 (1) Furnace filter is clogged and sucked into fan. Filter that was installed is of the wrong size. the correct size is 16X25X4 (Picture 1)

Gas valve for furnace. (Picture 2)

Inspector recommends cleaning and maintenance of furnace by qualified hvac contactor. (Picture 3)



8.0 Item 1 (Picture) Furnace filter is clogged and sucked into fan. Filter that was installed is of the wrong size. the correct size is 16X25X4



8.0 Item 2 (Picture) Gas valve for furnace.



8.0 Item 3 (Picture) Inspector recommends cleaning and maintenance of furnace by qualified hvac contactor.

(2) The furnace is very old but did work at time of inspection. I am unable to determine life remaining.



**8.1 Humidity control.(Picture 1)**

Humidifier mounted to furnace plenum has been broken at its mounting.(Picture 2)



8.1 Item 1(Picture) Humidity control.



8.1 Item 2(Picture) Humidifier mounted to furnace plenum has been broken at its mounting.

**8.2** The safety switch did not shut off unit when service door was removed. This is a safety issue and should be repaired. I recommend service or repair unit using a licensed HVAC contractor.

**8.3** The Filter is dirty and needs replacing in attic and basement.

**8.6** The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

Electrical service disconnect. Lift cover and pull out switch.Never lock this.(Picture 1)



8.6 Item 1(Picture) Electrical service disconnect. Lift cover and pull out switch.Never lock this.

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR
9.0	INSULATION IN ATTIC	•			
9.1	INSULATION UNDER FLOOR SYSTEM	•			
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•			•
9.3	VENTING SYSTEMS (Kitchens, baths and laundry)	•			

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- Styles & Materials**
- Attic Insulation:**
    - Batt
    - Fiberglass
    - Below
    - R-19
  - Exhaust Fans:**
    - Fan with light
  - Dryer Power Source:**
    - Gas Connection
  - Dryer Vent:**
    - Flexible Metal
  - Floor System Insulation:**
    - Unfaced
    - Batts
    - Fiberglass
    - R-19

**Comments:**

**9.2** (1) Inspector recommends vapor barrier in crawl space be sealed at seam and along walls.

(2) The vapor barrier (plastic) on the crawlspace ground is missing in areas. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.

**9.3** Replace dryer vent damper to prevent entry of mice. (Picture 1)



9.3 Item 1(Picture) Replace dryer vent damper to prevent entry of mice.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	•				<b>Dishwasher Brand:</b> FRIGIDAIRE
10.1	RANGES/OVENS/COOKTOPS	•			•	<b>Disposer Brand:</b> NONE
10.2	RANGE HOOD			•		<b>Exhaust/Range hood:</b> NONE
10.3	TRASH COMPACTOR			•		<b>Range/Oven:</b> FRIGIDAIRE
10.4	FOOD WASTE DISPOSER			•		<b>Built in Microwave:</b> NONE
10.5	MICROWAVE COOKING EQUIPMENT			•		<b>Trash Compactors:</b> NONE
						<b>Refrigerator:</b> FRIGIDAIRE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Comments:

**10.1** Range does not have a anti tip device. Inspector recommends installation as per manufactures instructions.

Oven tested to hot for setting. Inspector recommends appliance repairman adust thermostat for oven.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# INVOICE

**Focal Point Home Inspection Ltd.**  
**6334 W. Grace st**  
**Chicago Illinois 60634**  
**1-773-454-6700**  
**Inspected By: Joseph Poelsterl**

**Inspection Date: 2/12/2013**  
**Report ID:**

Customer Info:	Inspection Property:
<p>Ms. Happy homeowner                      1527 W. Thomas                      Chicago Il 60642</p> <p><b>Customer's Real Estate Professional:</b>                      Pamela Kuhn                      Charles Rutenberg Realty</p>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			<b>Tax \$0.00</b>
			<b>Total Price \$0.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**