

# Chicagoland Home & Building Inspections

**Charles Bellefontaine**  
1432 Sage Drive  
Bolingbrook, IL 60490

Dear Charles Bellefontaine,

It is important that you understand that all comments of conditions, observations and recommendations are my opinions. Comments in the report are based on my interpretation of the various industry standards and practices.

Throughout the report, all comments and notes are to be considered as starting with the phrase in my opinion.

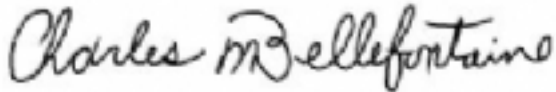
Beware that others may disagree or have a different perspective than mine. Not all home inspectors or tradesmen agree on defects, installation methods, seriousness or other considerations. The inspection report provides you with information about the home that I believe to be of concern or interest. You are paying me for my opinion and the report is a reflection of that.

In an attempt to avoid redundancy in the report, any and all recommendations or comments for repair, replacement, additional evaluation, corrective action or similar should only be performed using recognized methods and materials by a qualified / licensed professional in their respective field. You should also be aware that in some areas professional licensing of some trades is not required by municipal or other governmental bodies.

The inspection report is not designed to predict when things will break down or cause problems. The inspection report is not designed to provide an educational warning on every side effect from a defect or malfunction.

It is important to understand that the observed defect may be a symptom of a greater problem or a solution may involve troubleshooting a system and not just addressing the item identified in the report. This inspection report cannot address those possibilities.

Sincerely,



Charles Bellefontaine  
Chicagoland Home & Building Inspections  
Your Protection From Surprises

# Chicagoland Home & Building Inspections

## ROOFING

### ROOFING LIMITATIONS

**Roof Inspected By:**

I inspected the roofing by walking on the roof. The upper section was too high and I was not able to visualize that portion of the roof.

**Limitations:**

DISCLAIMER - The roof is too high for me to gain entry. This is limiting my view of the roofing material. I cannot be responsible for any defects that I can not see.

**Chimney:**

DISCLAIMER - The chimney is too high for me to safely inspect. I can not be responsible for any defects that I can not see.

### ROOFING DESCRIPTIONS

**Main Roof:**

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

**Secondary Roof:**

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

**Garage Roof:**

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

**Chimney:**

MASONRY WITH A CLAY TILE LINER - The chimney is made of masonry brick with a clay tile flue liner on the inside.

### ROOFING INSPECTABLE ITEMS

**Main Roof:**

REPAIR or REPLACE - Shingles are missing on the north side of the house. In my opinion this can allow water leakage and water entry into the building. Water leakage can lead to various problems including damage to plaster, drywall, flooring and can lead to a mold problem. I recommend you contact a qualified roofing contractor for appropriate corrective action before water enters the building.



Picture Date:10/28/2006

**Secondary Roof:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## ROOFING INSPECTABLE ITEMS

### Garage Roof:

INFORMATION / MAINTENANCE - Patching is present on the east side of the garage. In my opinion this is considered a temporary repair. Patching suggests previous leakage or other problems and an attempt to correct. It may or may not hold up, its effectiveness is unknown. An annual inspection should be performed and repaired as needed.



Picture Date:10/28/2006

### Chimney:

REPAIR or REPLACE - The chimney crown is cracked. In my opinion this may allow for water to enter and damage the brick, flue and chimney. I recommend that you contact a qualified chimney sweep to mitigate the situation.



Picture Date:10/28/2006

### Valley Flashing:

The overall condition is acceptable.

### Hip & Ridge Flashing:

The overall condition is acceptable.

### Roof to Wall Flashing:

The overall condition is acceptable.

### Chimney Flashing:

The overall condition is acceptable.

### Roof Vent Flashing:

The overall condition is acceptable.

### Plumbing Stack Flashing:

The overall condition is acceptable.

### Parapet Wall Flashing:

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## EXTERIOR

### EXTERIOR LIMITATIONS

**Limitations:**

DISCLAIMER - Storage was in the garage. It is not within the scope remove the storage for a closer inspection.

This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - The garage door opener was not tested. This limits my inspection and I can not be responsible for any defects that I can not see.

DISCLAIMER - Storage is against the building. It is not within the scope remove the storage for a closer inspection. This limits my inspection and I can not be responsible for any defects that I can not see.

### EXTERIOR DESCRIPTIONS

**Gutters:**

ALUMINUM - The gutters are made of aluminum. These gutters should be inspected and cleaned at least once a year.

**Downspouts:**

ALUMINUM - The downspouts are made of aluminum. The downspouts should be inspected and cleaned at least once a year.

**Soffit:**

ALUMINUM - The soffit is made of aluminum.

**Fascia:**

ALUMINUM - The fascia is made of aluminum.

**Windows:**

The windows are double hung.

**Wall Surfaces:**

ALUMINUM SIDING - Most problems associated with metal sidings are installation defects, rather than deficiencies with the materials themselves. A lack of adequate securing, and a lack of moldings and trim pieces where the siding butts other materials or changes direction, is one of the most common problems. Annual inspections, maintenance, and repairs as needed, will help extend the life span of the aluminum siding.

**Walkways:**

CONCRETE - The walkways are made of concrete.

**Patios:**

The patio is made of concrete

**Driveways:**

The driveway is made of Asphalt. This driveway should be seal-coated at least once a year as general maintenance.

**Garage:**

The garage is a two and a half car detached garage.

### EXTERIOR INSPECTABLE ITEMS

# Chicagoland Home & Building Inspections

## EXTERIOR INSPECTABLE ITEMS

### Gutters:

MAINTENANCE - Debris is blocking water flow from the gutters. In my opinion this can cause various damage including the increased potential for water leakage into the home if not corrected and cleaned out.



Picture Date:10/28/2006

### Downspouts:

REPAIR or REPLACE - The downspout discharge drains close to the house. As a rule of thumb, a minimum drainage of six feet from the house is recommended. In my opinion when drainage is closer than 6 feet there is an increased potential for water to go back to the foundation and result in water leakage into basements and crawl spaces. Water leakage can cause various problems and damage including damaging drywall, plaster, paneling, flooring and similar. Water leakage can also lead to mold problems. I recommend that you contact a qualified contractor to mitigate the situation if possible.

### Soffit:

The overall condition is acceptable.

### Fascia:

The overall condition is acceptable.

### Lot Topography:

The overall condition is acceptable.

### Doors:

The overall condition is acceptable.

### Windows:

REPAIR or REPLACE - Rotted wood is at the bathroom window on the south side of the house. This can allow water to enter the building and do damage. Appropriate corrective action is recommended by a qualified contractor before further damage occurs.

### Head Flashings:

The overall condition is acceptable.

### Wall Surfaces:

The overall condition is acceptable.

### Foundation Walls:

The overall condition is acceptable.

### Landscaping:

The overall condition is acceptable.

### Walkways:

The overall condition is acceptable.

### Patios:

The overall condition is acceptable.

### Driveways:

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## EXTERIOR INSPECTABLE ITEMS

### **Garage Floors:**

The overall condition is acceptable.

### **Garage Overhead Door:**

The overall condition is acceptable.

### **Door Opener:**

The overall condition is acceptable.

### **Garage Man Door:**

The overall condition is acceptable.

### **Fire / Gas Proofing:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## STRUCTURE

### STRUCTURE LIMITATIONS

**Limitations:**

DISCLAIMER - Finishes, insulation and/or storage is concealing structural components. I cannot be responsible for any defects that I can not see.

DISCLAIMER - I was not able to completely inspect the roof space due to access limitations. I cannot be responsible for any defects that I can not see.

### STRUCTURE DESCRIPTIONS

**Configuration:**

Basement

**Foundation:**

Poured concrete

**Post:**

The posts are made of steel.

**Beams:**

Steel

**Floor Construction:**

Wood Joist

**Bridging:**

Blocking  
Strapping

**Sub-Flooring:**

OSB

**Walls:**

Wood Frame

**Roof Framing:**

Trusses

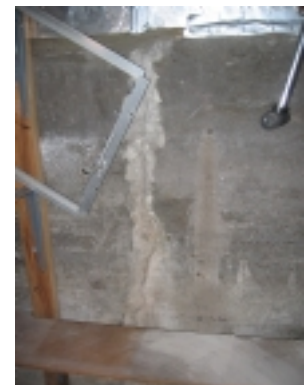
### STRUCTURE INSPECTABLE ITEMS

**Footings:**

This component was unable to be inspected.

**Foundation:**

INFORMATION - A crack was found on the east wall that was filled with ejected epoxy. I recommend you request any and all information regarding these repairs. It is not within the scope of this inspection to determine the appropriateness or effectiveness of any repairs or their sustainability.



Picture Date:10/28/2006

# Chicagoland Home & Building Inspections

## STRUCTURE INSPECTABLE ITEMS

### **Sill Plates:**

The overall condition is acceptable.

### **Post:**

The overall condition is acceptable.

### **Beams:**

The overall condition is acceptable.

### **Floor Construction:**

The overall condition is acceptable.

### **Bridging:**

The overall condition is acceptable.

### **Sub-Flooring:**

The overall condition is acceptable.

### **Walls:**

The overall condition is acceptable.

### **Stairway:**

The overall condition is acceptable.

### **Roof Framing:**

The overall condition is acceptable.

### **Roof Sheathing:**

The overall condition is acceptable.



# Chicagoland Home & Building Inspections

## ELECTRIC

### ELECTRIC LIMITATIONS

**Limitations:**

DISCLAIMER - I was unable to completely follow the ground wire. I cannot be responsible for any defects that I can not see or examine.

DISCLAIMER - Concealed electrical components not inspected. I cannot be responsible for any defects that I cannot see or examine.

DISCLAIMER - Smoke detectors are not tested for operation.

### ELECTRIC DESCRIPTIONS

**Service Entrance:**

Underground  
Copper

**Service Size:**

200 amps 110/220 volts

**Main Disconnect Location:**

Basement

**Main Disconnect Size:**

200 amps

**Distribution Panel:**

Breakers  
The distribution panel is rated for 200 amps.

**Sub-Panel Locations:**

Basement

**System Grounding:**

The ground wire is attached to the plumbing system and to a single ground rod.

**Distribution Wiring:**

Copper insulated in plastic protected by conduit.

**Outlets:**

15 amp outlets  
20 amp outlets  
GFCI Outlets

### ELECTRIC INSPECTABLE ITEMS

**Service Entrance:**

The overall condition is acceptable.

**Main Disconnect Panel:**

SAFETY - There are missing knock-outs in the panel enclosure. Open knock outs pose certain potential hazards including fire and shock. Corrective action recommended by a qualified electrician.

**Distribution Panel:**

The overall condition is acceptable.

**Fuses / Breakers:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## ELECTRIC INSPECTABLE ITEMS

### **System Grounding:**

The overall condition is acceptable.

### **Distribution Wiring:**

The overall condition is acceptable.

### **Outlets:**

The overall condition is acceptable.

### **Switches:**

The overall condition is acceptable.

### **Lights:**

The overall condition is acceptable.

### **Ceiling Fans:**

The overall condition is acceptable.

### **Smoke Detectors:**

The overall condition is acceptable.

### **Carbon Monoxide Det:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## HEATING

### HEATING LIMITATIONS

**Limitations:**

DISCLAIMER - The data plate on the heating unit is not legible. This information helps me determine age, efficiency, and proper installations. I can not be responsible for any defects that I can not see or compare to the data plate.

DISCLAIMER - The chimney clean out was not opened. I cannot be responsible for any defects that I cannot inspect.

DISCLAIMER - The heat exchanger was not visible or accessible. I cannot be responsible for any defects that I cannot inspect.

DISCLAIMER - A heat loss calculation is not done. This is beyond the scope of a home inspection.

### HEATING DESCRIPTIONS

**Fuel:**

Gas

**Main Gas Shut Off:**

The main gas shut off valve is located on the outside of the building.

**Gas Piping:**

Black Iron

**Type of Heating System:**

Gas Forced Air

**Efficiency:**

Mid Efficiency

**Approximate Age:**

The furnace is nearing the end of its expected life span.

**Failure Probability:**

High

### HEATING INSPECTABLE ITEMS

**Main Gas Shut Off:**

The main gas shut off and the meter are hidden behind bushes. I recommend that you have a clear view of the meter in case of an emergency.

**Gas Piping:**

The overall condition is acceptable.

**Gas Valve:**

The overall condition is acceptable.

**Pilot Light:**

The overall condition is acceptable.

**Heat Shield:**

The overall condition is acceptable.

**Gas Burner:**

The overall condition is acceptable.

**Vent:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## HEATING INSPECTABLE ITEMS

**Combustion Air:**

The overall condition is acceptable.

**Clearance From Combustibles:**

The overall condition is acceptable.

**Vent Damper:**

The overall condition is acceptable.

**Induced Draft Fan:**

The overall condition is acceptable.

**Thermostat:**

The overall condition is acceptable.

**Heat Exchanger:**

The overall condition is acceptable.

**Blower Fan:**

The overall condition is acceptable.

**Filter:**

The overall condition is acceptable.

**Ductwork:**

The overall condition is acceptable.

**Electric Wiring:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## COOLING

### COOLING LIMITATIONS

**Limitations:**

DISCLAIMER - The temperature was below 65 degree within the past 24 hours. In my opinion, I may damage the unit if I operate it. I am not operating this unit. I cannot be responsible for any defects that I cannot inspect.

DISCLAIMER - A heat loss or heat gain calculation is not done. This is beyond the scope of a home inspection.

### COOLING DESCRIPTIONS

**Type of System:**

Air to Air

**Cooling Capacity:**

3.5 Ton

**Approximate Age:**

The unit is in its third quarter of its expected life span

### COOLING INSPECTABLE ITEMS

**Outdoor Coil:**

MAINTENANCE - The outdoor coil is dirty. This can reduce the efficiency of the air-conditioning system, cause performance problems, cause damages to the air-conditioning components and system, and lead to mechanical failure.

Appropriate corrective action is needed by a qualified mechanical contractor before any damage can occur.



Picture Date:10/28/2006

**Indoor Coil:**

The overall condition is acceptable.

**Compressor:**

The overall condition is acceptable.

**Refrigerant Lines:**

The overall condition is acceptable.

**Condensate Drain:**

The overall condition is acceptable.

**Outdoor Fan:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## PLUMBING

### PLUMBING LIMITATIONS

**Limitations:**

DISCLAIMER - The overflow devices are not tested as part of the home inspection. These are considered back emergency devices to reduce overflow damage. Since they don't get used, they often dry up and have minor leaks. Since I am aware of this common problem and I have no wish to damage the property, I do not test these devices. I can not and will not be held liable should a defect exist here.

DISCLAIMER - The concealed plumbing is not part of the home inspection. Since I can not see these items, I can not and will not be held liable should a defect exist.

### PLUMBING DESCRIPTIONS

**Service Piping Into House:**

Copper

**Supply Piping:**

Copper

**Waste Piping:**

Plastic

**Location of Main Shut Off:**

The main shut off is located in the basement

**Water Heater:**

Conventional Gas Fired

### PLUMBING INSPECTABLE ITEMS

**Service Piping Into House:**

The overall condition is acceptable.

**Supply Piping:**

The overall condition is acceptable.

**Water Flow (Functional Flow):**

The overall condition is acceptable.

**Waste Piping:**

The overall condition is acceptable.

**Venting:**

The overall condition is acceptable.

**Sump Pump:**

The overall condition is acceptable.

**Ejector Pump:**

The overall condition is acceptable.

**Outdoor Spigots:**

The overall condition is acceptable.

**Sinks:**

The overall condition is acceptable.

**Toilets:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## PLUMBING INSPECTABLE ITEMS

### **Bathtubs:**

The overall condition is acceptable.

### **Showers:**

The overall condition is acceptable.

### **Whirlpool Tubs:**

The overall condition is acceptable.

### **Kitchen Sink:**

The overall condition is acceptable.

### **Laundry Tub:**

The overall condition is acceptable.

### **Water Heater:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## INTERIOR

### INTERIOR LIMITATIONS

**% of Foundation Not Visible:**

The entire inside of the foundation was visible for inspection.

**Limitations:**

DISCLAIMER - No comments are made on cosmetic items.

DISCLAIMER - The security system is not part of the home inspection standards of practice.

DISCLAIMER - The central vacuum is not part of the home inspection standards of practice.

DISCLAIMER - The drain tile is not visible. I can not be responsible for items that I can not see.

### INTERIOR DESCRIPTIONS

**Major Floor Finishes:**

Carpeting

Hardwood Flooring

Resilient Tile

**Major Wall Finishes:**

Drywall

**Major Ceiling Finishes:**

Drywall

**Exterior Doors:**

WOOD - The exterior doors are made of wood.

Sliding Glass

**Interior Doors:**

WOOD - The interior doors are hollow core wood.

**Fireplaces:**

Masonry

### INTERIOR INSPECTABLE ITEMS

**Major Floor Finishes:**

The overall condition is acceptable.

**Major Wall Finishes:**

The overall condition is acceptable.

**Major Ceiling Finishes:**

The overall condition is acceptable.

**Windows:**

The overall condition is acceptable.

**Exterior Doors:**

The overall condition is acceptable.

**Interior Doors:**

The overall condition is acceptable.

**Fireplaces:**

The overall condition is acceptable.



# Chicagoland Home & Building Inspections

## INTERIOR INSPECTABLE ITEMS

**Below Grade Leakage:**

The overall condition is acceptable.

**Cabinets:**

The overall condition is acceptable.

**Interior Trim Work:**

The overall condition is acceptable.

**Staircase:**

The overall condition is acceptable.

**Closet:**

The overall condition is acceptable.

# Chicagoland Home & Building Inspections

## INSULATION

### INSULATION LIMITATIONS

**Limitations:**

DISCLAIMER - I can not confirm the continuity of the air/vapor barrier. I can not be responsible for any defects that I can not inspect.

### INSULATION DESCRIPTIONS

**Main Attic:**

Fiberglass

**Second Attic:**

Fiberglass

**Walls:**

Fiberglass

**Vapor Barrier:**

Kraft Paper

**Roof Ventilation:**

Ridge Vent

Soffit Vents

### INSULATION INSPECTABLE ITEMS

**Main Attic:**

The overall condition is acceptable.

**Air Barrier:**

The overall condition is acceptable.

**Vapor Barrier:**

The overall condition is acceptable.

**Roof Ventilation:**

The overall condition is acceptable.

**Hatch:**

The overall condition is acceptable.