

# Inspection Report

## 1727 Dayton,LLC

**Property Address:**  
1727 N Dayton  
Chicago IL 60614



**Carroll Inspections Inc**

**Thomas Carroll 450-000409**

**Daniel Carroll 450-0002648**

**247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300**

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<b>Date:</b> 5/13/2013	<b>Time:</b> 10:30 AM	<b>Report ID:</b> 2013-5-13-1
<b>Property:</b> 1727 N Dayton Chicago IL 60614	<b>Customer:</b> 1727 Dayton,LLC	<b>Real Estate Professional:</b> Pat Cullen Conlon and Company

**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:**

Illinois

**In Attendance:**

Customer and their agent. sellers agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 50 Years

**Home Faces:**

West

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**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	Styles & Materials
1.0	ROOF COVERINGS	X			X	<b>Roof Covering:</b> Roll/Selvage
1.1	FLASHINGS	X			X	<b>Viewed roof covering from:</b> Walked roof
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				<b>Sky Light(s):</b> None
1.3	ROOF DRAINAGE SYSTEMS	X				<b>Chimney (exterior):</b> Block

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**Comments:**

**1.0** The flat roof underlayment is loose at the north west corner of the roof. Roof sheathing needs to be replaced or repaired in this area. This will involve some shingle replacement. A qualified roofer should inspect and repair as needed.



1.0 Picture 1

**1.1** The kitchen vent is not sealed properly and not high enough on the roof. This can allow water to enter the roof and cause damage. We recommend that a licensed roofer review and repair as needed.



1.1 Picture 1

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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	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X			X	<b>Siding Style:</b> Brick
2.1	DOORS (Exterior)	X				<b>Siding Material:</b> Masonry
2.2	WINDOWS	X				<b>Exterior Entry Doors:</b> Wood
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X				<b>Appurtenance:</b> Deck with steps
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X	
2.5	EAVES, SOFFITS AND FASCIAS	X				

IN NI NP RR

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**Comments:**

**2.0** The home is in need of tuck pointing at the front rear and sides of the home. Tuck pointing will stop water from entering the home and causing damage. We recommend that a qualified contractor review and repair as needed.



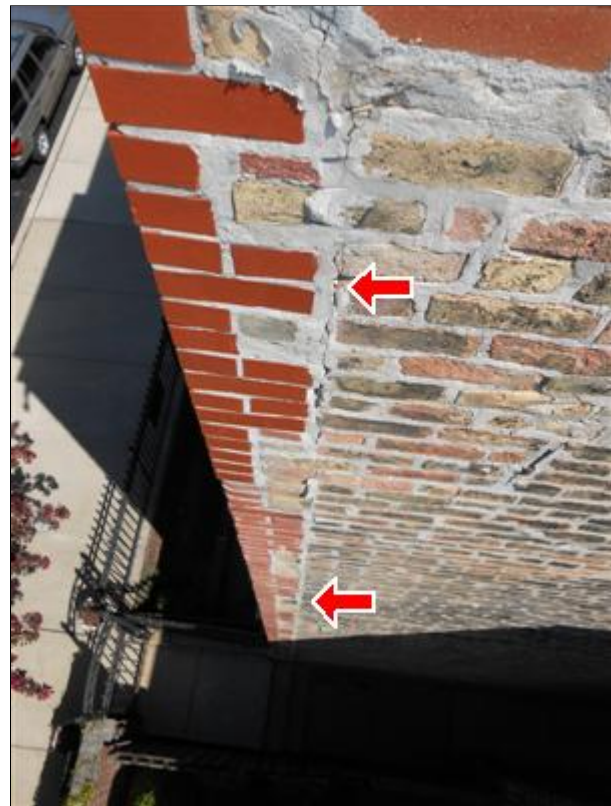
2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

**2.4 (1)** The brick retaining wall at the front of home is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. Further deterioration may occur if not repaired. A skilled masonry contractor should perform the work.



2.4 Picture 1



(2) The front lower walk is missing a drain. This can allow water to pool and access the basement and cause damage. We recommend that a qualified contractor review and repair as needed.



2.4 Picture 2

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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	Styles & Materials
3.0	GARAGE SIDING AND TRIM	X				<b>Garage Door Type:</b> One automatic
3.1	GARAGE CEILINGS	X				<b>Garage Door Material:</b> Metal
3.2	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X				<b>Auto-opener Manufacturer:</b> LIFT-MASTER
3.3	GARAGE FLOOR	X			X	
3.4	GARAGE DOOR (S)	X				
3.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X				
3.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X				
3.7	GARAGE ROOF	X				
3.8	GARAGE ELECTRIC	X			X	
3.9	GRADE AROUND GARAGE	X				
3.10	GUTTERS AND DOWNSPOUTS	X				

IN NI NP RR

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**Comments:**

**3.3** The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical.



3.3 Picture 1

**3.8 (1)** At least two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



3.8 Picture 1

**(2)** Romex wiring was found in the garage. Romex wiring is not allowed in Chicago. We recommend that a licensed electrician review and repair as needed.



3.8 Picture 2



3.8 Picture 3

**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	Styles & Materials
4.0	CEILINGS	X				<b>Ceiling Materials:</b> Drywall
4.1	WALLS	X				Plaster
4.2	FLOORS	X				<b>Wall Material:</b> Drywall
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				Plaster
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				<b>Floor Covering(s):</b> Carpet
4.5	DOORS (REPRESENTATIVE NUMBER)	X			X	Hardwood T&G
4.6	WINDOWS (REPRESENTATIVE NUMBER)	X				<b>Interior Doors:</b> Wood

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**Window Types:**

Thermal/Insulated  
Double-hung

**Window Manufacturer:**

PELLA  
WEATHER SHEILD

**Cabinetry:**

Wood

**Countertop:**

Corian

**Comments:**

**4.5** The Entry door needs adjustment rubs at top when closing at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.



4.5 Picture 1

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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.)	X			X	<b>Foundation:</b> Rock  <b>Method used to observe</b>
5.1	WALLS (Structural)	X				<b>Crawlspace:</b> No crawlspace
5.2	COLUMNS OR PIERS	X				<b>Floor Structure:</b> Wood joists
5.3	FLOORS (Structural)	X				<b>Wall Structure:</b> Masonry 2 X 4 Wood
5.4	CEILINGS (structural)	X				<b>Columns or Piers:</b> Concrete piers wood columns
5.5	ROOF STRUCTURE AND ATTIC	X				<b>Roof Structure:</b> Stick-built  <b>Roof-Type:</b> Flat  <b>Method used to observe attic:</b> no attic  <b>Attic info:</b> no attic

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**Comments:**

**5.0** (1) The stone foundation at the front of the home is in need of tuck pointing. Tuck pointing will stop water from entering the the foundation and causing damage. We recommend that a qualified contractor review and repair as needed.



5.0 Picture 1

(2) White efflorescence (powder substance) on brick wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



5.0 Picture 2



5.0 Picture 3

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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	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				<b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	<b>Water Filters:</b> None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				<b>Plumbing Water Supply (into home):</b> Copper
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				<b>Plumbing Water Distribution (inside home):</b> Galvanized Copper
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				<b>Washer Drain Size:</b> 2" Diameter
6.5	MAIN FUEL SHUT OFF (Describe Location)	X				<b>Plumbing Waste:</b> PVC Cast iron

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

**Water Heater Capacity:**  
50 Gallon (2-3 people)  
Two units

**Manufacturer:**  
A.O. SMITH  
RHEEM  
Extra Info : ao smith 2005 Rheem  
2003

**Water Heater Location:**  
Basement  
Mechanical room

**Comments:**



**6.1** The body sprays in the master shower are missing silicone caulk around the sprayers.this can allow water to enter in behind the tile and cause damage.we recommend that a qualified contractor review and repair as needed.



6.1 Picture 1

**6.3** The main shut off is the blue knob located in the basement in the south west corner of the basement. This is for your information.



6.3 Picture 1

**6.5** The main fuel shut off is at gas meter in the south west corner of the basement.



6.5 Picture 1

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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.

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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	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	X				<b>Electrical Service Conductors:</b> Overhead service
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X				<b>Panel capacity:</b> 100 AMP
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>Panel Type:</b> Circuit breakers
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)	X			X	<b>Electric Panel Manufacturer:</b> GENERAL ELECTRIC
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	X			X	<b>Branch wire 15 and 20 AMP:</b> Copper  <b>Wiring Methods:</b> Conduit
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
7.7	SMOKE DETECTORS	X				
7.8	CARBON MONOXIDE DETECTORS	X				

IN NI NP RR

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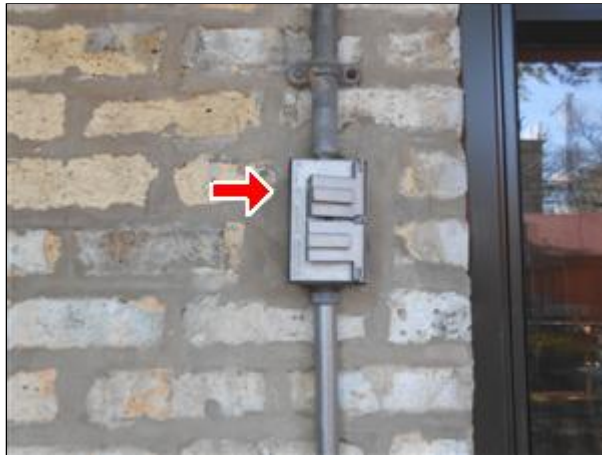
**Comments:**

**7.3** Bare bulbs found in many of the closets. This is a fire hazard and should be repaired. Have reviewed and repaired by a licensed electrician.



7.3 Picture 1

**7.4 (1)** The exterior outlet at the rear of home are "three-prong" receptacle, and not a "three-prong" GFCI outlet with exterior cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.4 Picture 1

**(2)** At least two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the hall bath . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.4 Picture 2



7.4 Picture 3

(3) At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the powder room. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.4 Picture 4

(4) The exterior outlet at the front of home are "three-prong" receptacle, and not a "three-prong" GFCI outlet with exterior cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



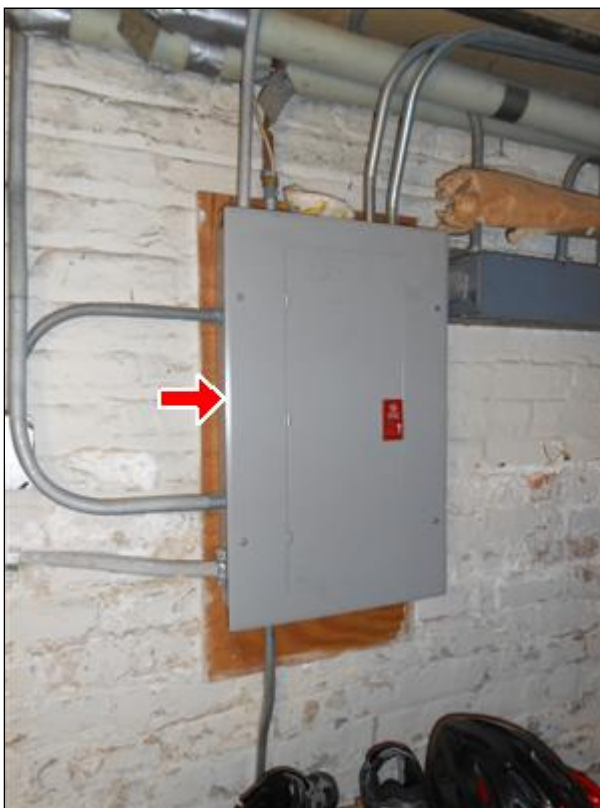
7.4 Picture 5

(5) At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) and loose in wall in the lower levels bathroom. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



7.4 Picture 6

**7.6** The main panel box is located at the basement furnace room.



7.6 Picture 1

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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	Styles & Materials
8.0	HEATING EQUIPMENT	X				<b>Heat Type:</b> Forced Air
8.1	NORMAL OPERATING CONTROLS	X				<b>Energy Source:</b> Gas
8.2	AUTOMATIC SAFETY CONTROLS	X				<b>Number of Heat Systems (excluding wood):</b> Two
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				<b>Heat System Brand:</b> LENNOX Serial # : 1) 5803H50032 2)5803H68338 both units year 2003
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				<b>Ductwork:</b> Non-insulated
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X				<b>Filter Type:</b> Disposable
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X				<b>Filter Size:</b> 16x25
8.7	GAS/LP FIRELOGS AND FIREPLACES	X				<b>Cooling Equipment Type:</b> Air conditioner unit
8.8	COOLING AND AIR HANDLER EQUIPMENT	X			X	<b>Cooling Equipment Energy Source:</b> Electricity
8.9	NORMAL OPERATING CONTROLS	X				<b>Central Air Manufacturer:</b> COMFORT MAKER LINCOLN Serial # : CM)L011718732 L)5803J87343 year 2003
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				

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**Comments:**

**8.8** The suction lines for the AC unit on the roof are sealed with duct tape and the duct tape is failing. This is not a properly fix. Repairs are needed. We recommend that a qualified HVAC contractor review and repair as needed.



8.8 Picture 1

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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	Styles & Materials
9.0	INSULATION UNDER FLOOR SYSTEM	X				<b>Attic Insulation:</b> Unknown
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				<b>Exhaust Fans:</b> Fan with light
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X				<b>Dryer Power Source:</b> Gas Connection  <b>Dryer Vent:</b> Flexible Metal

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

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
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS	X			
10.2	RANGE HOOD	X			
10.3	FOOD WASTE DISPOSER	X			X
10.4	MICROWAVE COOKING EQUIPMENT	X			
10.5	Refrigerator.	X			

IN NI NP RR

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

**Comments:**

**10.3** The food disposer rubber strainer/guard no longer works as intended and would not operate or non functional at the basement bar sink. I recommend repair as needed.



10.3 Picture 1



10.3 Picture 2

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Carroll Inspections Inc

## General Summary

### Carroll Inspections Inc

247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300

**Customer**  
1727 Dayton,LLC

**Address**  
1727 N Dayton  
Chicago IL 60614

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 flat roof underlayment is loose at the north west corner of the roof. Roof sheathing needs to be replaced or repaired in this area. This will involve some shingle replacement. A qualified roofer should inspect and repair as needed.

#### 1.1 FLASHINGS

##### Inspected, Repair or Replace

The kitchen vent is not sealed properly and not high enough on the roof. This can allow water to enter the roof and cause damage. We recommend that a licensed roofer review and repair as needed.

### 2. Exterior

#### 2.0 WALL CLADDING FLASHING AND TRIM

##### Inspected, Repair or Replace

The home is in need of tuck pointing at the front rear and sides of the home. Tuck pointing will stop water from entering the home and causing damage. We recommend that a qualified contractor review and repair as needed.

#### 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

(1) The brick retaining wall at the front of home is leaning and erosion signs are present. This problem will continue to become worse and needs correcting. Further deterioration may occur if not repaired. A skilled masonry contractor should perform the work.

## 2. Exterior

(2) The front lower walk is missing a drain. This can allow water to pool and access the basement and cause damage. We recommend that a qualified contractor review and repair as needed.

## 3. Garage

### 3.3 GARAGE FLOOR

#### Inspected, Repair or Replace

The concrete floor of garage is cracked in areas. These cracks do not appear significant and seem typical.

### 3.8 GARAGE ELECTRIC

#### Inspected, Repair or Replace

(1) At least two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2) Romex wiring was found in the garage. Romex wiring is not allowed in Chicago. We recommend that a licensed electrician review and repair as needed.

## 4. Interiors

### 4.5 DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

The Entry door needs adjustment rubs at top when closing at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.

## 5. Structural Components

### 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.)

#### Inspected, Repair or Replace

(1) The stone foundation at the front of the home is in need of tuck pointing. Tuck pointing will stop water from entering the the foundation and causing damage. We recommend that a qualified contractor review and repair as needed.

(2) White efflorescence (powder substance) on brick wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

## 6. Plumbing System

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

#### Inspected, Repair or Replace

The body sprays in the master shower are missing silicone caulk around the sprayers. This can allow water to enter in behind the tile and cause damage. We recommend that a qualified contractor review and repair as needed.

## 7. Electrical System

### 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)

#### Inspected, Repair or Replace

## 7. Electrical System

Bare bulbs found in many of the closets. This is a fire hazard and should be repaired. Have reviewed and repaired by a licensed electrician.

### 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

#### Inspected, Repair or Replace

(1) The exterior outlet at the rear of home are "three-prong" receptacle, and not a "three-prong" GFCI outlet with exterior cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(2) At least two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the hall bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(3) At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the powder room. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(4) The exterior outlet at the front of home are "three-prong" receptacle, and not a "three-prong" GFCI outlet with exterior cover. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

(5) At least one "three-prong" outlet is outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) and loose in wall in the lower levels bathroom. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.

## 8. Heating / Central Air Conditioning

### 8.8 COOLING AND AIR HANDLER EQUIPMENT

#### Inspected, Repair or Replace

The suction lines for the AC unit on the roof are sealed with duct tape and the duct tape is failing. This is not a properly fix. Repairs are needed. We recommend that a qualified HVAC contractor review and repair as needed.

## 10. Built-In Kitchen Appliances

### 10.3 FOOD WASTE DISPOSER

#### Inspected, Repair or Replace

The food disposer rubber strainer/guard no longer works as intended and would not operate or non functional at the basement bar sink. I recommend repair as needed.

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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.



# INVOICE

Carroll Inspections Inc  
247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300  
Inspected By: Thomas Carroll

Inspection Date: 5/13/2013  
Report ID: 2013-5-13-1

<b>Customer Info:</b>	<b>Inspection Property:</b>
1727 Dayton,LLC 733 Cummings ave Kenilworth IL 60043  <b>Customer's Real Estate Professional:</b> Pat Cullen Conlon and Company	1727 N Dayton Chicago IL 60614

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Inspection	500.00	1	500.00
Mechanicals	50.00	1	50.00
			<b>Tax \$0.00</b>
			<b>Total Price \$550.00</b>

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:** Thank you for your prompt payment

# **Carroll Inspections Inc**

**Thomas Carroll**

**247 Latrobe ave  
Northfield IL 60093  
(847) 446-6300**