

# Kurt Mitenbuler & Associates, Inc.

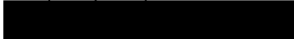
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Inspection Report prepared for:



Chicago, IL 60657

Property Inspection location:



Chicago, IL 60630



*Kurt Mitenbuler*

IL lic. #450.0000220 expires 11.30.08

Company Representative/Inspector

<b>Date Ordered:</b>	May 12, 2008			
<b>Inspection Date:</b>	May 19, 2008			
<b>Inspection Time:</b>	1:00 PM			
<b>House/Building Type:</b>	[REDACTED]			
<b>Approx. Age:</b>	95-100			
<b>Payment Record</b>	Amount	5/14/08	\$450.00	<b>Balance \$0.00</b>
	Payment	5/20/08	-\$450.00	
<b>People Present at Inspection:</b>	<b>Weather /Temp. &amp; Conditions</b>			
Buyer	50-55 Degrees Fahrenheit			
Buyers realtor	Clear			
Listing realtor				

## Understanding the Report

To allow you to get right at the most important information, the report is divided into two main categories, Concerns and Descriptions.

Concerns is the summary list of major considerations. The items in Concerns are not listed on a priority or cost of repair basis. Knowing all my customers priorities, or all the costs of repair, is impossible within the limited time frame of the inspection. Concerns are listed in the same order as the systems in the Descriptions section. If a particular system or component is not listed in Concerns, that means it was in satisfactory condition at the time of the inspection. Each item in the Concerns section is numbered. The numbers allow several people reviewing the report to know they are all discussing the same item.

Concerns are broken into 5 categories:

- 1) **Major Concerns:** These items need your attention. Major concerns are items that cost more than \$250 to correct. Any item in this category should be looked @ by an appropriate contractor to determine specifications for repair and the actual approximate cost.
- 2) **Minor Repair:** This category describes minor defects that need repair. Minor repairs normally are those that are less \$250.
- 3) **Investigate Further:** These are items that need additional inspection or analysis by an appropriate expert or tradesperson.
- 4) **Safety Concerns:** I list serious safety issue in Major Concerns, but often there are commonly found conditions in older properties that have been identified as being unsafe. This section describes safety concerns I saw in the property.
- 5) **FYI / For Your Information:** This category may or may not have items listed; they are not necessarily defects. These are items that are interesting or specific to the property, and are often general suggestions or recommendations.

Each of categories has an accompanying icon. The icons are a visual tool for identifying the category of Concern in the report. They are shown on the following page.

After the icons, **there is a list of items that were not inspected. If you think that I should have inspected any of these items, you should call me immediately to discuss it.**

At the bottom of the following page is a list of conditions that restricted access or prevented a complete inspection of the property.

The Descriptions section of the report follows the Concerns section. This section describes all the materials, components, and their locations. If you want to know, say, the brand name and size of the water heater, or the type of roofing material, that information will be in the Descriptions section.

Read through the entire report, and if you have any questions regarding any of the comments, call me now, or a year from now. My service to you does not end w/this report.



Major defect or concern that needs your attention, usually costs >\$250.



Indicates a minor defect or condition needing repair, usually costs <\$250.



These items need additional inspection and analysis by an appropriate expert of tradesperson.



Safety Concerns. You should address these safety items before occupying the property.



Not necessarily defects, but general information or useful suggestions about the property.

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Aue | 4654 N. Leamington, Chicago, IL 60630 | May 19, 2008





## **Summary Comments**

### Inspection Report General Comments

The property was in overall poor condition, w/ multiple major defects in nearly every primary system. There was the distinct impression that if I kept looking for defects, I would keep finding them. The property, in short, requires a major rehabilitation and renovation of exterior, structural, interior, and electro-mechanical systems & components.

Appropriate contractors should reinspect the property to provide specifications for renovation and approx. cost of the required improvements.

### **THE FOLLOWING ITEMS WERE NOT INSPECTED, they are outside the scope of the report**

-  No specific inspection for asbestos, lead paint, radon, buried tanks, or mold.
-  No inspection of the building sewer extending to the street; it is an underground component and inaccessible.
-  No pest/termite inspection; termite & pest inspection is beyond the scope of this report.
-  No inspection of phone, alarm, cable, intercom, or low voltage wiring systems.

### **The following conditions restricted access or prevented complete inspection**

-  NA

**MAJOR CONCERNS**

**Site**

- 1 Grading around the house was inadequate to drain water away from the house and off the property; the yard is flat. Lack of drainage off the property can cause bsmt. water entrance or continuing damp bsmt. conditions; given the damp bsmt. conditions that are readily apparent, you should improve the grading & drainage around the house. Regrade or relandscape the yard, replace sidewalks, extend downspouts, or provide other improvements to drainage to divert water away from the house.



**Site**

- 2 It looks like the SSW walks drain into the rear bsmt. entrance door. The walks should be replaced to drain away from the house. This is part of the problem w/drainage previously noted.

**Site**

- 3 The rear bsmt. entrance areaway drain isn't functional. It looks like it's completely blocked w/dirt. If the drain doesn't work, water running into the rear entrance area can flood the bsmt. You need a functioning drain at the rear areaway. Have a plumber try to clear the drain. If they can't, you will have to install a new drain at substantial expense.

## Garage

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The garage has multiple major defects, including but not limited to, very badly leaning and bowed out walls, failed and collapsing rafter ties (that are allowing the walls to bow outward), corner bracing that has failed, siding that is falling off or badly deteriorated, sill plates that are rotten, framing and structural components that are severely undersized and inadequate, and the garage floor is badly broken up and heaved.

In addition, it looks like water from the alley flows into the garage during heavy rains; the alley has portions that are higher than the garage floor.

The garage should be torn down and replaced w/a new structure. I suppose it could be salvaged, but it is very debatable if that is even worth it.

Have a garage contractor look at this and provide cost of replacement or repair.



## Deck / Porch

- 5 The front porch has multiple major defects, including but not limited to, rotten and failing corner supports, the stairs are not secured to the structure adequately and could fail catastrophically, repairs performed thus far are hacked together temporary bracing, and the porch crawlspace is full of wood debris that is highly attractive to termites and pests.



The front porch stairs are sagging, have uneven risers, the railings are loose, and they are a hazard to use.

In addition, the front porch is sagging to a degree that makes the floor pitch so much, it's a trip and fall hazard.

The front porch should be rebuilt. Have a contractor look at this and provide a cost estimate for repair or rebuilding.



## Deck / Porch

- 6 The rear porch has been enclosed as habitable space, but without accompanying reinforcement of the structure. This can cause settlement or damage to the structure.



In addition, there is no effective insulation at the rear porch. It will be cold in winter.

The rear porch should be rebuilt, repaired, or otherwise remodeled to make it habitable.

### Sidewall

- 7 The windows are all peeling paint, have peeling glazing putty, are missing sash cords, window locks, or are in otherwise poor condition. The windows all need major reconditioning or replacement.



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### Sidewall

- 8 The windows very likely have lead based paints in the underlying paint layers. Lead paint dust can be released when these windows are operated due to the impact surfaces abrading the paint. This can cause lead based paint contamination of the habitable space.



Determining if this house has lead paint requires specialized equipment, and it is beyond the scope of this inspection.

Additional information regarding lead based paint risks, hazards, and methods for dealing w/lead paint, is available at the State of Illinois Health Dept. website, or at [www.epa.gov/lead](http://www.epa.gov/lead).

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### Sidewall

- 9 The house has asbestos cement shingles exposed at the rear porch and on the north side of the garage. There is probably the same material under all the subsequent layers of vinyl siding. There are several damaged, broken, or missing shingles. Current EPA Guidelines for this type of siding advise repairing, removing, or encapsulating any damaged or broken tiles.



Have a licensed asbestos abatement contractor reinspect the siding to provide additional analysis & have a siding contractor review the property to determine the cost of installing new siding.

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## Roof

- 10** The roof is in very poor condition w/ multiple major defects, including but not limited to too many roof layers (3), the original cedar is still in place on the old skip sheathing, the shingles are old, worn, and peeling off, flashings are failed, and gutters are filled w/debris and overflowing, there are holes in some the roof valleys, there are no drip caps or overhangs at the rear porch (this will leak), and the rear porch roof has shingles installed on too shallow a pitch (shingles should not be installed on any roof surface <3:12). Basically, the roof is old, and completely worn out.

The original roof is installed over skip sheathing, meaning there are gaps between the underlying roof deck boards. New shingles cannot bridge across this gap, so new plywood will have to be installed over the entire house to allow installation of new roofing materials.

This house needs a complete and total tearoff of all existing materials, new plywood or OSB sheathing installed, and new roofing applied over all roof surfaces. A licensed roofing contractor should reinspect the house to provide cost estimates for replacement.



## HVAC

- 11** The furnace short cycled in the heating mode. It never fired and stayed fired. It kept cutting out. In addition, the furnace is older and approaching the end of it's normal lifespan. It's entirely possible you are going to need a new furnace in the near future.

Have an HVAC service tech repair the furnace.

## HVAC

- 12 There is no heat source at the 2nd fl., or at the rear finished porch. You need a heat source for these rooms to be usable during winter.



In addition, the second floor is going to be very hot in summer. There is no AC other than the small window unit, and the window unit may not be adequate to cool the area.

You should provide heat and AC at the 2nd fl. This is a major expense.

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## HVAC

- 13 The air conditioning compressor is very old and well past it's normal lifespan; the condenser could stop functioning @ anytime. You should plan on replacing the AC compressor, the sooner the better.



## Electrical

- 14 There are 2 slot ungrounded outlets located throughout the house; this is a shock or electrocution hazard when using appliances or devices that need to be grounded. You should replace all the ungrounded outlets w/new 3 slot grounded outlets.



## Electrical

- 15 There are too few GFCI safety outlets in the house. They are not installed in all the locations where they should be.



Most people would recognize these outlets as the ones in bathrooms w/the little "test" and "reset" buttons. These devices protect individuals against shock or electrocution caused by ground faults. In new construction, ground fault devices are required for outlets @ any exterior location, any kitchen countertop, all bathrooms, the garage, unfinished bsmt's., jetted "jacuzzi" tubs, pool or spa equipment, any sink in a powder room or laundry, or in any other wet location.

While GFCI devices are not necessarily required to be retrofit into existing homes built before the electrical codes required them, safety hazards do not respect calendar dates. For this reason, I recommend you install GFCI devices in the locations described above in any home you are occupying.

The devices should be tested every 30 days to determine if they are working. If the devices don't trip, or if the device doesn't reset, you should replace them immediately. The newest devices have improved testing capabilities, and are vastly improved over the older original devices. I recommend installing these new devices in any older home w/existing GFI's.

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## Electrical

- 16 The system is not grounded adequately. There is only one ground rod. There is no grounding electrode conductor tied to the cold water pipe @ the service entrance as required in Chicago. The grounded conductor is not bonded to the service conduit as required.



What all this means is the (apparently) new service was installed by individuals unfamiliar w/current installation requirements, and that unfamiliarity w/installation standards in Chicago may mean there are other defects hidden in walls and ceilings that I can't see.

You should get the permit and inspection records from the seller to determine if this installation was inspected by the City electrical inspector, and if it meets City of Chicago code requirements.



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## Plumbing

- 17 The water supply pipe in the house is all old original galvanized material that is corroded and restricting water flow. Several fixtures water flow was so poor it was non-functional. In addition to reduced water flow, the older pipe may leak, causing damage to interior plaster or finishes. Improving water flow in the house will require replacing the old pipe w/ new, sized adequately to improve flow to the various fixtures.



Essentially, the house needs major plumbing upgrades, repairs, or improvements due to the old age and generally poor condition of the pipe. Have a licensed plumber reinspect, and provide specifications and cost of repair.

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## Plumbing

- 18 There is a standpipe @ the bsmt. floor drain. This usually means the sewer has backed up, and the pipe is a means of minimizing the flooding out over the floor. The sewer should be rodded and videoscoped to determine it's condition.



## Plumbing

- 19 There is asbestos insulation on the plumbing pipes in the bsmt. There are several open end caps and areas of exposed material. The asbestos insulation should be encapsulated or removed by a licensed asbestos abatement contractor.



## Plumbing

- 20 The rear bsmt. entrance areaway drain isn't functional. It looks like it's completely blocked w/dirt. If the drain doesn't work, water running into the rear entrance area can flood the bsmt. You need a functioning drain at the rear areaway. Have a plumber try to clear the drain. If they can't, you will have to install a new drain at substantial expense.



### Structural

- 21 There were multiple areas of wood-earth contact around the perimeter where the underlying porch structure is set in the dirt. This is highly conducive to termites or pests entering the house. You should have a termite/pest inspection on the property to verify if there is active termite activity and if the house requires a termite treatment.



### Structural

- 22 The front and rear porches are inadequately supported, and could fail / see Porches.



### Structural

- 23 The garage is (essentially) falling down / see Garage.



### Structural

- 24 The house is minimally insulated. There is very little, or no, insulation in the attic, and the rear porch crawlspace is poorly insulated. This will greatly effect energy costs & general heating & cooling in the house. There is no way to retrofit insulation without tearing everything out & starting over.



Check the heating and cooling bills to determine the energy costs for this property.



## Interior

**25** The windows were all peeling paint and glazing putty. Nearly every window lacked a sash cord to hold the sash up. The windows were all in very poor condition, and the DR window was broken.



Repair or replace all the windows. This is a major expense.

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## MINOR REPAIR



### Plumbing

26

The bathtub drains very slowly. The drum trap in the floor is likely clogged w/crud, and it won't drain. Drain cleaners & snaking doesn't work w/drum traps; they have to be opened up and cleaned out. Have a plumber open the trap & clean it out to provide drainage.



### Plumbing

27

There is a very strange flexible water supply to (either the refrigerator or the dishwasher) hanging in the bsmt. If anyone bumps it, it will break off and spray water all over bsmt. Install a real plumbing supply w/copper pipe.



### Interior

28

Several areas of bsmt. plaster ceiling are falling down. This is a hazard. Repair all the collapsing plaster.





**SAFETY CONCERNS**



**Interior**

**29** The bsmt. and 2nd fl. stairs are very steep, narrow, poorly supported and lacking handrails & guardrails. The stairs are dangerous. You should replace the stairs.



**Interior**

**30** Beginning January 1, 2007, Illinois State Law requires that Carbon Monoxide Detectors be placed in every residence. According to the new law, one detector must be placed within 15 feet of every room used for sleeping purposes. You should install new CO detectors within 15' of any room intended to be used as sleeping quarters.



Current NFPA Guidelines recommend installing smoke detectors @ every house level, all sleeping areas, and mechanical rooms. Some municipalities interpret "sleeping area" as a BR hallway, others as every BB. Since the more smoke detectors the better, every BR is a good idea. "Interlinking", or tying all the smoke detectors into a single interconnected system, is the best method of installation, as any single detector can alert the entire household to a fire/smoke hazard. The best idea is to install (per the previous locations) interlinked smoke detectors in any property you and your family are going to occupy.

The most current studies also indicate that smoke detectors lose most of their sensitivity after 4-5 years. Since these devices are likely original, they are due for changing. You should install new smoke detectors before you occupy the property.



## Interior

- 31 The laundry dryer vent is plastic foil; this material has been shown in several studies to be a fire hazard. Replace the vent duct w/smooth walled metallic ducting.



This has become very common, even w/well documented problems w/the foil type vents. You might want to review the information @ this site....

<http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>





FYI



### Sidewall

- 32 This house looks like it has 4 or more layers of siding. This isn't necessarily "illegal", or incorrect, but it's indicative of fairly poor quality workmanship. Any future remodeling or alterations to the exterior could well turn into an entirely new siding project because dealing w/all those underlying layers is almost impossible.



### Structural

- 33 Several areas of bsmt. plaster ceiling are falling down. This is a hazard. Repair all the collapsing plaster.



### Interior

- 34 Given the age of the property it is possible, or even likely, that there are lead based paints in the underlying paint layers at the exterior, and possibly the interior. Determining if there is lead based paint requires specialized equipment and independent testing, which is beyond the scope of this inspection report.



Additional information regarding lead based paints and the health risks associated w/them is located @ [www.epa.gov/lead](http://www.epa.gov/lead).

## Summary Comments

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The property was in overall poor condition, w/ multiple major defects in nearly every primary system. There was the distinct impression that if I kept looking for defects, I would keep finding them. The property, in short, requires a major rehabilitation and renovation of exterior, structural, interior, and electro-mechanical systems & components.

Appropriate contractors should reinspect the property to provide specifications for renovation and approx. cost of the required improvements.

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## **Descriptions: Materials, Systems, Components, and their Location**

### **A. Site**

- A.1. Site Description / Grading & Drainage ..... Yard & lawn  
City lot/flat/no drainage
- A.2. Walks/Drives/Patio(s) ..... Concrete sidewalks - *South side*
- A.3. Fence(s) ..... Untreated wood fence - *Rear yard*
- A.4. Retaining Walls ..... Bsmt. entrance areaway - *Rear yard*

#### **General Comments**

The site has defects or concerns that need to be repaired or considered; see the Concerns section of this report.

### **B. Garage**

- B.1.a. Garage Type ..... Wood frame detached 2 car
- B.1.b. Garage Door Type/Opener ..... Electric opener/auto return

#### **General Comments**

The garage has defects or conditions that need repair; see the Concerns section of this report.

### **C. Decks / Porches**

#### **C.1. Deck(s)**

NA -

#### **C.2. Porch(es)**

Open front porch/untreated wood - *Front yard*  
Enclosed rear porch - *Rear yard*

#### **General Comments**

The decks and porches had defects or conditions that should be addressed; see the Concerns section of the report.



**F. Structural**

- F.1. Foundation ..... formed concrete - *main house*
- F.2. Supports ..... timber beam/girders - *central supports*
- F.3. Floor Structure ..... 2x10 16" o.c. - *1st fl.*
- F.4. Wall Structure ..... exterior load bearing frame - *entire house*  
interior load bearing partitions - *entire house*
- F.5. Ceiling Structure ..... wood frame - *entire house*
- F.6. Roof Structure ..... 2x4 24" o.c. - *entire house*
- F.7. Lintels ..... NA -
- F.8. Basement Floor ..... concrete - *bsmt. floor*

**F. Insulation**

Attic Access Method ..... side crawlspace attic(s)

**Visible Insulation General Description**

F.9.a. Material	F.9.b. Location	F.9.c. Amt/In	F.9.d. Attic/roof Ventilation Type
chopped fiberglass	kneewalls	??	no vents

**General Comments**

The Structure has defects or concerns that should be addressed; see the Concerns section of this report.

**System#1**

**G. HVAC/Heating, Ventilation, Air Conditioning**

**Heating Equipment**

Location ..... entire house  
Mfg. .... Amana  
Age / yrs. .... 12-14  
Fuel ..... natural gas

G.1. Type ..... forced air/Cat 1  
G.2. Flues & Vents ..... metal flue/masonry-metal liner  
G.3. Combustion Air..... Unconfined space  
G.4. Distribution ..... metal duct  
G.5. Supply ..... room supply/central return  
G.6. Controls & Components ..... thermostat

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**Air Conditioning Equipment**

Location ..... entire house  
Mfg. .... Trane  
Age / yrs. .... 18-20

H.1. Type ..... split system  
H..2. Condenser Location ..... Rear yard  
H.3. Return Temp. .... 70 Degrees F  
H.4. Plenum Temp. .... 55 Degrees F

**General Comments**

The HVAC system has defects or concerns that should be addressed; see the Concerns section of this report.

**I. Electrical**

<b>Location</b>	<b>I.1. Entrance</b>	<b>I.2. Equipment</b>	<b>I.3. Amps/Volts</b>	<b>I.4. Disconnect</b>	<b>Circuits/Avail</b>
main house	overhead/conduit	breaker panel	100 amp/220 volt	breaker	19 1
<b>I.6. Grounding</b> .....	grounding rod				
<b>I.7. Wiring Material</b> .....	copper				
<b>I.8. Wiring Method(s)</b> .....	EMT rigid conduit AC cable/ "BX"				
<b>I.9. Ground Fault / Arc Fault Devices</b> .....	1st fl. bathroom - <i>GFCI tested properly</i> kitchen counters - <i>missing devices</i> bsmt. - <i>missing devices</i> garage - <i>missing devices</i> exterior - <i>missing devices</i>				

**General Comments**

The electrical system has defects that should be repaired; see the Concerns section of this report.

**J. Plumbing**

- J.1 Service ..... municipal water & sewer
- J.2. Water Main Size & Material ..... 1" lead
- J.3. Supply Pipe ..... galvanized iron - *partial alterations*
- J.4. Drain/Waste/Vent Pipe ..... iron - *partial alterations*
- J.5. Pumps/Drains/Ejectors ..... floor drain - *laundry*
- J.6. Pumps/Drains/Ejectors ..... rigid black pipe - *visible pipe*
- J.7. Catch Basin ..... concrete walls/no trap - *under rear porch*
  
- Water Main Shutoff Location ..... front bsmt. floor
- Fuel Main Shutoff Location ..... interior meter(s)

**J.8 Water Heating Equipment**

Mfg	Fuel	Size/gal	Age/hrs	Flues/Vents
AO Smith	natural gas	40	12-14	metal flue connector/metal liner

**General Comments**

The Plumbing system has defects or concerns that should be repaired or addressed; see the Concerns section of this report.

**Entire House**

**K. Interior / Kitchens & Baths**

**Interior Material Descriptions and Locations**

K.1. Wall & Ceiling Material ..... plaster/wood lath - *majority of house*  
drywall - *alterations/repairs*  
paneling - *alterations/repairs*

K.2. Flooring Material ..... wood - *1st & 2nd fl.*

K.3. Fireplaces and Solid Fuel-  
Burning Appliances ..... cosmetic/no function - *LR*

K.4. Stairs and Railings ..... 2nd fl., bsmt. stairs - *central stairwell*

K.5. Smoke Detectors and  
CO Monitors ..... MISSING SMOKE DETECTOR -

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**Kitchen Material Descriptions and Locations**

K.6. Kitchen Cabinets ..... wood cabinets

K.7. Kitchen Countertops ..... wood & stainless

K.8. Appliances  
electric range/oven - *Functional*  
refrigerator - *Functional*  
dishwasher - *Functional*

K.9 Bathroom Finishes  
mortar bed tile - *1st fl. bath*

**General Comments**

The Interior has defects or concerns that should be addressed; see the Concerns section of this report.