



Inspection Report

02/18/2012

Prepared for:

Chicago, IL 01342

Top To Bottom Inspections

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Report Identification

Chicago, IL 60625

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls
(With respect to their effect on the condition of the building)

Comments:

Issues:

Trees in front of house and back of house need to be trimmed so that branches are not on roof.



6 Eaves, Soffits and Fascias

Comments:

Types: Metal Wrap

7 Plumbing Water Faucets (Hose Bibs)

Comments:

Types: Frost Proof Bibs

8 Exterior Outlets

Comments:

Types: GFCI Controlled Outlets

9 Exterior Grading

Comments:

Types: Flat Pad Site

Issues:

Grade along side of house is high, recommend to lower to expose top of foundation if possible.



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Issues:

Master bedroom door hits jam and will need to be adjusted. Bi fold closet door in master bedroom needs to be repaired.



☒ ☐ ☐ ☒ **6 Windows (Representative Number)**

Comments:

Types: Casement, Double Hung, Thermal Insulated, Awning

Issues:

Many of the double hung windows are hard to open and may need to be lubricated/ adjusted. Also some of the awning windows are missing the handles. Recommend to have all windows in good working order.



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7 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.

✘ ☐ ☐ ✘ 1 Plumbing Drain, Waste and Vent Systems

Comments:

Types: PVC, Cast Iron, Down Flush Toilet

Kitchen1

Types: PVC

Issues:

Drain waste pipe under kitchen sink is capped and has tin foil on it, recommend to have a qualified licensed contractor to review pipe and correct if required. Kitchen sink in lower level leaks at drain pipe and needs to be repaired. Drain lines in pantry should be sealed up.

