

The Uniform Building Inspection Report™ Condensed



Single Family Residence:
4568 W Morrison Drive, Chicago, IL.

Condensed Report Version Prepared for:

Inspection Date:
1/6/2006, 9:00:00 AM

Report Number:
S A M P L E

Inspection Company:
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CERTIFIED MEMBER

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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect is uncertain. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/Common Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section of the complete report includes a list of Findings, if any, and a list of Components and Applications noted during the inspection. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information would require reading all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number. The client is given this manual.**

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Condensed Findings:

The condensed version is not the entire report and should not be considered exclusive. In States requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other States the summary may include all findings regardless of significance.

Grounds Findings:

[E] 0014: Vegetation around the property appeared to be in good condition at the time of the inspection.
The exterior and grounds as well as the drainage are the responsibility of the home owners association.
See series 0014 photo(s)

Exterior / Roof Findings:

[P] [R] [R] 1020.01: The roof appears to be at the end of its useful life. Prepare to replace at this time. A second opinion is recommended.
The house roof is cracked and dried and aged prematurely. Should replace the roof at this time, by a licensed roofing contractor.
See series 1020.01 photo(s)

[P] 1510.01: Insulated window (I.G.) appears to have lost seal. The window has lost its seal and needs to be replaced. See the windows which has been marked by an X with a grease pencil. Correction or modification of this finding decreases the probability of excessive deterioration of the noted component(s) and is recommended.
See series 1510.01 photo(s)

HVAC & Fireplace Findings:

[H] [R] 2150.04: Heat system vent improper.
THIS is a high efficiency Condensate Furnace and as such the vent pipe should be P.V.C. pipe. installation of a metal vent will cause corrosion due to the corrosive exhaust gasses. Recommend that the pipe be replaced with P.V.C. pipe and be exhausted through the side of the house as the manufacture intended. It is recommended that a qualified licensed contractor review the finding and correct as needed.
See series 2150.04 photo(s)

Plumbing Findings:

[H] [H] 4150.03: Water heater pressure / temperature relief valve discharge line improper type.

Notes:

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Notes:

The Temperature Pressure Relief discharge line is currently a flex material. The discharge line should be a non threaded end rigid three quarter pipe only which extends six to twelve inches above finish floor level. Correction is advised.. It is recommended that a qualified licensed contractor review the finding and correct as needed.

See series 4150.03 photo(s)

[E] [P] 4430: Water pipes or fittings corroded and/or leaking. The union on top of the water heater is corroded and leaking. Recommend replacement of the defective union and any further correction needed.

See series 4430 photo(s)

[E] 4680: Fixture drain slow or clogged. The drains are slow and will need to be routed or cleaned by a licensed plumber this condition exists on the second floor master bathroom. Repair, alteration, or replacement usually improves the efficiency of the component or system and is advised. See series 4680 photo(s)

Electrical Findings:

[E] [H] [R] 5100.04: Main panel faulty or otherwise amiss. The main entrance connector has been compromised. Conductors have been cut. Left in the present condition the component may continue to deteriorate or cause undue damage to other components. Corrections by a qualified licensed contractor are advised. See series 5100.04 photo(s)

[R] [H] 5230:
Double wires on breaker or fuse.
Two circuit breakers are "double tapped", where 2 or more wires are clamped in a circuit breaker terminal that's designed for only 1 wire. This is a safety hazard since wires may loosen and cause arcing, sparking and fires. Recommend having a qualified, licensed electrician evaluate and repair. One possible solution is to install additional circuit breakers. It is recommended that a qualified licensed contractor review the finding and correct as needed. See series 5230 photo(s)

Bathroom(s) Findings:

General Interior Findings:

Kitchen / Appliance Findings:

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Notes:

[U] [R] 8190.01: Receptacle outlet(s) intended for kitchen countertop use not GFCI type.
Kitchen Wall Receptacles The outlets at kitchen counter top are within 72 inches of a water source. Although Ground Fault Circuit Interrupters was not required when the house was built it is recommended that any outlet with 72 inches of a water source be replaced with a Ground Fault Circuit Interrupter for safety reasons. The replacement of these outlets would be considered an upgrade and is advised.
See series 8190.01 photo(s)

[H] [R] 8450.01: Disposal electric supply wire not secure to unit. The electrical supply to the disposal should not ave a exposed junction, or be able to be damaged by contact. Recommend that the electrical supply wire be attached with a permanent electrical connector. It is recommended that a qualified licensed contractor review the finding and correct as needed.
See series 8450.01 photo(s)

Structure Findings:

[H] [R] 9220.01: Unsafe framing member potential. The main supporting 6x6 are nailed to the supporting facia boards. It is recommend that all supporting members be through bolted with either hot dipped galvanized or stainless steel bolts.
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See series 9220.01 photo(s)

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Photo: 1020.01 (1)

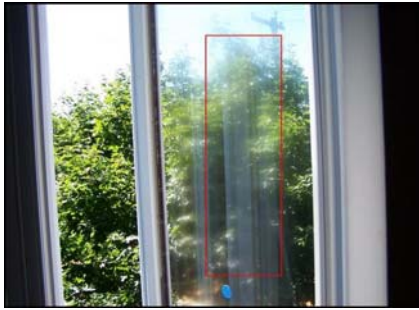


Photo: 1510.01 (1)



Photo: 2150.04 (1)



Photo: 4150.03 (1)



Photo: 4430 (1)



Photo: 4680 (1)



Photo: 5100.04 (1)



Photo: 5230 (1)



Photo: 8190.01 (1)



Photo: 8450.01 (1)



Photo: 9220.01 (1)