

# Duignan Inspections

**Eva Rivera**  
**3652 W. 61st Pl.**  
**Chicago, Illinois 606**

Dear Eva Rivera,

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,

Jerry Duignan  
Duignan Inspections

# Duignan Inspections

## SUMMARY

### ROOFING

#### Chimney

**REPAIR or REPLACE** - Mortar is deteriorated. In my opinion this allows for water to enter building. Water leakage can cause various problems to the building and can cause damages to the chimney system. I recommend that you contact a qualified contractor such as a chimney sweep or mason for appropriate corrective action.

### EXTERIOR

#### Doors

Basement door hinge is pulling from the jam.

#### Walkways

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.

#### Decks

stair stringers detached from underside of deck

#### Porches

Concrete cracking at base of railing

#### Garage Floors

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.

### STRUCTURE

#### Stairway

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.

### HEATING

#### Approximate Age

**REPLACEMENT:** Based on its age, it is my opinion that the heating system is at or beyond its useful life and should be replaced.

### INTERIOR

#### Staircase

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation. pitcher same as other by mistake

# Duignan Inspections

## ROOFING

### ROOFING LIMITATIONS

**Roof Inspected By:**

I inspected the roofing by walking on the roof.

**Limitations:**

The entire roof was free and clear for me to inspect.

### 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.

**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:**

The overall condition is acceptable.

**Secondary Roof:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Garage Roof:**

The overall condition is acceptable.

# Duignan Inspections

## ROOFING INSPECTABLE ITEMS

### Chimney:

**REPAIR or REPLACE** - Mortar is deteriorated. In my opinion this allows for water to enter building. Water leakage can cause various problems to the building and can cause damages to the chimney system. I recommend that you contact a qualified contractor such as a chimney sweep or mason for appropriate corrective action.



Picture Date:9/23/2009



Picture Date:9/23/2009

### 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.

# Duignan Inspections

## ROOFING INSPECTABLE ITEMS

**Plumbing Stack Flashing:**

The overall condition is acceptable.

**Drip Edge Flashing:**

The overall condition is acceptable.

**Parapet Wall Flashing:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Skylight:**

**DISCLAIMER** - This component was not present or able to be inspected.

# Duignan Inspections

## EXTERIOR

### 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:**

BRICK - The exterior wall surface is brick construction. This is a very durable wall surface that should last for many years. The brick surface should be inspected for cracks and damaged mortar once a year. This will allow for early detection of any problems so they may be fixed before they turn into major problems.

**Walkways:**

CONCRETE - The walkways are made of concrete.

**Patios:**

The patio is made of concrete

**Garage:**

The garage is a two car detached garage.

### EXTERIOR INSPECTABLE ITEMS

**Gutters:**

The overall condition is acceptable.

**Downspouts:**

The overall condition is acceptable.

**Soffit:**

The overall condition is acceptable.

**Fascia:**

The overall condition is acceptable.

**Lot Topography:**

The overall condition is acceptable.

# Duignan Inspections

## EXTERIOR INSPECTABLE ITEMS

### Doors:

Basement door hinge is pulling from the jam.



Picture Date:9/23/2009

### Windows:

The overall condition is acceptable.

### 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.

### Walkout Basement:

**DISCLAIMER** - This component was not present or able to be inspected.

# Duignan Inspections

## EXTERIOR INSPECTABLE ITEMS

### Walkways:

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.



Picture Date:9/23/2009

### Patios:

The overall condition is acceptable.

### Decks:

stair stringers detached from underside of deck



Picture Date:9/23/2009

### Balconies:

**DISCLAIMER** - This component was not present or able to be inspected.

# Duignan Inspections

## EXTERIOR INSPECTABLE ITEMS

### Porches:

Concrete cracking at base of railing



Picture Date:9/23/2009

### Driveways:

**DISCLAIMER** - This component was not present or able to be inspected.

### Retaining Walls:

**DISCLAIMER** - This component was not present or able to be inspected.

### Garage Floors:

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.



Picture Date:9/23/2009

### Garage Overhead Door:

The overall condition is acceptable.

### Door Opener:

The overall condition is acceptable.

### Garage Man Door:

The overall condition is acceptable.

# Duignan Inspections

## STRUCTURE

### STRUCTURE DESCRIPTIONS

**Configuration:**

Basement

**Foundation:**

I was unable to determine the foundation because I was unable to see it.

**Post:**

Not Visible

The posts are made of steel.

**Beams:**

Wood

Steel

**Floor Construction:**

Wood Joist

**Bridging:**

Not Visible

**Sub-Flooring:**

Plywood

Plywood

**Walls:**

Masonry

**Roof Framing:**

Wood rafters

### STRUCTURE INSPECTABLE ITEMS

**Footings:**

The overall condition is acceptable.

**Foundation:**

The overall condition is acceptable.

**Sill Plates:**

**DISCLAIMER** - This component was unable to be inspected.

**Post:**

The overall condition is acceptable.

**Beams:**

The overall condition is acceptable.

**Floor Construction:**

The overall condition is acceptable.

**DISCLAIMER** - This component was unable to be inspected.

**Bridging:**

**DISCLAIMER** - This component was unable to be inspected.

# Duignan Inspections

## STRUCTURE INSPECTABLE ITEMS

### Sub-Flooring:

**DISCLAIMER** - This component was unable to be inspected.

### Walls:

The overall condition is acceptable.

### Stairway:

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation.



Picture Date:9/23/2009

### Roof Framing:

The overall condition is acceptable.

**DISCLAIMER** - This component was unable to be inspected.

### TJI FRAMING:

**DISCLAIMER** - This component was not present or able to be inspected.

### Roof Sheathing:

**DISCLAIMER** - This component was unable to be inspected.

### Seismic:

**DISCLAIMER** - This component was unable to be inspected.

# Duignan Inspections

## ELECTRIC

### ELECTRIC LIMITATIONS

**Limitations:**

**DISCLAIMER** - Smoke detectors are not tested for operation.

### ELECTRIC DESCRIPTIONS

**Service Entrance:**

Overhead

**Service Size:**

30 amps 110 volts

**Main Disconnect Location:**

Utility room

**Main Disconnect Size:**

100 amps

**Distribution Panel:**

Breakers

**Sub-Panel Locations:**

Basement

**System Grounding:**

The ground wire is attached to the plumbing system.

**Distribution Wiring:**

Copper Insulated in Plastic

**Outlets:**

15 amp outlets

### ELECTRIC INSPECTABLE ITEMS

**Service Entrance:**

The overall condition is acceptable.

**Main Disconnect Panel:**

The overall condition is acceptable.

**Distribution Panel:**

The overall condition is acceptable.

**Fuses / Breakers:**

The overall condition is acceptable.

**System Grounding:**

The overall condition is acceptable.

**Distribution Wiring:**

The overall condition is acceptable.

**Outlets:**

The overall condition is acceptable.

# Duignan Inspections

## ELECTRIC INSPECTABLE ITEMS

### Switches:

The overall condition is acceptable.

### Lights:

The overall condition is acceptable.

### Ceiling Fans:

**DISCLAIMER** - This component was unable to be inspected.

### Smoke Detectors:

**DISCLAIMER** - This component was unable to be inspected.

### Carbon Monoxide Det:

**DISCLAIMER** - This component was unable to be inspected.

# Duignan 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 cannot be responsible for any defects that I cannot see or compare to the data plate.

### HEATING DESCRIPTIONS

**Fuel:**

Gas

**Main Gas Shut Off:**

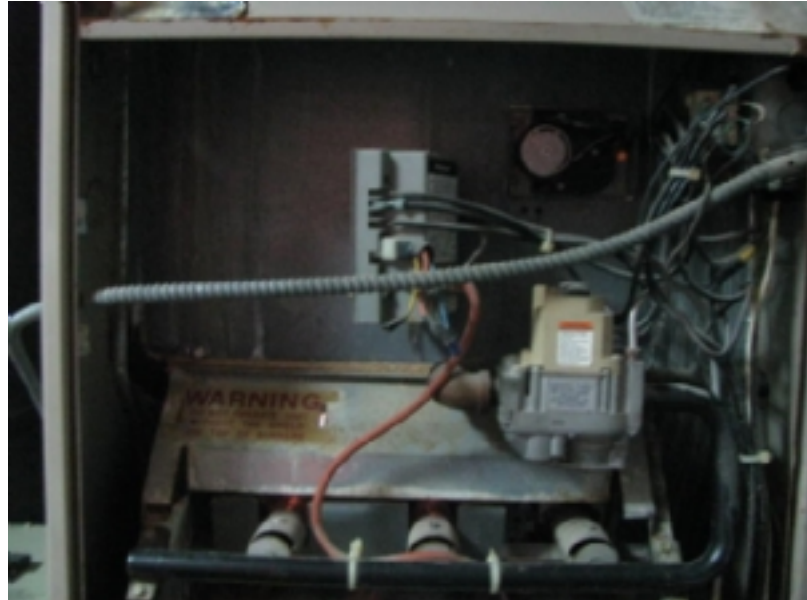
The main gas shut off valve is located on the outside of the building.

**Gas Piping:**

Black Iron

**Approximate Age:**

**REPLACEMENT:** Based on its age, it is my opinion that the heating system is at or beyond its useful life and should be replaced.



Picture Date:9/23/2009

**Type of Heating System:**

Gas Forced Air

**Efficiency:**

Conventional

**Failure Probability:**

High

### HEATING INSPECTABLE ITEMS

**Gas Piping:**

The overall condition is acceptable.

**Primary Control:**

The overall condition is acceptable.

# Duignan Inspections

## HEATING INSPECTABLE ITEMS

### Gas Valve:

The overall condition is acceptable.

# Duignan Inspections

## COOLING

### COOLING DESCRIPTIONS

**Approximate Age:**

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



Picture Date:9/23/2009

**Type of System:**

Air to Air

**Cooling Capacity:**

2.5 Ton

### COOLING INSPECTABLE ITEMS

**Outdoor Coil:**

The overall condition is acceptable.

**Indoor Coil:**

**REPAIR or REPLACE** - Corrosion is present. In my opinion this is a problem or is an indicator of a another problem. The corrosion can begin damage the system. If the root cause is not determined and corrected, that may also damage the system. The corrosion or cause of corrosion may result in the system not operating properly, it may cause a mechanical breakdown, or other similar condition. Appropriate corrective action is needed by a qualified mechanical contractor.

**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.

# Duignan Inspections

## PLUMBING

### PLUMBING LIMITATIONS

### PLUMBING DESCRIPTIONS

**Water Heater:**

Conventional Gas Fired

**Service Piping Into House:**

Copper

**Supply Piping:**

Copper

**Waste Piping:**

Galvanized

**Location of Main Shut Off:**

The main shut off is located in the basement

### PLUMBING INSPECTABLE ITEMS

**Water Heater:**

The overall condition is acceptable.

**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.

**Well Pump:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Holding Tank:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Sump Pump:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Ejector Pump:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Outdoor Spigots:**

The overall condition is acceptable.

**Sinks:**

The overall condition is acceptable.

# Duignan Inspections

## PLUMBING INSPECTABLE ITEMS

### Toilets:

The overall condition is acceptable.

### Bathtubs:

The overall condition is acceptable.

### Showers:

The overall condition is acceptable.

### Whirlpool Tubs:

The overall condition is acceptable.

### Bidets:

**DISCLAIMER** - This component was unable to be inspected.

### Kitchen Sink:

The overall condition is acceptable.

### Laundry Tub:

The overall condition is acceptable.

# Duignan Inspections

## INTERIOR

### INTERIOR DESCRIPTIONS

**Exterior Doors:**

STEEL - The exterior doors are made of steel.

**Interior Doors:**

WOOD - The interior doors are hollow core wood.

**Major Floor Finishes:**

Hardwood Flooring

**Major Wall Finishes:**

Drywall

**Major Ceiling Finishes:**

Drywall

### 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:**

**REPAIR or REPLACE** - Damaged sections are present. It is my opinion that these should be fixed before someone gets hurt or additional damage is done to the property. I recommend that you contact a reputable handyman to mitigate this issue. basement door hinge



Picture Date:9/23/2009

# Duignan Inspections

## INTERIOR INSPECTABLE ITEMS

### Interior Doors:

**SAFETY** - There is hardware loose or missing at interior doors. In my opinion this creates daily usage problems and in the event of an emergency can be an entrapment hazard. Repairs recommended by a qualified carpenter.



Picture Date:9/23/2009

### Fireplaces:

**DISCLAIMER** - This component was not present or able to be inspected.

### Below Grade Leakage:

The overall condition is acceptable.

### Cabinets:

The overall condition is acceptable.

### Interior Trim Work:

**DISCLAIMER** - This component was not present or able to be inspected.



Picture Date:9/23/2009

# Duignan Inspections

## INTERIOR INSPECTABLE ITEMS

### Staircase:

**SAFETY** - Uneven walking surfaces are present on this property. In my opinion this is considered a trip hazard and can lead to injury if not corrected. I recommend that you contact a qualified contractor to correct this situation. pitcher same as other by mistake



Picture Date:9/23/2009

### Closet:

The overall condition is acceptable.

# Duignan Inspections

## INSULATION

### INSULATION LIMITATIONS

**Limitations:**

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

### INSULATION DESCRIPTIONS

**Main Attic:**

Fiberglass

**Walls:**

Fiberglass

**Floors:**

Fiberglass

**Vapor Barrier:**

Unable to determine

**Roof Ventilation:**

Ridge Vent

**Crawl Space Ventilation:**

Wall Vents

### INSULATION INSPECTABLE ITEMS

**Crawl Space:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Main Attic:**

**DISCLAIMER** - This component was unable to be inspected.

**Air Barrier:**

**DISCLAIMER** - This component was unable to be inspected.

**Vapor Barrier:**

**DISCLAIMER** - This component was unable to be inspected.

**Roof Ventilation:**

The overall condition is acceptable.

**Crawl Space Ventilation:**

**DISCLAIMER** - This component was unable to be inspected.

**Hatch:**

The overall condition is acceptable.

**Pipes:**

The overall condition is acceptable.

**Ductwork:**

The overall condition is acceptable.

# Duignan Inspections

## APPLIANCES

### APPLIANCES LIMITATIONS

**Limitations:**

**DISCLAIMER** - The appliances are not tested for a complete cycle or under real load applications. The inspection of appliances is limited to basic response of basic features only and to listen for unusual noises. How well the appliance will performance under real conditions is unknown.

### APPLIANCES DESCRIPTIONS

**Range:**

The range operates with gas.

**Oven:**

The oven operates with gas.

### APPLIANCES INSPECTABLE ITEMS

**Range:**

The overall condition is acceptable.

**Oven:**

The overall condition is acceptable.

**Exhaust Vents:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Dishwasher:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Garbage Disposal:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Trash Compactor:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Central Vacuum:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Door Bell:**

The overall condition is acceptable.

**Refrigerator:**

The overall condition is acceptable.

**Clothes Washer:**

The overall condition is acceptable.

**Clothes Dryer:**

The overall condition is acceptable.

# Duignan Inspections

## ENVIRONMENTAL

### ENVIRONMENTAL INSPECTABLE ITEMS

**Termite:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Carpenter Ant:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Mice:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Animal:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Radon:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Mold:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Asbestos:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Lead Pipes:**

**DISCLAIMER** - This component was not present or able to be inspected.

**Lead Paint:**

**DISCLAIMER** - This component was not present or able to be inspected.

# Duignan Inspections

## POOL /SPA

### POOL /SPA INSPECTABLE ITEMS

**Electrical:**

spa worked and ran in proper order