



Your Inspection Report

11 Lyle St
Des Plaines, IL

PREPARED FOR:
JAMIE FOX

INSPECTION DATE:
Wednesday, October 31, 2007

PREPARED BY:
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Setting the Standard for Home Inspections!

EXTERIOR

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Report No. 2818, v.2

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EXTERIOR

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Note: For the purpose of this report the building is considered to be facing **West**.

DESCRIPTION

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces : • [Metal siding](#) • [EIFS](#)

LIMITATIONS

Inspection limited/prevented by: • Storage against exterior walls

Upper floors inspected from: • Ground level

RECOMMENDATIONS

General

• Basement leakage is often caused by conditions on the exterior of the home. Basements are not built like boats, and if water is allowed to collect outside of foundation walls, it will leak through into the basement. It is important that gutters and downspouts collect roof water and carry it away from the house. Similarly, lot grading around the house should slope down away from the building so that surface water from rain and melting snow is directed away from the building, rather than toward the foundation.

Landscaping \ Lot grading

Condition: • [Improper slope](#)

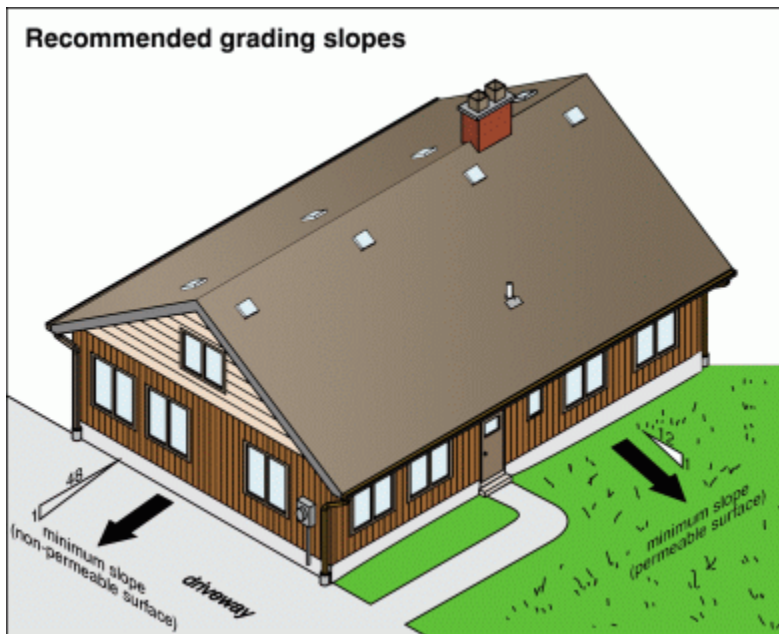
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: South, East

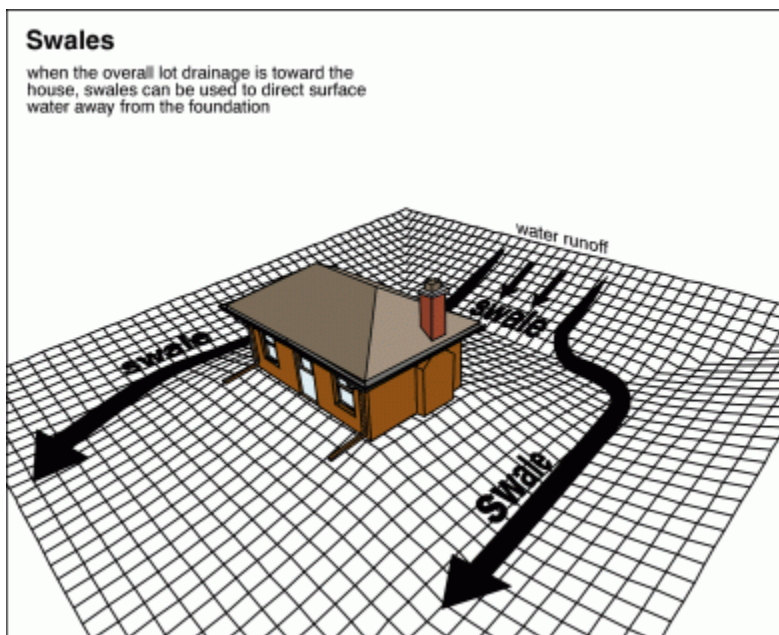
Task: Improve/Repair

Time: Less than 1 year

Cost: Depends on approach



[Click on image to enlarge.](#)



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1. East

Landscaping \ Walk and driveway

Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

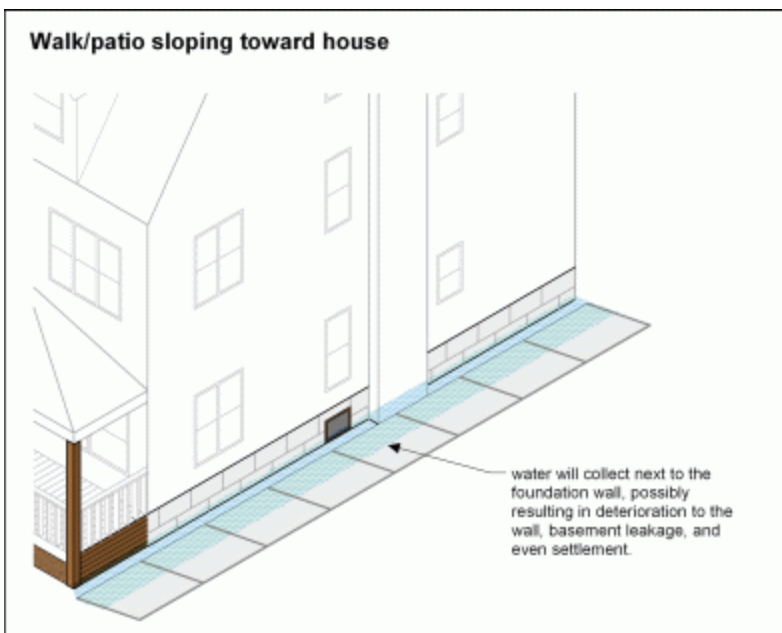
Location: North, West, South

Task: Improve/Repair

Time: Less than 1 year

Cost: Depends on approach

Note: Improper grading on walkway, patio and driveway



[Click on image to enlarge.](#)

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2. Northwest



3. South



4. West

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DESCRIPTION

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • [Brick](#) • Not visible

Floor construction: • [Joists](#) • [Concrete](#)

Exterior wall construction: • [Wood frame](#) • [Wood frame, brick veneer](#) • [Masonry](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • Plywood sheathing • Not visible

LIMITATIONS

Inspection limited/prevented by: • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible:

• 95 %

Note: At exterior

RECOMMENDATIONS

Floors \ Joists

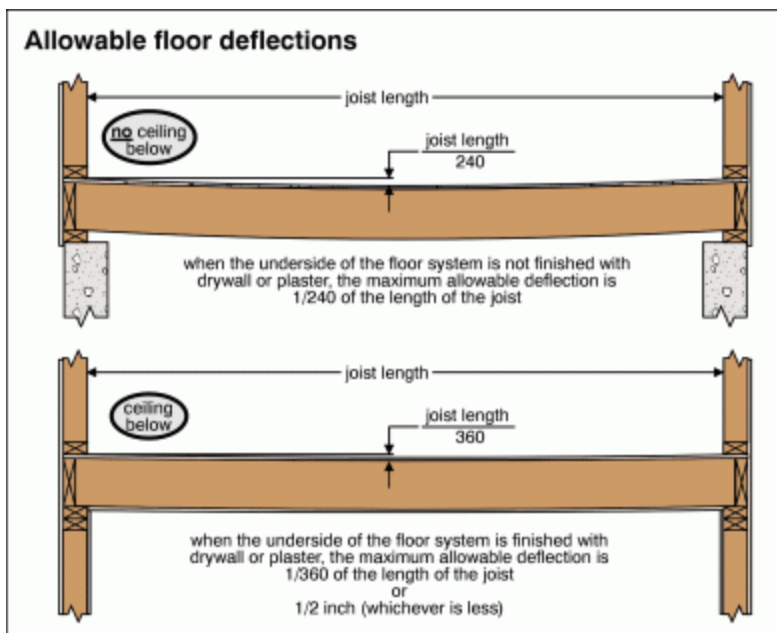
Condition: • [Sag or springy](#)

Implication(s): Chance of structural movement | Bouncy, springy floors

Location: First and Second floors

Task: Monitor

Time: Ongoing



[Click on image to enlarge.](#)

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Walls \ Masonry veneer walls

Condition: • Masonry veneer walls appear sound overall.

Location: Throughout

Task: Monitor

Time: Ongoing



5. East Addition - Northeast corner



6. West Addition - Northwest corner



7. East Addition - East wall



8. East Addition - Southeast corner



9. West addition - Southwest corner

Condition: • [Masonry or wood too close to grade](#)

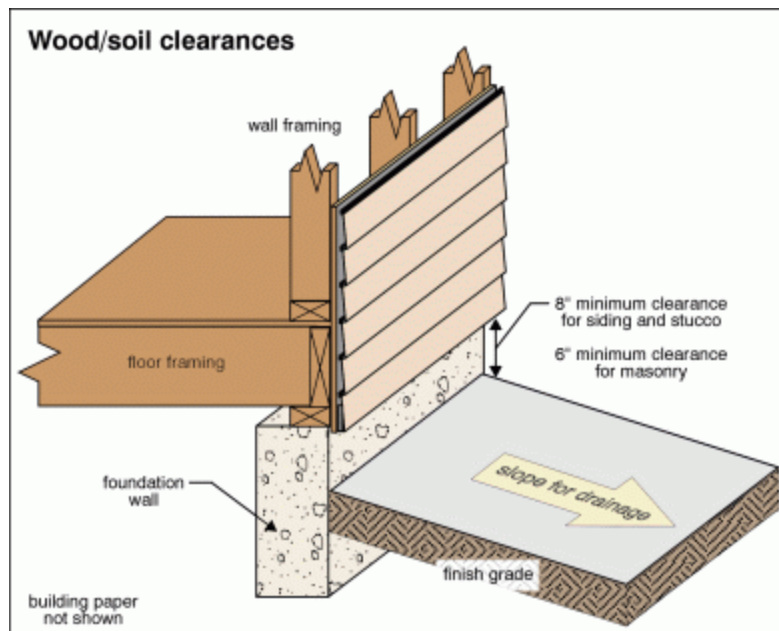
Implication(s): Chance of damage to structure

Location: East, West

Task: Improve/Repair

Time: If necessary

Cost: Depends on approach



[Click on image to enlarge.](#)

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Walls \ Solid masonry walls

Condition: • Solid masonry walls appear sound overall.

Location: North, South

Task: Monitor

Time: Ongoing



10. South wall - East end



11. South wall - West end



12. North wall - East end



13. North wall - West end

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Condition: • [Mortar deteriorating](#)

Implication(s): Weakened structure | Chance of structural movement

Location: South

Task: Improve/Repair

Time: Less than 1 year

Cost: \$200 - \$500 per location

Note: At grade level.



14. South wall

Walls \ Arches

Condition: • [Cracked](#)

Implication(s): Weakened structure | Chance of structural movement

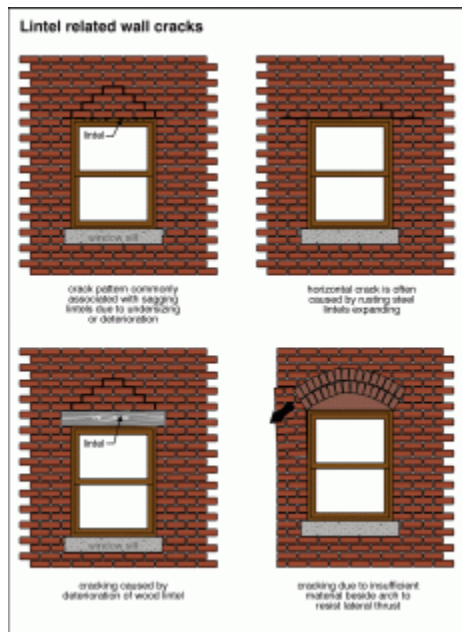
Location: First floor South

Task: Repair

Time: Less than 1 year

Cost: \$500 - \$750 per location

Note: Loose bricks, poor end bearing.



[Click on image to enlarge.](#)



15. South wall - First floor arch



16. South wall

Roof framing \ Sheathing

Condition: • [Mold](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Attic

Task: Further evaluation/Repair

Time: Immediate

Cost: Depends on approach

Note: Mold likely a result of high humidity due to bathroom exhaust fans discharging into the attic and inadequate attic ventilation . See INTERIOR: EXHAUST FANS | Exhaust duct and INSULATION: ATTIC/ROOF | Roof vents also.

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DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-32](#)

Attic/roof ventilation: • [Roof vent](#)

LIMITATIONS

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

RECOMMENDATIONS

Attic/roof \ Roof vents

Condition: • Soffit and/or gable venting inadequate

Location: Attic

Task: Further evaluation/Repair

Time: Less than 1 year

Cost: \$500 - \$750

Attic/roof \ Hatch

Condition: • [Not insulated and not weatherstripped](#)

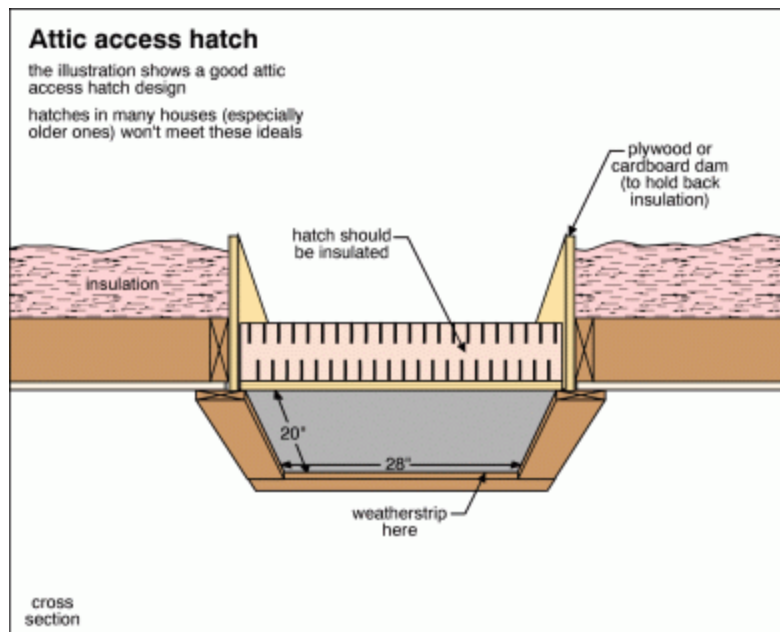
Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

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DESCRIPTION

Evidence of basement leakage: • Efflorescence

LIMITATIONS

General: • The following items are not evaluated as part of the home inspection: indoor air quality, telephone/cable/intercom/fire alarm/security systems, appliances (fridge, stove, washer, dryer, central vacuum, etc.), cosmetic issues and concealed items.

Basement leakage: • Almost every basement leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or how badly this basement may leak. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. As discussed previously, exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house, often cause basement leakage problems.

RECOMMENDATIONS

General

• Moisture problems may result in visible or concealed mold growth. An Environmental Consultant can assist if this is a concern.

Basement \ Leakage

Condition: • There was no leakage noted at the time of the inspection. Basement leakage is common, however, so we recommend regular cleaning of gutters, extending downspouts, and ensuring the grading around the home slopes down away from the building. Repairs to foundation cracks and/or excavation and the installation of drainage membranes and tile can often be avoided with good maintenance, but are available as a last resort.

Location: Various

Task: Improve/Repair

Time: Less than 1 year

Cost: Depends on approach

Exhaust fans \ Exhaust duct

Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Repair

Time: Immediate

Cost: \$150 - \$300 per location

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DESCRIPTION

General: • The following documents provide additional information on a range of topics. Please read the descriptions below to see which links may be of interest to you.

General: • [Life Cycles and Costs. Ballpark estimates based on a typical three-bedroom home.](#)

General: • [Priority items for home buyers - A list of things you should do when moving into your new home and a few regular maintenance items.](#)

General: • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#)

General: • [Supplementary information - this section provides information on topics beyond the scope of home inspection including asbestos, radon, urea formaldehyde foam insulation, lead, carbon monoxide, household pests and mold.](#)

General: • [Standards of Practice: This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#)

General: • [When Things Go Wrong: Unpleasant surprises are unfortunately part of homeownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#)

END OF REPORT