

# **INSPECTION CONNECTION, INC.**

*Professional Real Estate Inspections and Consulting Services*

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CLIENT: TUPA PROPERTIES, INC.

ADDRESS: 7923 S. SAMPLE AVE.

Inspector Mike Lamb, IL #450.000333

## **INSPECTION REPORT**



**7923 S. SAMPLE, AVE., CHICAGO, IL**

# INTRODUCTION

This is my report of a visual inspection of the readily accessible areas of this building. I prepared it for the exclusive use of my client, Tupa Properties, Inc. The report does not represent the interests of any other party.

A separate inspection contract signed by my client contains terms and conditions that are crucial to the understanding of this report. Don't use this report without considering the terms and conditions of that contract. The purpose of this report is to alert you to major defects in the condition of the property.

Please do not mistake this report for a warranty or any kind of insurance. I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

Any estimates provided for repairs are based on this limited visual inspection. The actual costs to correct problems may be more or less depending upon a more detailed professional analysis.

In the body of this report and during the inspection, I may occasionally cite the sources of my opinions by referring to a building code or an industry standard published by what I consider to be a credible and qualified source. Understand that I provide this information only as a courtesy. This inspection is not meant to identify every item in the house that doesn't comply with the provisions of past or present building codes. I am not a building code inspector and this is not a building code inspection. The citations are merely for reference, not enforcement.

When the term, "Satisfactory," or "OK," is used, it means that the component was functioning as intended at the time of this limited visual inspection only. All problems I note in the report should be investigated and repaired by the appropriate professional. If you do not know what type of professional you should contact to address a particular issue please ask me.

Any building component ages provided in the report are approximations. Although age is important, the condition of the component is more so. Some old systems may be functioning very well while some new ones are already a problem.

My inspection of the electrical service is representative. I do not open all electrical service panels. I typically open at least 25% of the panels to get a general idea of the wiring and service. I randomly test electrical outlets throughout the property.

Please review all parts of this report carefully and call me for an explanation of any part that you do not fully understand. You can call me anytime at 708-346-0708 or e-mail me at [mike@inspection2020.com](mailto:mike@inspection2020.com)

Conditions during the inspection:

TIME: 10 AM

APPROX. TEMPERATURE: 30 F

The front of the building faces south. The soil was wet/snow covered.

Jim, the building manager was with me.

Inspector Mike Lamb, IL # 450.000333

## **SUMMARY:**

*The following is a list in no particular order of major property concerns and important remarks. This list is not meant to be conclusive or comprehensive of all the important property defects I observed.*

**The entire report should be carefully read.**

- The windows are in generally poor condition. Most of the units had plastic taped over them and most occupants I talked to said they are very drafty. The dozen or so windows I tried to open and close would not lock properly to get a good weather seal. Many windows are missing screens. I recommend window replacement. There are about 100 windows.
- Most of the lintels above the windows have been replaced. The adjacent mortar has been re-pointed but the work is very sloppy. Consult a masonry professional on the best method to clean this. Care must be taken not to discolor or damage the brick.
- Water is entering through the wall and ceiling at the back porch area of this unit (5219-#G). This is due to the excessive water running down the exterior walls which is being caused by a frozen gutter and downspout. The water is most likely entering through the porch ledger bolts that have been drilled into the side of the building. A flashing is needed above this ledger or perhaps some type of awning at the porch above may help alleviate this.
- There is a sewer drain clean-out in the floor at the utility room behind 5219, unit G. The drain plug is taped up with masking and duct tape. The room smells like sewage so something wrong is going on here. Have a plumber check this out.
- Many of the units had bars on the bedroom windows and locked bars at the back porch doors. This is a dangerous emergency egress hazard. Any bars on windows should be on the interior with quick release/unlock opening systems. Every habitable room especially bedrooms need at least one window to get outside in the event of an emergency. Glass block windows are also an egress hazard. Exit doors should not be padlocked.
- The furnace in 5221, unit 1A does not work. Have a licensed HVAC professional evaluate further and fix as necessary. The occupants say the furnace has not worked properly for over two months. One obvious problem is the outside vents need to be at least 12 inches above the snow line. The vents have probably been buried in snow for most of the winter.
- The water heater in unit #2B, 5221, is leaking. The fittings and the top jacket are rusted out. It needs replacement.
- There are moisture stains at the furnace vent at 5221, unit 2B, which means it is not drafting properly. This can be a dangerous carbon monoxide hazard. The room for this furnace and water heater does not have adequate air for combustion of the gas appliances so this may be part of the problem. Have a licensed HVAC professional check this out.
- The center wall and floor at the west units of the 5221 address has sunk at the north side of the units. The out of square doors and cracked drywall suggests this is an ongoing structural failure. The occupants I talked to said it is steadily getting worse. It looks to me as though the structural failure will be in the ceiling of the garden level of unit 5221, 1A near the back of this unit. This ceiling area will need to be opened up to see what the problem is so it can be reinforced as necessary. Consult a structural pro or engineer to evaluate further.
- Both the furnace and water heater in the lower level common area office are showing signs of poor drafting and vent gas spillage. This can be a dangerous carbon monoxide hazard. These appliances should not be used until a licensed HVAC professional evaluates to see why these are not drafting properly.

## SUMMARY CONTINUED

- One of the main sewer stacks at the lower level common area in the middle of the building is leaking at the floor level. The floor drain in the common area office has also been plugged suggesting sewer backup problems. A licensed plumber needs to evaluate. I recommend a TV sewer scope of the underground sewers.
- Plywood has been thrown over the floor at the exterior east side of the building. Several inches of ice have formed over this. I was told there is a hole beneath this. This is probably a plumbing issue but I do not know for sure. Ask the sellers for more information about this.
- The kitchen ceiling is wet at the north wall in 5219, unit 2B. This is an area of the building where the gutters are filled with ice and water is running down the outside walls. I suspect water is entering through the deck ledger bolts. Exterior flashing is needed.
- I was unable to inspect 7 units.

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## **INSPECTION REPORT**

### **STRUCTURAL:**

Foundation: Brick

Walls: Masonry

Roof: Wood frame/not visible

- The floors slope and are not level throughout the whole building. While this is typical in old buildings, without being able to open up ceilings to see the joists there is no way for me to tell why this happened. There was no significant evidence such as unusually cracked plaster or door frames out of square to suggest that this is an ongoing settlement issue at most of the building.
- The center wall and floor at the west units of the 5221 address has sunk at the north side of the units. The out of square doors and cracked drywall suggests this is an ongoing structural failure. The occupants I talked to said it is steadily getting worse. It looks to me as though the structural failure will be in the ceiling of the garden level of unit 1A. This ceiling area will need to be opened up to see what the problem is so it can be reinforced as necessary. Consult a structural pro or engineer to evaluate further.



## **EXTERIOR:**

### Wall Covering: Brick

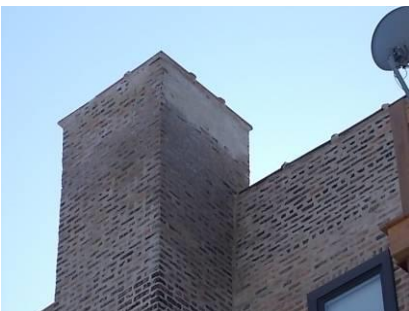
- Most of the lintels above the windows have been replaced. The adjacent mortar has been re-pointed but the work is very sloppy. Consult a masonry professional on the best method to clean this. Care must be taken not to discolor or damage the brick.



- The top of the building on the west side has been parged with mortar. This type of repair tends to crack off in time. So far, the work is in satisfactory condition. There may have been a small roof or façade here at one time.



- The general condition of the exterior brick mortar joints is satisfactory.
- The masonry chimney at the north side of the building has been parged with mortar. This type of repair tends to fail in time. It's condition is currently satisfactory. The best I could tell this chimney is no longer serving any practical purpose.



## EXTERIOR

- The masonry guardrails at all of the front balconies are too low per current safety standards.



## DECK/PORCH:

- Satisfactory.
- The handrails at the back porch stairways are built too high per Chicago decks and porch standards.
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## WINDOWS:

- The windows are in generally poor condition. Most of the units had plastic taped over them and most occupants I talked to said they are very drafty. Most of the dozen or so windows I tried to open and close would not lock properly to get a good weather seal. Many windows are missing screens. I recommend window replacement.



## GARAGE:     None

## GROUNDS:

- Snow covered.



## ROOFING:

Main Roof Material: Modified Bitumen

Approximate age: 10 yr

Method of Inspection: Walked

Chimney: Masonry



- All four of the pitched gabled shingled dimensional asphalt composition roof covers in front need to be properly flashed against the masonry walls. Roofing tar is not a flashing and will crack and leak which is what is happening here.

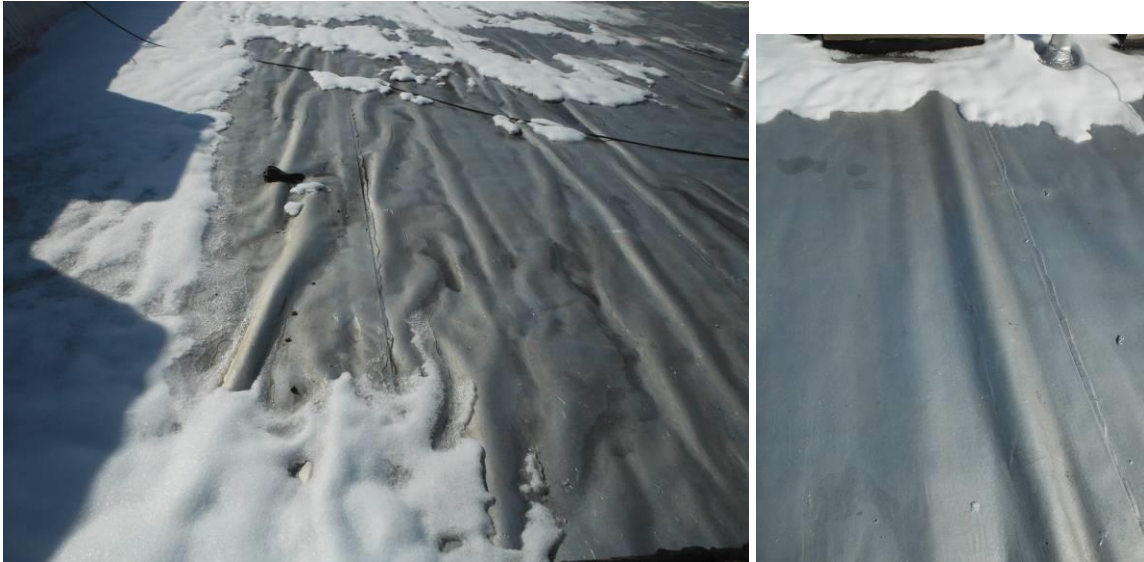


- The downspout at the far west side of the back decks is not sleeved properly into the downspout beneath it.



## ROOF

- The roof cover is mostly in satisfactory condition. There are a lot of large blisters that should be repaired by a licensed roofing professional at the west side of the roof. These areas will expand and contract, and be more prone to leaks.



- There are some water stains and signs of mold at the ceiling at the 5223 vestibule. This was dry during the inspection. There is a small concrete roof above this.

## **BASEMENT or LOWER (BENEATH GRADE) LEVEL:**

- There is no sub grade level this building.

## **HVAC:**

### **HEATING:**

Fuel Supply: Public Gas

Main meter and shut-off location: in the basement

Heating type: Furnace

\*\*\* All of the furnaces are dated either 2005 or 2006

Distribution: Metal Ducts

Filter: Disposable

- High efficiency furnaces and water heaters are being vented out the walls at the west, north and east sides of the building. These should not be vented over public walkways due to the acidic nature of the condensate.





## HVAC

- The furnace/water heater vents at the north side of the building do not extend far enough from the wall. Have a licensed HVAC professional correct this.



- All of the interior units have air-conditioning air handlers above the furnaces. Since the AC condensate can leak in damage the property, all of these units should have been installed in a pan with the drain leading to a proper place of disposal and/or have some kind of moisture sensitive shutoff system.



- Most of the furnaces have dirty or collapsed filters. Dirty or improperly installed filters will shorten the service life of the furnaces and cause air-conditioning failure.
- Some of the units have humidifiers. The water to all of these was turned off. I recommend you have all of the humidifiers removed. They are difficult to keep clean and they tend to leak.
- All of the furnaces need to be cleaned and serviced. The induction and blower fans are all very dirty.
- Furnace vents should not be installed beneath decks or above public walkways.



## **COOLING:**

Split Systems \*\*\* all of the AC compressor units are dated 2005 or 2006 and are 1.5 and 2 ton capacity

- Outside temperatures should be above 60 F for at least 24 hours in order to safely operate the AC. Damage to the compressor might occur otherwise. I DID NOT operate the AC.
- I counted 26 AC compressor units on the roof and one installed on the wall at the east side of the building.
- NOTE: FYI. These cooling systems use R-22 refrigerant which will no longer be legal to manufacture on 1 Jan 2020, because of environmental concerns. The cost of servicing this equipment will rise as supplies for the refrigerant become scarce.
- The condensate drains for the air conditioners should not be run directly into sewers or sewage ejector pits which is apparently being done. When the HVAC system runs it is under negative pressure and sewer gas can get sucked back into the HVAC system ducts. All of the AC condensate drains next to the furnaces should have traps. Consult a licensed HVAC professional.



## **ELECTRIC:**

Location of main panels: next to the electric meters in the utility room at the east side of the building

Subpanels: in the kitchen of each unit.

Service entrance: Overhead                      SEC: Copper                      Capacity for each unit: 110 amp

Voltage: 240      \*\*\* I did not remove the cover for the main disconnect panel which is rated at 800 amps.

Main Circuit Breaker Size for each unit: 100 amp      Circuit conductors: Copper      Method: EMT conduit

\* I randomly test electrical outlets.

- Each unit has its own electric circuit breaker panel with a 100 amp main disconnect. The vast majority had no labels to identify the circuit breakers.
- Install Ground Fault Circuit Interrupters (GFCI's) at the following outlet locations: Outside, Garage, at Kitchen Counters, in Bathrooms, near laundry sinks
- Incandescent light bulbs can be a fire hazard in closets if flammables are stored near them.
- Make sure CO detectors are installed near sleeping areas!
- The main circuit breaker disconnect for each unit is in the east utility room with all of the electric meters.
- There is an open knockout at the top of the public circuit breaker panel in the electric meter room that needs to be plugged.
- The exterior emergency light at the middle back deck is broken.

## PLUMBING:

Water main location: in the utility room behind 5219, unit G.      Water main material: Copper  
Water distribution piping: Copper      Service: Public water and sewer  
Water flow: Satisfactory      Main Drain/Vent Material: Copper and cast iron      Floor Drains: Present  
Water heater sizes: 40 gal.      Ages: 2005      Fuel: Gas

- Each unit has its own water heater dated 2005 or 2006.
- It looks like there is a water main shutoff for each unit in the furnace closets.
- FYI: I ran all the fixtures and flushed toilets, etc., however, it is not uncommon for buildings, especially older ones to have hidden sewer problems. Drain pipes under the ground can leak attracting tree roots and other blockage problems. The underground sewers for this building are probably about 100 years old. Problems can be latent (waiting to happen) so I recommend a TV scope of the underground drain/sewer by a licensed plumber to see if there are any issues.
- There is a sewer drain clean-out in the floor at the utility room behind 5219, unit G. The drain plug is taped up with masking and duct tape. The room smells like sewage so something wrong is going on here. Have a plumber check this out.



- One of the main sewer stacks at the lower level common area in the middle of the building is leaking at the floor level. The floor drain in the common area office has also been plugged suggesting sewer backup problems. A licensed plumber needs to evaluate. I recommend a TV sewer scope of the underground sewers.



## **BATHROOMS:**

### General remarks

- All of the bathrooms should have an exhaust fans. Each bathroom has a small louvered window in the glass block for ventilation.
- Except for some remarks I made at the unit interiors section in this report, I found the bathrooms to be in generally satisfactory condition.

## **KITCHEN:**

\* Cabinet drawers and doors are randomly inspected.

- Except for some remarks I made at the unit interiors section in this report, I found the kitchens to be in generally satisfactory condition.
- I did not operate any of the kitchen appliances. My inspection was purely visual.
- All of the kitchen wall cabinets I looked at were fastened to the wall with drywall screws. Drywall screws can snap and fail. Heavier gauged fasteners should be used.

## **LAUNDRY:**

- I strongly recommend installing a fire and CO detector in laundry area.
- I did not operate any of the laundry appliances.
- Clothes dryers are a fire hazard and the vents and ducts need to be cleaned regularly all the way from the unit to its termination outside.

## **MISC. REMARKS:**

- Warn the occupants that flammables and other clutter should not be stored against the water heater or furnace.
- The front exterior door to 5219 is badly damaged and needs replacement.



- Many of the units had signs of mouse activity.



## MISC REMARKS

- Many of the units had bars on the bedroom windows and locked bars at the back porch doors. This is a dangerous emergency egress hazard. All bars on windows should be on the interior with quick release/unlock opening systems. Every habitable room especially bedrooms need at least one window to get outside in the event of an emergency. Glass block windows are in egress hazard. Exit doors should not be padlocked.



- The concrete floors at all of the balconies have cracks in the masonry. The concrete is not loose however, so this should be a minor maintenance issue.
- Both the furnace and water heater in the lower level common area office are showing signs of poor drafting and vent gas spillage. This can be a dangerous carbon monoxide hazard. These appliances should not be used until an licensed HVAC professional evaluates to see why these are not drafting properly.



- The lower brick walls at the middle common area of the building show signs of mild seepage and efflorescence on the brick.



## MISC REMARKS

- There are some open areas of the ceiling at the center lower level common area utility room which compromises the required smoke and fire separations between the two levels.
- Plywood has been thrown over the floor at the exterior east side of the building. I was told there is a hole beneath this that has to be fixed. This is probably a plumbing issue but I do not know for sure. Ask the sellers for more information about this.



- There are water stains and peeling paint at the ceiling at the top level of the front stairway of 5223. This tested dry with my moisture meter during the inspection.



- The vacant lot to the south of this building is on higher ground so rainwater will run towards the property. The front sidewalk area of the property was beginning to flood during my inspection. I did not see that this was causing any noticeable adverse effect.



**ATTIC:**      No access

**UNIT INTERIORS:**

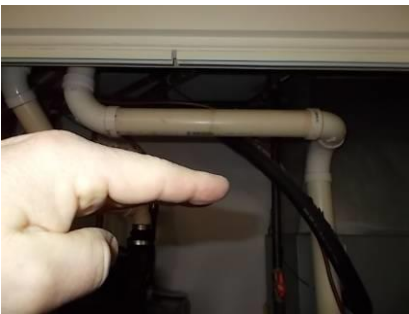
**5219:**

**#G**

- The ceiling above the furnace is lacking a fire and smoke separation from the unit above it.



- The PVC furnace vent should have a continuous upward pitch otherwise it might have drafting and condensing problems.



- Water is entering through the wall and ceiling at the back porch area of this unit (5219-#G). This is due to the excessive water running down the exterior walls which is being caused by a frozen gutter and downspout. The water is most likely entering through the porch ledger bolts that been drilled into the side of the building. A flashing is needed above this ledger or perhaps some type of awning at the porch above may help alleviate this.





- The east bedroom in this unit has signs of dampness and efflorescence at the brick in the corner of the room. This is being caused by damp rise through the masonry brick from groundwater. It is to be expected at the lower grade levels. It is best to not drywall over these walls as mold can develop behind the drywall. The west rooms of this unit are drywall. I did not see any signs of mold or smell any dampness.



- The electrical outlet GFCI in the bathroom is defective or is improperly wired. Replace or fix it.
- The occupant complained that water sometimes comes through the glass block window in the front west bedroom. I did not see signs of this happening and it was dry during the inspection. The exterior around this window looked okay.

#### **#1A**

- This unit had no gas. The occupants are using electric space heaters for heat.
- The lock at the back door would not open for me.
- Several of the drawers are missing in the kitchen.
- I was told the occupants in this unit will be evicted.
- The door to the bathroom vanity is damaged.
- The floor drain at the front balcony has been plugged for some reason.
- Smoke detectors are missing.

#### **#1B**

- The water pipe union above the hot water tank is badly corroded and needs repair.
- The suction refrigerant line for the air conditioner in the furnace closet needs insulation.
- The door jam to the front door is split probably from a break-in.

#### **#2A**

- Unit was not accessible.

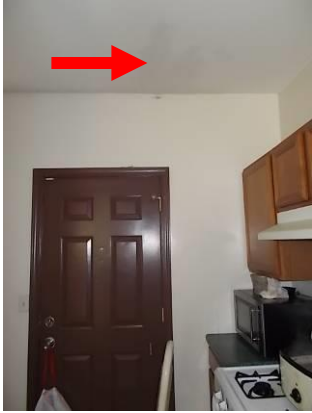
#### **#2B**

- The gas to this unit was off. There was no heat.
- The handle for the toilet is broken.



5219, 2B

- The kitchen ceiling is wet at the north wall in 5219, unit 2B. This is an area of the building where the gutters are filled with ice and water is running down the outside walls. I suspect water is entering through the deck ledger bolts. Exterior flashing is needed.



### #3A

- No access. Not inspected.

### #3B

- The pan beneath the water heater needs a drain extension leading to the floor drain.
- There are water stains at the ceiling above the back door to the porch. This was dry during the inspection
- The concrete floor at the exterior balcony is cracked. This floor has no drain. I recommend some sort of drainage system be installed.

## 5221:

### #1A

- The furnace in 5221, unit 1A does not work. Have a licensed HVAC professional evaluate and fix as necessary. The occupants say the furnace has not worked properly for over two months. One obvious problem is the outside vents need to be at least 12 inches above the snow line. The vents have probably been buried in snow for most of the winter.



- There are many moisture stains at the ceiling above the furnace. This was dry during the inspection.
- No pan was installed beneath the water heater to protect the property in case it leaks.
- The union at the water pipe above the water heater is corroded.
- The smoke detector in the front room is missing.
- The bathroom sink drains slowly.

**#1B**

- No access. Not inspected

**#2A**

- This unit is vacant.
- There are water stains at the door trim in the bathroom. This was dry during the inspection and is likely from an old leak.
- The ceiling above the kitchen sink has been recently patched. This is probably from an old plumbing leak at the kitchen above. It was dry during the inspection.
- The kitchen faucet is loose at the sink top.
- The front bedroom door jamb is split.

**#2B**

- This unit is vacant.
- The water heater in unit #2B, 5221, is leaking. The fittings and the top jacket are rusted out. It needs replacement.



- There are moisture stains at the furnace vent at 5221, unit 2B which means it is not drafting properly. This can be a dangerous carbon monoxide hazard. The room for this furnace and water heater does not have adequate air for combustion of the gas appliances so this may be part of the problem. Have a licensed HVAC professional check this out.



5221, 2B

- The floor is not level in the kitchen area and the ceramic floor tiles are loose.
- Caulking is needed around the tub corners in the bathroom.
- The toilet is very loose on the floor and needs to be re-seated by a plumber.

### **#3A**

- The kitchen floor has many cracked floor tiles and the doorframe to the bedroom next to the kitchen has sunk and drywall has cracked. See the structural section and summary of this report regarding structural failure this part of the building.



- There are water stains at a couple different places it on the ceiling. These were dry during the inspection.
- The toilet handle is broken.

### **#3B**

- No access. Not inspected

## **5223:**

### **#1A**

- No pan was installed beneath the water heater to protect the property in case it leaks.
- There are moisture stains at the furnace vent and scorch marks at the water heater burner chamber which suggests poor drafting of these appliances. I was unable to open the top panel on the furnace because the closet door was in the way. Have a licensed HVAC professional evaluate further.



5223, 1A

- The bathroom sink drains very slowly.
- The balcony floor drain is plugged. Water is puddling.



**#1B**

- The smoke detector is missing from the front room ceiling.
- The jamb at the back door is split.

**#2A**

- The union at the pipe above the water heater is rusting.
- The bathroom sink drains slowly.

**#2B**

- The extension pipe from the temperature pressure relief valve on the water heater needs to extend into the pan beneath the tank.





**#3A**

- The occupant complained about the kitchen electrical outlets shutting down sometimes when he is running appliances. Have an electrician check this out.
- The extension pipe from the temperature pressure relief valve on the water heater needs to extend into the pan beneath the tank.
- The PVC drain leading from the pan beneath the water heater is plugged inside the pan for some reason. Have a plumber correct this.



- There are water stains at the front room ceiling. This was dry during the inspection.

**#3B**

- One of the kitchen cabinet drawers is broken.
- There is an open knockout in the circuit breaker panel that should be plugged.
- The drywall has cracked at the bedroom door corner suggesting there has been some recent movement/settlement of the floor in this unit.



- The small window in the bathroom glass block does not open and close properly.

## 5225:

### #G

- The pan beneath the water heater has no drain pipe attached to it.



- The ceiling above the furnace and water heater in the utility closet is not drywalled for a proper smoke and fire separation between this unit and the unit above it.
- The louvered door in front of the furnace closet is badly damaged.
- There are moisture deposits at the furnace vent suggesting this appliance is not venting properly. Have a licensed HVAC professional check this out.



- There is water damage to the ceiling above the bathroom sink. This was dry during the inspection in I assume it is from an old plumbing leak from the unit above it.
- There is a lot of mold at the ceiling above the tub due to poor ventilation and excessive moisture.
- The ceramic shelf beneath the glass block window in the tub area has cracked grout that should be repaired ASAP.
- The bathroom sink drains slowly.
- The ceiling above the kitchen cabinets at the north wall has water stains. This was dry during the inspection.



- A drawer is missing from one of the kitchen cabinets.

**#1A**

- No access. Not inspected

**#1B**

- No access. Not inspected

**#2A**

- No access. Not inspected

**#2B**

- There are water stains at the ceiling above the furnace. This was dry during the inspection.
- The kitchen area of this unit is one larger room which is very unusual. I believe walls have been removed. The floors in this area are not level. The unit above this has the same set up and I did not see any unusual settlement of the floors.

**#3A**

- The temperature pressure relief valve for the water heater has been jammed against the wall in the utility closet. This will prevent testing or resetting the valve.



- There are water stains above the tub area at the glass block window in the bathroom. This was dry during the inspection.
- The kitchen sink fixture handle is very loose at the sink top.
- The kitchen sink drain is leaking. Have a plumber fix this.

**#3B**

- All of the closet doors are missing or damaged.