

# INSPECTION REPORT



For the Property at:  
**123 FIRST STREET**  
CHICAGO, IL

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Prepared for: CLIENT NAME  
Inspection Date: Thursday, December 22, 2022  
Prepared by: Marcus Walton, 450.012920 Exp. 11/30/24



THE HOUSEDOCTORS PROPERTY INSPECTIONS, INC. LIC. #451.001486  
1136 DELANO, CT. WEST, Suite STE: B-201  
CHICAGO, IL 60605  
312-504-2200  
800-757-4745

[www.thehousedocpro.com](http://www.thehousedocpro.com)  
[admin@thehousedocpro.com](mailto:admin@thehousedocpro.com)

**THOROUGH, DETAILED INSPECTIONS TO PROTECT YOUR INVESTMENT.**

# SUMMARY OF THE REPORT

123 First Street, Chicago, IL December 22, 2022

Report No. 5050, v.9

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SUMMARY O

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

## [ESTIMATED BALLPARK COSTS FOR HOME IMPROVEMENT](#)

### Roofing

#### RECOMMENDATIONS \ Overview

**Condition:** • Annual roof tune-ups are recommended to find and repair damage to roofing materials, flashings and caulking. Roof tune-ups reduce the risk of leaks and resulting water damage and help extend the service life of the roof. The church and gymnasium roofs were observed to be in serviceable condition at the time of the inspection. Visibility of some portions of the roof was limited due to snowfall. Recommend having the roof checked annually by a licensed roofing contractor and repaired as necessary to prevent water damage to the structure.

Repair estimate is in regards to general roof repairs.

**Location:** Exterior Roof

**Task:** Further evaluation

**Time:** Regular maintenance

**Cost:** \$15,000 - \$20,000

### Exterior

#### RECOMMENDATIONS \ General

**Condition:** • Observed weak connections where the fire escape connected to the wall. The fire escape should be checked by the city of Chicago building department and fire department prior to closing.

**Location:** Exterior

**Task:** Further evaluation Request disclosure

**Time:** Immediate

**Condition:** • Repair Exterior

Observed multiple exterior defects at the time of the inspection. There were step cracks around multiple window openings and mortar deterioration at various points throughout the exterior of the church and gymnasium. Cracks can weaken the structure. Masonry/mortar deterioration can cause water damage to the structure. Multiple exterior lintels were observed to be rusting, which can weaken the structure. The exterior brick walls to include masonry/mortar, lintels, and window caps should be checked and repaired as necessary by a licensed contractor.

Walkways were cracked throughout the complex. Cracked walks create trip hazards and should be repaired by a licensed masonry contractor.

Multiple exterior gates and fences were damaged and/or inoperable. All damaged gates/fences should be repaired or replaced as necessary to ensure proper operation.

**Location:** Various Exterior

**Task:** Repair Further evaluation Request disclosure

**Time:** Immediate

#### LANDSCAPING \ Lot grading

**Condition:** • [Clogged catch basin](#)

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The catch basin was clogged. Clogged catch basins can cause water damage to the structure and interior finishes. Recommend the catch basin be checked and cleaned by a licensed plumber.

Also observed loose bricks and deteriorated mortar in the catch basin. Recommend the masonry be repaired by a licensed masonry contractor to prevent further material deterioration.

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

**Location:** Exterior

**Task:** Repair Further evaluation Request disclosure

**Time:** Immediate

## LANDSCAPING \ Driveway

**Condition:** • [Cracked or damaged surfaces](#)

There were cracks and deterioration observed throughout the parking lot at the time of the inspection. These cracks create trip hazards and can accelerate deterioration of the surface. Recommend the entire parking lot be resurfaced or replaced by a licensed contractor to correct the existing hazards.

Recommend having the parking lot sealed on an annual basis to prevent material deterioration.

**Implication(s):** Trip or fall hazard

**Location:** Exterior Carport

**Task:** Repair or replace Further evaluation Request disclosure

**Time:** Immediate

**Cost:** Up to - \$120,000

## GARAGE \ General notes

**Condition:** • Typical low quality structure

The inspector was unable to access the interior of the garage at the time of the inspection. The exterior brick was damaged, as multiple step cracks were present. The lintel over the vehicle door was rusting. Observed damage at the garage roof, missing flashings, and cracked coping tiles. Recommend the garage be repaired by a licensed contractor to prevent further material deterioration.

**Implication(s):** Chance of water entering building | Chance of structural movement | Chance of pests entering building | Physical injury

**Location:** Exterior Garage

**Task:** Repair Further evaluation Request disclosure

**Time:** Immediate

**Cost:** \$10,000 - \$15,000

## Electrical

### RECOMMENDATIONS \ General

**Condition:** • Repair electrical components

Observed multiple defects with the electrical system at the time of the inspection. There was cloth wiring present in the church distribution panel. Cloth wiring is considered a fire hazard and should be checked and replaced as necessary by a licensed electrician. There were no GFCI outlets observed at the exterior, which creates an electric shock hazard.

Multiple bathrooms in the church and school areas were missing GFCIs, had improperly operating GFCIs and/or had inoperative outlets. There were exposed wires in the boiler room, and a kitchen outlet within 6 feet of the sink was not connected to a GFCI. Observed an ungrounded outlet in the third floor school side girls' bathroom. A first floor school side rear staircase electrical panel's cover was damaged. Recommend having the electrical system and all related

components checked and repaired as necessary by a licensed electrician to correct the existing safety hazards.

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**Location:** Various First Floor Second Floor Third Floor Exterior

**Task:** Repair or replace Further evaluation Request disclosure

**Time:** Immediate

**Cost:** \$5,000 - \$10,000

## Heating

### GAS HOT WATER BOILER \ Pressure relief valve

**Condition:** • [Pipe dripping or leaking](#)

The boiler's relief valve stem was dripping constantly at the time of the inspection. The plumbing in the surrounding area was rusted. This can cause equipment malfunction. Recommend having the boiler checked and repaired by a licensed plumbing contractor to prevent further damage from occurring.

**Implication(s):** Equipment not operating properly | Chance of water damage

**Location:** Furnace Room

**Task:** Repair or replace Further evaluation Request disclosure

**Time:** Immediate

## Cooling & Heat Pump

### AIR CONDITIONING \ Life expectancy

**Condition:** • THE AIR CONDITIONING UNIT SHOULD BE CHECKED AND CERTIFIED BY A LICENSED HEATING CONTRACTOR PRIOR TO CLOSING.

The inspector was unable to check the air conditioning units due to the low outdoor temperature at the time of the inspection. Recommend having the A/C units checked and certified by a certified HVAC contractor prior to closing.

**Location:** Exterior Roof

**Task:** Further evaluation Request disclosure

**Time:** Immediate

## Plumbing

### RECOMMENDATIONS \ General

**Condition:** • Repair Plumbing

There were multiple defects observed with the plumbing system at the time of the inspection. Plumbing lines in the boiler room was rusted, which can cause leaks. Toilets were clogged in the church bathrooms, and the front church bathroom's countertop was loose. There was a broken toilet in the first floor south bathroom, and inoperative urinals in the east bathroom. An east bathroom urinal was running continuously. Observed a condensation leak in the Southeast utility room. A valve was leaking in the third floor boys' bathroom sink. Toilets were damaged in the second floor girls bathroom and third floor girls bathroom. The kitchen's grease trap was abandoned and should be removed. Hallway faucets were inoperative at the time of the inspection.

Recommend the entire plumbing system be checked and repaired as necessary by a licensed plumber to ensure proper operation.

**Location:** Various Throughout Basement First Floor Second Floor Third Floor

**Task:** Repair or replace Further evaluation Request disclosure

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**Time:** Immediate

## Interior

### WALLS \ Plaster or drywall

**Condition:** • Damaged

The walls and ceilings throughout the church and school were damaged at the time of the inspection. Observed holes in the walls and ceilings, crumbling paint, and water damaged sections. Recommend having the interior walls and ceilings repaired by a qualified plaster contractor to prevent further material deterioration.

Repair estimate is for interior plaster repairs & painting.

**Location:** Various Throughout First Floor Second Floor Third Floor

**Task:** Repair Further evaluation Request disclosure

**Time:** Immediate

**Cost:** \$85,000

### FLOORS \ General notes

**Condition:** • Repair Floors

The floors throughout the property were cracked and damaged. Observed cracked tiles in the rear church bathroom, school classrooms, and third floor school side girls' bathroom. Concrete was cracked in the church foyer and entry staircase. And school staircase treads were damaged throughout the property. Recommend having the floors repaired or replaced by a qualified flooring contractor to prevent further material deterioration.

**Location:** Throughout First Floor Second Floor Third Floor

**Task:** Repair or replace Further evaluation Request disclosure

**Time:** Immediate

### STAIRS \ Handrails and guards

**Condition:** • [Missing](#)

A third floor school staircase was missing a handrail at the time of the inspection. Staircases without handrails cream fall hazards. Recommend having a handrail installed by a qualified carpentry contractor to correct the fall hazard.

**Implication(s):** Fall hazard

**Location:** Rear Third Floor School

**Task:** Replace Further evaluation Request disclosure

**Time:** Immediate

### POTENTIALLY HAZARDOUS MATERIALS \ General notes

**Condition:** • Possible asbestos containing materials

Observed potentially asbestos based materials on the utility room plumbing and interior floor tiles throughout the property at the time of the inspection. Asbestos is considered a health hazard. Recommend further evaluation of the plumbing system by a qualified environmental hazard specialist. All asbestos containing materials should be removed by an environmental hazard specialist.

Repair estimate is for removal of asbestos tile flooring in Church.

**Implication(s):** Health hazard

**Location:** Various Throughout Utility Room Balcony Deck

**Task:** Replace Further evaluation Request disclosure Remove

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**Time:** Immediate

**Cost:** \$30,000 - \$35,000

## Appliances

### RECOMMENDATIONS \ General

**Condition:** • Multiple dryers throughout the first, second and third floor bathrooms were inoperative at the time of the inspection. Recommend the dryers be repaired or replaced by a qualified contractor to ensure proper operation.

**Location:** Throughout First Floor Second Floor Third Floor Bathroom

**Task:** Repair or replace Further evaluation Request disclosure

**Time:** Immediate

Congratulations on the purchase of your new property. Inasmuch as we never know who will be occupying or visiting a property, whether children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolt from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

This is the end of the Summary section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

[PASTE THIS LINK AND ENTER ALL THE INFO YOU CAN GATHER THIS SYSTEM CREATES A PERSONAL ONLINE MAINT](#)

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END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS