

Foundation Work



- **Evaluating Structural Policy Coverage in Home Insurance**
Evaluating Structural Policy Coverage in Home Insurance Understanding the Scope of Foundation Repair Guarantees Reviewing Contractor Backed Warranty Provisions Examining Conditions That Void Certain Warranties Checking if Homeowner Policies Cover Soil Movement Considering Add On Insurance for Extended Protection Determining Coverage Limitations for Pier Systems Clarifying Fine Print in Repair Service Agreements Seeking Assurance Through Third Party Backed Guarantees Exploring Extended Coverage for Unexpected Repair Costs Exploring Available Options for Warranty Transfers
- **Visual Inspection Methods for Early Problem Detection**
Visual Inspection Methods for Early Problem Detection Using Laser Level Surveys to Track Floor Movement Applying Ground Penetrating Radar for Subsurface Clarity Establishing Baselines with Digital Crack Gauges Harnessing Infrared Thermography for Hidden Moisture Installing Wireless Tilt Meters for Continuous Monitoring Scheduling Routine Evaluations of Structural Support Identifying Early Shifts with Smart Sensor Technology Analyzing Data from Remote Monitoring Systems Assessing Elevation Changes with Precision Tools Reviewing Signs of Deterioration in Hard to Reach Areas Interpreting Detailed Reports from Third Party Engineers
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Factors affecting the approval of claims for foundation repair services, such as policy wording, documentation, and external inspections.

Understanding the basics of add-on insurance for extended protection in home repairs.

When it comes to homeownership, one of the most important considerations is protecting your investment. Home inspections are crucial for detecting early foundation problems **foundation repair service areas** I-beam. While standard homeowners insurance provides a good foundation of coverage, it often leaves gaps that could end up costing you significantly in the event of certain types of damage or repairs. This is where add-on insurance for extended protection comes into play.

Add-on insurance, also known as endorsements or riders, offers additional coverage that can be tailored to your specific needs. These add-ons can provide extended protection for various aspects of home repairs that might not be covered under a standard policy. For instance, if you live in an area prone to natural disasters like floods or earthquakes, standard homeowners insurance typically won't cover these events. Add-on insurance can fill this gap, ensuring that you're not left with a massive repair bill after a disaster strikes.

Another common area where add-on insurance is beneficial is with expensive items or systems within your home. Standard policies often have limits on coverage for high-value items like jewelry, artwork, or electronics. Similarly, they may not cover the full cost of repairing or replacing major systems like HVAC units, plumbing, or electrical work. Endorsements can extend your coverage to include these items and systems, giving you peace of mind that you won't be financially overwhelmed by unexpected repairs or replacements.

One popular type of add-on insurance is equipment breakdown coverage. This covers the cost of repairing or replacing major appliances and systems due to mechanical failure—something that standard policies usually don't cover. Given that these systems are crucial to daily life and can be very expensive to fix or replace, having this extra layer of protection can save you from substantial financial strain.

Service line coverage is another valuable add-on, especially if you own an older home with potentially aging infrastructure. This type of insurance covers underground piping and wiring leading into your home from public utility connections. Repairs to these lines can be incredibly expensive and disruptive, making this coverage particularly worthwhile for many homeowners.

When considering add-on insurance for extended protection, it's essential to evaluate your specific needs and risks. Talk to your insurance provider about the options available and what makes sense for your situation. Keep in mind that while adding these endorsements

will increase your premiums slightly, the potential savings in the long run could be substantial if you ever need to file a claim for something not covered by your standard policy.

In conclusion, understanding and considering add-on insurance for extended protection is a smart move for any homeowner looking to safeguard their investment fully. By tailoring your coverage to include potential risks unique to your property or location, you can ensure that you're well-prepared for whatever challenges come your way-giving you greater confidence and security in your homeownership journey.

Key benefits of obtaining add-on insurance for foundation repair services.

When considering add-on insurance for foundation repair services, it's important to weigh the key benefits to make an informed decision. Foundation repairs can be unexpected and costly, often stemming from issues like soil expansion, contraction, or water damage. Here are some compelling reasons to opt for extended protection:

Firstly, add-on insurance provides financial safety. Foundation repairs can run into thousands of dollars, and without adequate coverage, you might find yourself facing a substantial financial burden. Add-on insurance can help cover these costs, providing peace of mind and protecting your pocket.

Secondly, it offers coverage for various types of damage. Basic homeowners insurance often excludes certain types of foundation damage, such as that caused by soil compaction or settling. Add-on insurance can fill these gaps, ensuring you're covered for a broader range of potential issues.

Thirdly, it can increase your home's resale value. A home with foundation issues can be challenging to sell, and if you do find a buyer, you might have to lower your asking price significantly. With add-on insurance, you can address these issues promptly, maintaining your home's value and appeal.

Lastly, it provides assurance that your home is safe and stable. Foundation issues can compromise your home's structural integrity, putting your safety at risk. With add-on insurance, you can tackle these problems head-on, ensuring your home remains a safe haven for you and your family.

In conclusion, while add-on insurance for foundation repair services may seem like an extra expense, the benefits - financial protection, comprehensive coverage, maintained home value, and assured safety - make it a worthy consideration. It's always better to be proactive about protecting your home and investments.

Common types of coverage provided by add-on insurance policies for foundation repairs.

When considering add-on insurance for extended protection, it's crucial to understand the common types of coverage provided by these policies, especially when it comes to foundation repairs. Foundation issues can be devastatingly expensive to fix, and standard homeowners insurance often falls short in this area. This is where add-on insurance can provide a much-needed safety net.

One of the primary coverages offered by add-on insurance for foundation repairs is protection against natural disasters. While standard policies may cover some aspects of storm damage, they often exclude issues like earthquakes, sinkholes, or floods, which can severely impact a home's foundation. Add-on insurance can fill these gaps, ensuring that your foundation is protected against a broader range of natural events.

Another essential coverage is protection against water damage caused by plumbing leaks or drainage issues. Standard insurance might cover sudden and accidental water damage, but it typically doesn't extend to slow leaks that cause gradual damage to the foundation. Add-on insurance can provide coverage for these more insidious problems, helping to detect and repair leaks before they cause significant structural damage.

Soil-related issues are also commonly covered by add-on insurance policies. These can include soil expansion or contraction, which can lead to foundation settling, cracking, or heaving. While standard insurance might not cover these issues unless they are directly caused by another covered peril (like wind or hail damage), add-on insurance often provides broader protection within its terms related specifically towards foundation repairs caused due soil movement.. Add-on policies may also cover issues related due poor soil compaction prior construction began . Also covered are costs associated repair retaining walls damaged due soil pressure . These factors being covered makes policies highly desirable within regions soil instability known issue . This form extended coverage ensures peace mind knowing financial burden foundation repairs won suddenly fall solely upon homeowner shoulders .

Lastly, add-on insurance can offer protection against construction defects. If your foundation was poorly constructed or has inherent defects, add-on insurance can help cover the costs of repairing these issues, even if they are not the result of a covered event. This can be particularly beneficial for older homes or homes with a history of foundation problems.

In conclusion, considering add-on insurance for extended protection is a wise move for homeowners who want comprehensive coverage against foundation repairs. By understanding the common types of coverage provided by these policies-including protection against natural disasters, water damage, soil-related issues, and construction defects-homeowners can make informed decisions about their insurance needs . Thus safeguarding both financial future home structural integrity . Investment within extended coverage ensures peace mind knowing foundational heart home well protected .

Factors to consider when choosing an add-on insurance policy for your foundation repair needs.

When considering an add-on insurance policy for extended protection on your foundation repair needs, there are several factors to weigh to ensure you're making the best choice for your home and wallet.

Firstly, consider the **coverage details**. Not all policies are created equal, and some may cover more than others. Typically, you want a policy that covers a wide range of potential issues, such as damage from plumbing leaks, soil expansion or contraction, or even natural disasters if you live in an area prone to them. Be sure to read the fine print to understand what's included and what's not.

Secondly, think about the **cost of premium**. While extended protection can save you money in case of major repairs, it shouldn't break your budget on a monthly basis. Compare different providers and plans to find something that fits within your financial comfort zone. Remember, it's about balancing risk and cost.

The **reputation of the insurance provider** is another crucial factor. Do some research into the company's history, customer reviews, and their claim settlement process. You want an insurer who will handle claims fairly and efficiently when problems arise. Ask around for recommendations or check online reviews for insights into others' experiences. This isn't something where cutting costs makes sense if it means compromising service quality. The **deductible amount** also plays a significant role. A higher deductible usually means lower premium payments, but ensure you're comfortable with what you'll pay out-of-pocket if something goes wrong. Don't let a high deductible catch you off guard during a stressful situation. It's important to consider any **existing warranties or guarantees** that came with your original foundation repair work. Some contractors offer lifetime warranties on their repairs, so an add-on insurance policy may not be necessary. Be sure to check what you already have before purchasing more coverage. Finally, think about the **peace of mind** that comes with extended protection. Foundation repairs can be costly and stressful. Knowing that you're covered can provide not only financial protection but also emotional relief. If this peace of mind is worth the cost for you, then an add-on insurance policy may be a great investment. Taking all these factors into account will help you make an informed decision about purchasing an add-on insurance policy for your foundation repair needs. It's about finding the right balance of coverage, cost, and peace of mind.

How add-on insurance can mitigate financial risks associated with unforeseen foundation issues.

When purchasing a home, standard insurance policies typically cover primary structures against common risks like fire or theft; however, foundation issues caused due to weather conditions or movement within the earth's surface might require additional protection. As foundation problems could lead homeowners towards expensive repairs, potential structural damages along with decreased house value, considering an add-on insurance becomes essential to mitigate financial risk associated with unexpected foundation issues.

Add-on insurance specifically designed for foundation coverage can provide extended protection beyond what a standard policy offers. These add-ons typically cover damages resulting from sudden and accidental events that affect the foundation, such as landslides, soil expansion or collapse, and even seepage or leakage from underground water sources . Without this added layer protection homeowner may find themselves facing substantial out of pocket expenses repair significant structural damage . Moreover these hidden costs burden might impact savings allocated emergency funds thereby putting families financial stability jeopardy . By opting extend coverage individuals ensure safeguarding investment ensuring peace mind knowing protected against unforeseen perils related foundations integrity . In essence investing extra premium now could save thousands later providing comprehensive shield securing both property finances future . Therefore prudent consider supplementing existing homeowners policy add on insurance extend protection against foundation related risks thereby mitigating potential financial vulnerabilities associated .

Real-life case studies or examples illustrating the effectiveness of add-on insurance in residential foundation repairs.

In recent years, many homeowners have found themselves navigating the complex world of residential foundation repairs, a journey that can be both financially and emotionally taxing. This is where add-on insurance for extended protection comes into play, offering a lifeline that standard homeowners policies often don't provide. Let's delve into some real-life case studies to illustrate its effectiveness.

Take, for instance, the Smith family from Houston, Texas. After heavy rains, they discovered cracks in their walls and doors that wouldn't close properly-clear signs of foundation issues. Their standard homeowners insurance denied their claim, labeling it as a maintenance issue rather than sudden damage. Fortunately, they had purchased add-on insurance specifically for foundation repairs. This policy covered 80% of their \$20,000 repair bill, turning a potentially devastating expense into a manageable one. Without this add-on insurance, they would have been left to foot the entire bill themselves or risk losing their home's value due to an unstable foundation. This kind of financial safety net allows families like the Smiths to protect their investment without breaking the bank and provides peace of mind during stressful situations like these . The Smith family was able to get back on track with minimal disruption because they had planned ahead knowing Houston's fluctuating weather patterns were becoming increasingly erratic .

Another compelling example is that of Mrs. Johnson from Kansas City, Missouri . Her beautifully manicured garden was her pride and joy but her landscaping efforts led her down an unexpected path .She noticed her garden paths sloping unusually ,and became concerned about potential issues beneath her house . Upon inspection ,it was discovered that tree roots had caused significant damage to her foundation ,but her initial claim was denied by her standard insurer as it fell under “gradual wear and tear” .Luckily Mrs Johnson had taken out an additional policy tailored specifically towards residential structure issues just months before discovery this gave her confidence knowing whatever she faced she wouldn't be alone without support from somewhere . Her add on coverage stepped up enabling necessary repairs at fractional cost compared what she would face otherwise

proving its worth beyond measure .One thing Mrs Johnson was particularly grateful for was quick turnaround time her insurance company provided ensuring minimal disruption her daily life . She could continue enjoying garden whilst safe knowing structural integrity wasn't compromised thanks timely intervention made possible through extended coverage plan she opted into earlier . These kinds experiences highlight importance considering add on options available when choosing protecting ones biggest asset –home itself . Not only does additional protection save money long term but also ensures homeowners aren't left vulnerable during times needing immediate action ensuring safety wellbeing everyone living under same roof .

About Hoffman Estates, Illinois

Hoffman Estates is located in Illinois

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Hoffman Estates
Estates

Hoffman Estates is located in the United States

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Hoffman Estates
Estates

Hoffman Estates, Illinois

Village

Hoffman Estates scenery

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Hoffman Estates scenery

Flag of Hoffman Estates, Illinois

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Flag

Official seal of Hoffman Estates, Illinois

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Seal

Motto:

"Growing to Greatness"

Location of Hoffman Estates in Cook County, Illinois

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Location of Hoffman Estates in Cook County, Illinois

Hoffman Estates is located in Chicago metropolitan area

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Hoffman Estates
Estates

Coordinates: 42°03′50″N 88°08′49″W﻿ / ﻿42.06389°N 88.14694°W﻿ / 42.06389; -88.14694
CountryUnited StatesStateIllinoisCountiesCookTownshipsSchaumburg, Palatine, Hanover, BarringtonIncorporated1959 (village)Government

• MayorWilliam D. McLeod^[*citation needed*] • Village ManagerEric J. Palm^[*citation needed*]Area

^[1]
• Total
21.25 sq mi (55.03 km²) • Land21.07 sq mi (54.56 km²) • Water0.18 sq mi (0.47 km²)
0.86%Elevation

^[2]
824 ft (251 m)Population
(2020)
• Total

52,530 • Density2,493.71/sq mi (962.82/km²)Zip Code
60169, 60010, 60192

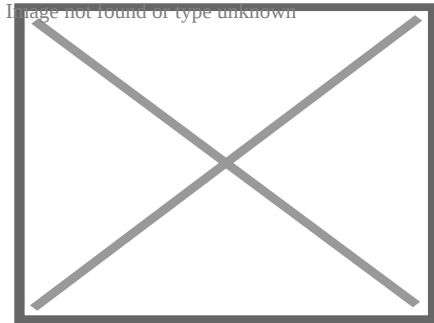
Area code(s)847 / 224FIPS code17-35411GNIS feature ID2398519^[2]Websitewww.hoffmanestates.org

Hoffman Estates is a village in Cook County, Illinois, United States. It is a suburb of Chicago. Per the 2020 census, the population was 52,530.^[3]

The village previously served as the headquarters for Sears and is one of the American headquarters for Mori Seiki. Now Arena, home of the Windy City Bulls of the NBA G League is part of the village. Between 2006 and 2009, the village hosted the Heartland International Tattoo, one of the largest music and dance festivals of its kind in the Midwest.

History

[edit]



Sunderlage Farm Smokehouse^[4](National Register of Historic Places) in Hoffman Estates

Prior to the 1940s, German settlers moved into the area west of Roselle Road and north of Golf Road, then known as Wildcat Grove. The area was sparsely populated until farmers purchased land in the area in the 1940s.

In 1954, Sam and Jack Hoffman, owners of a father-son owned construction company, bought 160 acres of land in the area.^[5] The pair constructed homes and began the development of the region which now bears their name. As residents moved in, they voted to incorporate the area, and the Village of Hoffman Estates was incorporated on September 23, 1959.^{[6][5][7]} In 1973, six former town officials, including mayors Edward F. Pinger (1959?1965) and Roy L. Jenkins (1965?1969) were indicted on bribery and tax charges.^[8]

Once the Northwest Tollway opened, Schaumburg Township became more attractive to Chicago commuters. In the early 1960s, land annexations north of the tollway and in other neighboring regions more than doubled Hoffman Estates' land area.^[9]

The opening of the Woodfield Mall in Schaumburg to the east in 1971 made the area a major business center. An attempt to change the name of the village to East Barrington, among other names, was made in the early 1980s but failed upon a residential vote.^[10]

In the 1990s, the Prairie Stone Business Park began development. This 750-acre (3.0 km²) planned multi-purpose business park^[11] is bounded by Illinois Route 59 on the east, Interstate 90 on the south, Illinois Route 72 on the north, and Beverly Road on the west. The business park came to fruition in 1993 when Sears, Roebuck and Company relocated from the Sears Tower in Chicago to a sprawling headquarters in the northwest part of Prairie Stone.^{[12][11]} That was followed in by Indramat and Quest International, which in 1995 also opened facilities in the park.^{[13][14][15]} Throughout the 1990s, a health and wellness center and child care facility were

developed, as well as other smaller office buildings, and a branch of Northern Illinois University. Development of the business park is still ongoing, and recent additions in the 2000s include the 11,000-seat Now Arena; office buildings for Serta, WT Engineering, I-CAR, and Mary Kay; a Cabela's outdoor outfitters store; a 295-room Marriott hotel; and the 400,000-square-foot (37,000 m²) Poplar Creek Crossing Retail Center, which is anchored by Target and numerous other big-box retailers. Future development will include further office buildings and retail development, Sun Island Hotel and Water Park, an amphitheater, and restaurants.

In 2011, the Village of Hoffman Estates took over ownership of the Now Arena.^[16] On June 23, 2020, the Village of Hoffman Estates approved an \$11.5 million deal to rename the Sears Centre Arena to the "NOW Arena".^[17]

In the fall of 2016, papers and artifacts from President Barack Obama's administration began to arrive in town, where they are being stored in a building on Golf Road. The site is their temporary home while construction takes place on the Barack Obama Presidential Center in Jackson Park, Chicago, and is not open to the public.^[18]

In January 2020, the Centers for Disease Control and Prevention (CDC) confirmed the second U.S. case of COVID-19 in a Hoffman Estates resident. The patient, a woman in her 60s returning from Wuhan, China, was treated at St. Alexius Medical Center.^[19] Her husband was later infected in the first case of human-to-human transmission of the SARS-CoV-2 virus in the United States.^[20]

Geography

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According to the 2021 census gazetteer files, Hoffman Estates has a total area of 21.25 square miles (55.04 km²), of which 21.07 square miles (54.57 km²) (or 99.15%) is land and 0.18 square miles (0.47 km²) (or 0.85%) is water.^[21]

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Places adjacent to Hoffman Estates, Illinois

Barrington Hills

South Barrington

Inverness

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Elgin / East Dundee

 **Hoffman Estates, Illinois**

 Schaumburg

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Elgin

Streamwood

Schaumburg

Demographics

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Historical population

Census	Pop.	Note	%±
1960	8,296	—	
1970	22,238		168.1%
1980	37,272		67.6%
1990	46,363		24.4%
2000	49,495		6.8%
2010	51,895		4.8%
2020	52,530		1.2%
U.S. Decennial Census ^[22]			
	2010 ^[23]	2020 ^[24]	

Hoffman Estates village, Illinois – Racial and ethnic composition

Note: the US Census treats Hispanic/Latino as an ethnic category. This table excludes Latinos from the racial categories and assigns them to a separate category. Hispanics/Latinos may be of any race.

Race / Ethnicity (NH = Non-Hispanic)	Pop 2000 ^[25]	Pop 2010 ^[23]	Pop 2020 ^[24]	% 2000	% 2010	% 2020
White alone (NH)	33,789	29,357	26,014	68.27%	56.57%	49.52%
Black or African American alone (NH)	2,141	2,393	2,472	4.33%	4.61%	4.71%
Native American or Alaska Native alone (NH)	54	60	69	0.11%	0.12%	0.13%
Asian alone (NH)	7,429	11,701	13,733	15.01%	22.55%	26.14%
Pacific Islander alone (NH)	10	4	2	0.02%	0.01%	0.00%
Other race alone (NH)	73	70	183	0.15%	0.13%	0.35%
Mixed race or Multiracial (NH)	801	1,013	1,579	1.62%	1.95%	3.01%
Hispanic or Latino (any race)	5,198	7,297	8,478	10.50%	14.06%	16.14%
Total	49,495	51,895	52,350	100.00%	100.00%	100.00%

As of the 2020 census^[26] there were 52,530 people, 18,110 households, and 14,048 families residing in the village. The population density was 2,472.58 inhabitants per square mile (954.67/km²). There were 19,160 housing units at an average density of 901.86 per square mile (348.21/km²). The racial makeup of the village was 52.08% White, 26.26% Asian, 4.87% African American, 0.60% Native American, 0.02% Pacific Islander, 7.51% from other races, and 8.68% from two or more races. Hispanic or Latino of any race were 16.14% of the population.

There were 18,110 households, out of which 36.3% had children under the age of 18 living with them, 61.71% were married couples living together, 11.97% had a female householder with no

husband present, and 22.43% were non-families. 18.07% of all households were made up of individuals, and 5.43% had someone living alone who was 65 years of age or older. The average household size was 3.16 and the average family size was 2.77.

The village's age distribution consisted of 23.1% under the age of 18, 7.3% from 18 to 24, 27.7% from 25 to 44, 28.3% from 45 to 64, and 13.5% who were 65 years of age or older. The median age was 38.2 years. For every 100 females, there were 97.6 males. For every 100 females age 18 and over, there were 96.4 males.

The median income for a household in the village was \$92,423, and the median income for a family was \$103,641. Males had a median income of \$56,210 versus \$42,288 for females. The per capita income for the village was \$40,016. About 3.3% of families and 4.3% of the population were below the poverty line, including 4.9% of those under age 18 and 3.5% of those age 65 or over.

Economy

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Employers

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Many Japanese companies have their U.S. headquarters in Hoffman Estates and Schaumburg^[27] but the largest employers in Hoffman Estates as of 2023^[28] are:

No.	Employer	No. of employees
1	St. Alexius Medical Center	2,500
2	Siemens Medical Systems	400
3	Claire's ^[29]	400
4	Village of Hoffman Estates	370
5	FANUC America ^[30]	350
6	Vistex	350
7	Leopardo Companies, Inc.	300
8	Wells Fargo	300
9	The Salvation Army	270
10	Tate & Lyle	220

Education

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The village is served by several public school districts. The majority of residents who live in Schaumburg Township attend:

- Township High School District 211 (9–12)^[31]
- Community Consolidated School District 54 (K–8)^[32]

North Hoffman Estates (north of I-90) residents are served by:

- Township High School District 211
- Community Consolidated School District 15 (K–8)^[33] (East of Huntington Blvd)
- Barrington School District 220 (K–12) (Unit District) (West of Huntington Blvd).^[34]

Residents west of Barrington Road primarily attend Unit School District, Elgin Area U46.

High schools

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Schools located in the Hoffman Estates village limits:

- Hoffman Estates High School
- James B. Conant High School

Other high schools in the same township high school district:

- Schaumburg High School
- William Fremd High School
- Palatine High School

Community college

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Most of the village is served by Harper College Community College District 512.

Miscellaneous education

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The Xilin Northwest Chinese School (simplified Chinese: 新西北中国学校; traditional Chinese: 新西北中國學校; pinyin: *Xīn Xīběi Zhōngguó Xuéxiào*) holds its classes at Conant High School in Hoffman Estates.^[35] It serves grades preschool through 12.^[36] The school predominately serves mainland Chinese families. In 2003 the school held its classes in Palatine High School in Palatine. In 2000 the school had served around 300 students. This figure increased almost by 100%, to almost 600 students. This made it one of the largest of the Chinese schools in the Chicago area.^[37]

Library

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-  Chicago portal
-  Illinois portal
- Barrington Area Library
- Schaumburg Township District Library
- Gail Borden Public Library District
- Palatine Township Library

Sister city

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Hoffman Estates has one sister city:^[38]

- Angoulême, Charente, Nouvelle-Aquitaine, France

Transportation

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Pace provides bus service on multiple routes connecting Hoffman Estates to Elgin, Rosemont, and other destinations.^[39]

Notable people

[edit]

- Tammy Duckworth, U.S. Senator from Illinois (2016–present)^[40]
- Rob Valentino (b. 1985), former soccer player who is an assistant coach for Atlanta United^[41]
- William Beckett, lead singer of the band The Academy Is...

Notes

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- ¹ [^] "2020 U.S. Gazetteer Files". *United States Census Bureau*. Retrieved March 15, 2022.
- ² [^] **a b** U.S. Geological Survey Geographic Names Information System: Hoffman Estates, Illinois
- ³ [^] "Hoffman Estates village, Illinois". *United States Census Bureau*. Retrieved April 15, 2022.

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28. ^ "Village of Hoffman Estates Comprehensive Annual Financial Report". June 25, 2024.
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Hoffman Estates, a suburb of Chicago . Please visit Contact Us if you would like to send correspondence to our corporate headquarters."

30. ^ "Village of Hoffman Estates Top Employers". *Hoffmanestates.org*. March 21, 2012. Archived from the original on April 22, 2012. Retrieved April 30, 2012.
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External links

[edit]

- Village of Hoffman Estates official website

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Places adjacent to Hoffman Estates, Illinois

Barrington Hills

South Barrington

Inverness / Palatine

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East Dundee / Elgin  **Hoffman Estates, Illinois**

 Palatine

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Elgin

Streamwood

Schaumburg

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Hoffman Estates, Illinois

Education

	◦ Community Consolidated School District 54 ◦ Community Consolidated School District 15 ◦ Barrington School District 220 ◦ Township High School District 211 ◦ Hoffman Estates High School ◦ James B. Conant High School ◦ Elgin Area School District U46
Schools	

	◦ Harper College (in Palatine) ◦ Schaumburg Township District Library ◦ Barrington Area Library
Other education	

Other

	◦ Now Arena ◦ Sunderlage Farm Smokehouse
Landmarks	

This list is incomplete.

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Municipalities and communities of Cook County, Illinois, United States

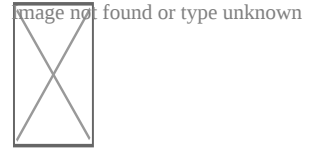
County seat: **Chicago**

Cities

- Berwyn
- Blue Island
- Burbank
- Calumet City
- Chicago‡
- Chicago Heights
- Country Club Hills
- Countryside
- Des Plaines
- Elgin‡
- Elmhurst‡
- Evanston
- Harvey
- Hickory Hills
- Hometown
- Markham
- Northlake
- Oak Forest
- Palos Heights
- Palos Hills
- Park Ridge
- Prospect Heights
- Rolling Meadows

Towns

- Cicero



Map of
Illinois
highlighting
Cook
County

- Alsip
- Arlington Heights‡
- Barrington‡
- Barrington Hills‡
- Bartlett‡
- Bedford Park
- Bellwood
- Bensenville‡
- Berkeley
- Bridgeview
- Broadview
- Brookfield
- Buffalo Grove‡
- Burnham
- Burr Ridge‡
- Calumet Park
- Chicago Ridge
- Crestwood
- Deer Park‡
- Deerfield‡
- Dixmoor
- Dolton
- East Dundee‡
- East Hazel Crest
- Elk Grove Village‡
- Elmwood Park
- Evergreen Park
- Flossmoor
- Ford Heights
- Forest Park
- Forest View
- Frankfort‡
- Franklin Park
- Glencoe
- Glenview
- Glenwood
- Golf
- Hanover Park‡
- Harwood Heights
- Hazel Crest
- Hillside
- Hinsdale‡
- Hodgkins
- Hoffman Estates
- Homer Glen‡
- Homewood
- Indian Head Park
- Inverness
- Justice

Townships

- Barrington
- Berwyn
- Bloom
- Bremen
- Calumet
- Cicero
- Elk Grove
- Hanover
- Lemont
- Leyden
- Lyons
- Maine
- New Trier
- Niles
- Northfield
- Norwood Park
- Oak Park
- Orland
- Palatine
- Palos
- Proviso
- Rich
- River Forest
- Riverside
- Schaumburg
- Stickney
- Thornton
- Wheeling
- Worth

Former: Evanston • Hyde Park • Jefferson • Lake • Lake View • North Chicago • Rogers Park • South Chicago • West Chicago

Unincorporated communities

- Central Stickney
- Hines
- Indian Hill
- La Grange Highlands
- Nottingham Park
- Sag Bridge
- Sutton

- Other Communities

- Orchard Place
 - Techny

Footnotes

‡This populated place also has portions in an adjacent county or counties

- Illinois portal
- United States portal

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Chicago metropolitan area

- Major city

- Chicago

Cities
(over 30,000 in 2020)

- Aurora
- Berwyn
- Calumet City
- Crown Point
- Crystal Lake
- DeKalb
- Des Plaines
- Elgin
- Elmhurst
- Evanston
- Gary
- Hammond
- Highland Park
- Joliet
- Kenosha
- Naperville
- North Chicago
- Park Ridge
- Portage
- St. Charles
- Valparaiso
- Waukegan
- Wheaton

Chicago landsat image

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**Towns and villages
(over 30,000 in 2020)**

- Addison
- Arlington Heights
- Bartlett
- Bolingbrook
- Buffalo Grove
- Carol Stream
- Carpentersville
- Cicero
- Downers Grove
- Elk Grove Village
- Glendale Heights
- Glenview
- Grayslake
- Gurnee
- Hanover Park
- Hoffman Estates
- Lombard
- Merrillville
- Mount Prospect
- Mundelein
- Niles
- Northbrook
- Oak Lawn
- Oak Park
- Orland Park
- Oswego
- Palatine
- Plainfield
- Romeoville
- Schaumburg
- Skokie
- Streamwood
- Tinley Park
- Wheeling
- Wonder Lake
- Woodridge

Counties

- Cook
- DeKalb
- DuPage
- Grundy
- Jasper
- Kane
- Kankakee
- Kendall
- Kenosha
- Lake, IL
- Lake, IN
- McHenry
- Newton
- Porter
- Will

Regions

- Great Lakes
- Northern Illinois
- Northern Indiana

Sub-regions

- Chicago Southland
- Eastern Ridges and Lowlands
- Fox Valley (Illinois)
- Golden Corridor
- Illinois Technology and Research Corridor
- North Shore (Chicago)
- Northwest Indiana

Illinois, United States

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State of Illinois

Springfield (capital)

Topics

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- Census areas
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Regions

- American Bottom
- Bloomington–Normal metropolitan area
- Central Illinois
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- Chicago metropolitan area
- Collar counties
- Corn Belt
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- Forgottonia
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- Metro East
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- Peoria metropolitan area
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- Bartlett/Hanover Park/Streamwood
- Belleville/East St. Louis/Collinsville/O'Fallon
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- Bloomington/Normal
- Bolingbrook/Romeoville
- Buffalo Grove/Wheeling
- Calumet City
- Canton
- Carbondale
- Carol Stream/Glendale Heights
- Centralia
- Champaign/Urbana
- Charleston/Mattoon
- Chicago
- Chicago Heights
- Crystal Lake/Algonquin
- Danville
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- DeKalb/Sycamore
- Des Plaines/Mount Prospect/Park Ridge
- Dixon
- Downers Grove/Woodridge
- Effingham
- Elgin/Carpentersville
- Elmhurst/Lombard/Addison
- Evanston/Skokie
- Freeport
- Galesburg
- Glenview/Northbrook
- Harrisburg
- Jacksonville
- Joliet
- Kankakee/Bradley/Bourbonnais
- Lincoln
- Macomb
- Marion/Herrin
- Moline/East Moline/Rock Island
- Mount Vernon
- Mundelein
- Oak Lawn
- Oak Park
- Orland Park/Tinley Park
- Ottawa/Streator/LaSalle/Peru
- Peoria/Pekin/East Peoria/Morton/Washington
- Pontiac
- Quincy

Municipalities

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- Alexander
- Bond
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- Bureau
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- Greene
- Grundy
- Hamilton
- Hancock
- Hardin
- Henderson
- Henry
- Iroquois
- Jackson
- Jasper
- Jefferson
- Jersey
- Jo Daviess
- Johnson
- Kane
- Kankakee
- Kendall
- Knox
- Lake

Authority control databases [Edit this at Wikidata](#)

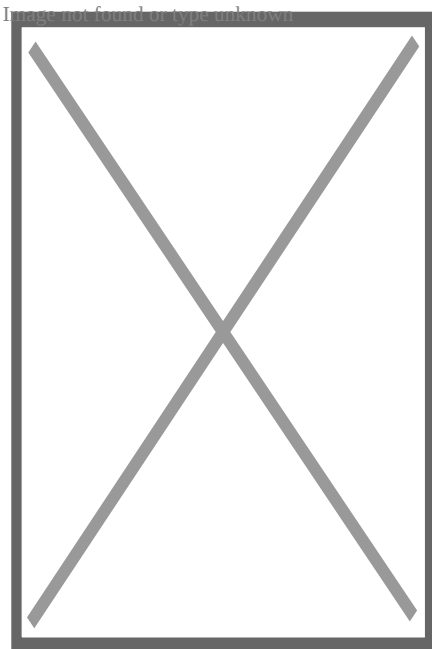
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| National | <div> <ul style="list-style-type: none">Germany United States Israel </div> |
| Geographic | <div> <ul style="list-style-type: none">MusicBrainz area </div> |

About home inspection

This article **uses bare URLs, which are uninformative and vulnerable to link rot.**



Please consider converting them to full citations to ensure the article remains verifiable and maintains a consistent citation style. Several templates and tools are available to assist in formatting, such as reFill (documentation) and Citation bot (documentation). *(August 2022)* *(Learn how and when to remove this message)*



A disaster inspector at work in the United States assessing tornado damage to a house

A **home inspection** is a limited, non-invasive examination of the condition of a home, often in connection with the sale of that home. Home inspections are usually conducted by a **home inspector** who has the training and certifications to perform such inspections. The inspector prepares and delivers to the client a written report of findings. In general, home inspectors recommend that potential purchasers join them during their onsite visits to provide context for the comments in their written reports. The client then uses the knowledge gained to make informed decisions about their pending real estate purchase. The home inspector describes the condition of the home at the time of inspection but does not guarantee future condition, efficiency, or life expectancy of systems or components.

Sometimes confused with a real estate appraiser, a home inspector determines the condition of a structure, whereas an appraiser determines the value of a property. In the United States, although not all states or municipalities regulate home inspectors, there are various professional associations for home inspectors that provide education, training, and networking opportunities. A professional home inspection is an examination of the current condition of a house. It is not an inspection to verify compliance with appropriate codes; building inspection is a term often used for building code compliance inspections in the United States. A similar but more complicated inspection of commercial buildings is a property condition assessment. Home inspections identify problems but building diagnostics identifies solutions to the found problems and their predicted outcomes. A property inspection is a detailed visual documentation of a property's structures, design, and fixtures. Property Inspection provides a buyer, renter, or other information consumer with valuable insight into the property's conditions prior to purchase. House-hunting can be a difficult task especially when you can't seem to find one that you like. The best way to get things done is to ensure that there is a property inspection before buying a property.

North America

[edit]

In Canada and the United States, a contract to purchase a house may include a contingency that the contract is not valid until the buyer, through a home inspector or other agents, has had an opportunity to verify the condition of the property. In many states and provinces, home inspectors are required to be licensed, but in some states, the profession is not regulated. Typical requirements for obtaining a license are the completion of an approved training course and/or a successful examination by the state's licensing board. Several states and provinces also require inspectors to periodically obtain continuing education credits in order to renew their licenses.^[*citation needed*] Unless specifically advertised as part of the home inspection, items often needed to satisfy mortgage or tile requirements such as termite ("pest") inspections must be obtained separately from licensed and regulated companies.

In May 2001, Massachusetts became the first state to recognize the potential conflict of interest when real estate agents selling a home also refer or recommend the home inspector to the potential buyer.^[*citation needed*] As a result, the real estate licensing law in Massachusetts was amended^[¹]^[*non-primary source needed*] to prohibit listing real estate agents from directly referring home inspectors. The law also prohibits listing agents from giving out a "short" name list of inspectors. The only list that can be given out is the complete list of all licensed home

inspectors in the state.

In September 2018, the California state legislature passed Senate Bill 721 (SB 721),^[2] which requires buildings with specific conditions, such as having exterior elevated structures, to undergo inspections by licensed professionals. These inspections must be conducted by qualified individuals, such as structural engineering firms,^[3] and a detailed report must be issued. Failure to comply with these requirements can result in penalties for property owners.

Ancillary services such as inspections for wood destroying insects, radon testing, septic tank inspections, water quality, mold, (or excessive moisture which may lead to mold), and private well inspections are sometimes part of home inspector's services if duly qualified.

In many provinces and states, home inspection standards are developed and enforced by professional associations, such as, worldwide, the International Association of Certified Home Inspectors (InterNACHI); in the United States, the American Society of Home Inspectors (ASHI), and the National Association of Home Inspectors (NAHI)(No Longer active 10/2017); and, in Canada, the Canadian Association of Home and Property Inspectors (CAHPI), the Professional Home & Property Inspectors of Canada (PHPIC) and the National Home Inspector Certification Council (NHICC).

Currently, more than thirty U.S. states regulate the home inspection industry in some form.

Canada saw a deviation from this model when in 2016 an association-independent home inspection standard was completed. This was developed in partnership with industry professionals, consumer advocates, and technical experts, by the Canadian Standards Association. The CAN/CSA A770-16 Home Inspection Standard was funded by three provincial governments with the intent to be the unifying standard for home inspections carried out within Canada. It is the only home inspection standard that has been endorsed by the Standards Council of Canada.

In Canada, there are provincial associations which focus on provincial differences that affect their members and consumers. Ontario has the largest population of home inspectors which was estimated in 2013 as part of a government survey at being around 1500.^[4]

To date, Ontario Association of Certified Home Inspectors is the only association which has mandated that its members migrate to the CAN/CSA A770-16 Home Inspection Standard, with a date of migration set as February 28, 2020. Other national and provincial associations have set it as an option to be added to other supported standards.

In Canada, only Alberta and British Columbia have implemented government regulation for the home inspection profession. The province of Ontario has proceeded through the process, with the passage of regulatory procedure culminating in the Home Inspection Act, 2017 to license Home Inspectors in that province. It has received royal assent but is still awaiting the development of regulations and proclamation to become law.

In Ontario, there are two provincial Associations, OAHI (the Ontario Association of Home Inspectors) and OntarioACHI (the Ontario Association of Certified Home Inspectors). Both claim to

be the largest association in the province. OAHI, formed by a private member's Bill in the Provincial Assembly, has the right in law to award the R.H.I. (Registered Home Inspector) designation to anyone on its membership register. The R.H.I. designation, however, is a reserved designation, overseen by OAHI under the Ontario Association of Home Inspectors Act, 1994. This Act allows OAHI to award members who have passed and maintained strict criteria set out in their membership bylaws and who operate within Ontario. Similarly, OntarioACHI requires equally high standards for the award of their certification, the Canadian-Certified Home Inspector (CCHI) designation. To confuse things, Canadian Association of Home and Property Inspectors (CAHPI) own the copyright to the terms Registered Home Inspector and RHI. Outside of Ontario, OAHI Members cannot use the terms without being qualified by CAHPI.

The proclamation of the Home Inspection Act, 2017, requires the dissolution of the Ontario Association of Home Inspectors Act, 1994, which will remove the right to title in Ontario of the RHI at the same time removing consumer confusion about the criteria for its award across Canada.

United Kingdom

[edit]

A home inspector in the United Kingdom (or more precisely in England and Wales), was an inspector certified to carry out the Home Condition Reports that it was originally anticipated would be included in the Home Information Pack.

Home inspectors were required to complete the ABBE Diploma in Home Inspection to show they met the standards set out for NVQ/VRQ competency-based assessment (Level 4). The government had suggested that between 7,500 and 8,000 qualified and licensed home inspectors would be needed to meet the annual demand of nearly 2,000,000 Home Information Packs. In the event, many more than this entered training, resulting in a massive oversupply of potential inspectors.

With the cancellation of Home Information Packs by the coalition Government in 2010, the role of the home inspector in the United Kingdom became permanently redundant.

Inspections of the home, as part of a real estate transaction, are still generally carried out in the UK in the same manner as they had been for years before the Home Condition Report process. Home Inspections are more detailed than those currently offered in North America. They are generally performed by a chartered member of the Royal Institution of Chartered Surveyors.

India

[edit]

The concept of home inspection in India is in its infancy. There has been a proliferation of companies that have started offering the service, predominantly in Tier-1 cities such as Bangalore, Chennai, Kolkata, Pune, Mumbai, etc. To help bring about a broader understanding among the general public and market the concept, a few home inspection companies have come

together and formed the Home Inspection Association of India.^[5]

After RERA came into effect, the efficacy and potency of home inspection companies has increased tremendously. The majority of homeowners and potential home buyers do not know what home inspection is or that such a service exists.

The way that home inspection is different in India^[6] than in North America or United Kingdom is the lack of a government authorised licensing authority. Apart from the fact that houses in India are predominantly built with kiln baked bricks, concrete blocks or even just concrete walls (predominantly in high rise apartments) this means the tests conducted are vastly different. Most home inspection companies conduct non-destructive testing of the property, in some cases based on customer requirement, tests that require core-cutting are also performed.

The majority of homeowners are not aware of the concept of home inspection in India. The other issue is that the balance of power is highly tilted toward the builder; this means the home buyers are stepping on their proverbial toes, because in most cases, the home is the single most expensive purchase in their lifetime, and the homeowners do not want to come across as antagonising the builders.

Home inspection standards and exclusions

[edit]

Some home inspectors and home inspection regulatory bodies maintain various standards related to the trade. Some inspection companies offer 90-day limited warranties to protect clients from unexpected mechanical and structural failures; otherwise, inspectors are not responsible for future failures.^[a] A general inspection standard for buildings other than residential homes can be found at the National Academy of Building Inspection Engineers.

Many inspectors may also offer ancillary services such as inspecting pools, sprinkler systems, checking radon levels, and inspecting for wood-destroying organisms. The CAN/CSA-A770-16 standard allows this (in-fact it demands swimming pool safety inspections as a requirement) and also mandates that the inspector be properly qualified to offer these. Other standards are silent on this.

Types of inspections

[edit]

Home buyers and home sellers inspections

[edit]

Home inspections are often used by prospective purchasers of the house in question, in order to evaluate the condition of the house prior to the purchase. Similarly, a home seller can elect to have an inspection on their property and report the results of that inspection to the prospective

buyer.

Foreclosure inspection

[edit]

Recently foreclosed properties may require home inspections.

Four point inspection

[edit]

An inspection of the house's roof, HVAC, and electrical and plumbing systems is often known as a "four-point inspection", which insurance companies may require as a condition for homeowner's insurance.

Disaster inspection

[edit]

Home inspections may occur after a disaster has struck the house. A disaster examination, unlike a standard house inspection, concentrates on damage rather than the quality of everything visible and accessible from the roof to the basement.

Inspectors go to people's homes or work places who have asked for FEMA disaster aid.

Section 8 inspection

[edit]

In the United States, the federal and state governments provide housing subsidies to low-income people through the Section 8 program. The government expects that the housing will be "fit for habitation" so a Section 8 inspection identifies compliance with HUD's Housing Quality Standards (HQS).

Pre-delivery inspection

[edit]

See also: Pre-delivery inspection

An inspection may occur in a purchased house prior to the deal's closure, in what is known as a "pre-delivery" inspection.

Structural inspection

[edit]

The house's structure may also be inspected. When performing a structural inspection, the inspector will look for a variety of distress indications that may result in repair or further evaluation recommendations.

In the state of New York, only a licensed professional engineer or a registered architect can render professional opinions as to the sufficiency structural elements of a home or building.^[11] Municipal building officials can also make this determination, but they are not performing home inspections at the time they are rendering this opinion. Municipal officials are also not required to look out for the best interest of the buyer. Some other states may have similar provisions in their licensing laws. Someone who is not a licensed professional engineer or a registered architect can describe the condition of structural elements (cracked framing, sagged beams/roof, severe rot or insect damage, etc.), but are not permitted to render a professional opinion as to how the condition has affected the structural soundness of the building.

Various systems of the house, including plumbing and HVAC, may also be inspected.^[12]

Thermal imaging Inspection

[edit]

A thermal imaging inspection using an infrared camera can provide inspectors with information on home energy loss, heat gain/loss through the exterior walls and roof, moisture leaks, and improper electrical system conditions that are typically not visible to the naked eye. Thermal imaging is not considered part of a General Home Inspection because it exceeds the scope of inspection Standards of Practice.

Pool and spa inspection

[edit]

Inspection of swimming pools and spas is not considered part of a General Home Inspection because their inspection exceeds the scope of inspection Standards of Practice. However, some home inspectors are also certified to inspect pools and spas and offer this as an ancillary service.^[13]

Tree health inspection

[edit]

Inspection of trees on the property is not considered part of a General Home Inspection because their inspection exceeds the scope of inspection Standards of Practice. This type of inspection is typically performed by a Certified Arborist and assesses the safety and condition of the trees on a property before the sales agreement is executed.^[14]

Property inspection report for immigration

[edit]

The UKVI (United Kingdom Visa and Immigration) issued guidance on the necessity of ensuring that properties must meet guidelines so that visa applicants can be housed in properties which meet environmental and health standards. Part X of the Housing Act 1985 provides the legislative grounding for the reports - primarily to ensure that a property is not currently overcrowded, that the inclusion of further individuals as a result of successful visa applications - whether spouse visa, dependent visa, indefinite leave to remain or visitor visa, can house the applicants without the property becoming overcrowded. Reports are typically prepared by environmental assessors or qualified solicitors in accordance with HHSRS (Housing Health and Safety Rating Scheme). Property inspection reports are typically standard and breakdown the legal requirements.

Pre-Listing Home Inspection

[edit]

A pre-listing inspection focuses on all major systems and components of the house including HVAC, electrical, plumbing, siding, doors, windows, roof and structure. It's a full home inspection for the seller to better understand the condition of their home prior to the buyer's own inspection.

See also

[edit]

- List of real estate topics
- Real estate appraisal

Notes

[edit]

1. ^ A general list of exclusions include but are not limited to: code or zoning violations, permit research, property measurements or surveys, boundaries, easements or right of way, conditions of title, proximity to environmental hazards, noise interference, soil or geological conditions, well water systems or water quality, underground sewer lines, waste disposal systems, buried piping, cisterns, underground water tanks and sprinkler systems. A complete list of standards and procedures for home inspections can be found at NAHI,^[7] ASHI,^[8] InterNACHI,^[9] or IHINA^[10] websites.

References

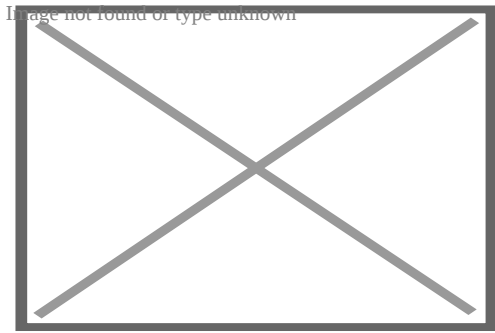
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2. ^ *"SB 721- CHAPTERED". leginfo.legislature.ca.gov. Retrieved 2025-02-13.*
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13. ^ *"InterNACHI's Standards of Practice for Inspecting Pools & Spas - InterNACHI". www.nachi.org. Archived from the original on 2019-03-21. Retrieved 2019-04-09.*
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About building code

 The examples and perspective in this article **may not represent a worldwide view of the subject**. You may improve this article, discuss the issue on the talk page, or create a new article, as appropriate. (November 2021) *(Learn how and when to remove this message)*

Not to be confused with Zoning laws.



Code Violation: This fire-rated concrete block wall is penetrated by cable trays and electrical cables. The hole should be firestopped to restore the fire-resistance rating of the wall. Instead, it is filled with flammable polyurethane foam.

A **building code** (also **building control** or **building regulations**) is a set of rules that specify the standards for construction objects such as buildings and non-building structures. Buildings must conform to the code to obtain planning permission, usually from a local council. The main purpose of building codes is to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures—*for example*, the building codes in many countries require engineers to consider the effects of soil liquefaction in the design of new buildings.^[1] The building code becomes law of a particular jurisdiction when formally enacted by the appropriate governmental or private authority.^[2]

Building codes are generally intended to be applied by architects, engineers, interior designers, constructors and regulators but are also used for various purposes by safety inspectors, environmental scientists, real estate developers, subcontractors, manufacturers of building products and materials, insurance companies, facility managers, tenants, and others. Codes regulate the design and construction of structures where adopted into law.

Examples of building codes began in ancient times.^[3] In the USA the main codes are the International Building Code or International Residential Code [IBC/IRC], electrical codes and plumbing, mechanical codes. Fifty states and the District of Columbia have adopted the I-Codes at the state or jurisdictional level.^[4] In Canada, national model codes are published by the National Research Council of Canada.^[5] In the United Kingdom, compliance with Building Regulations is monitored by building control bodies, either Approved Inspectors or Local Authority Building Control departments. Building Control regularisation charges apply in case work is undertaken which should have had been inspected at the time of the work if this was not done.^[6]

Types

[edit]

The practice of developing, approving, and enforcing building codes varies considerably among nations. In some countries building codes are developed by the government agencies or quasi-governmental standards organizations and then enforced across the country by the central government. Such codes are known as the **national building codes** (in a sense they enjoy a mandatory nationwide application).

In other countries, where the power of regulating construction and fire safety is vested in local authorities, a system of model building codes is used. Model building codes have no legal status unless adopted or adapted by an authority having jurisdiction. The developers of model codes urge public authorities to reference model codes in their laws, ordinances, regulations, and administrative orders. When referenced in any of these legal instruments, a particular model code becomes law. This practice is known as 'adoption by reference'. When an adopting authority decides to delete, add, or revise any portions of the model code adopted, it is usually required by the model code developer to follow a formal adoption procedure in which those modifications can be documented for legal purposes.

There are instances when some local jurisdictions choose to develop their own building codes. At some point in time all major cities in the United States had their own building codes. However, due to ever increasing complexity and cost of developing building regulations, virtually all municipalities in the country have chosen to adopt model codes instead. For example, in 2008 New York City abandoned its proprietary *1968 New York City Building Code* in favor of a customized version of the International Building Code.^[7] The City of Chicago remains the only municipality in America that continues to use a building code the city developed on its own as part of the *Municipal Code of Chicago*.

In Europe, the Eurocode: Basis of structural design, is a pan-European building code that has superseded the older national building codes. Each country now has National Annexes to localize the contents of the Eurocodes.

Similarly, in India, each municipality and urban development authority has its own building code, which is mandatory for all construction within their jurisdiction. All these local building codes are variants of a National Building Code,^[8] which serves as model code providing guidelines for regulating building construction activity.

Scope

[edit]



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The purpose of building codes is to provide minimum standards for safety, health, and general welfare including structural integrity, mechanical integrity (including sanitation, water supply, light, and ventilation), means of egress, fire prevention and control, and energy conservation.^{[9][10]} Building codes generally include:

- Standards for structure, placement, size, usage, wall assemblies, fenestration size/locations, egress rules, size/location of rooms, foundations, floor assemblies, roof structures/assemblies, energy efficiency, stairs and halls, mechanical, electrical, plumbing, site drainage & storage, appliance, lighting, fixtures standards, occupancy rules, and swimming pool regulations

- Rules regarding parking and traffic impact
- Fire code rules to minimize the risk of a fire and to ensure safe evacuation in the event of such an emergency^[citation needed]
- Requirements for earthquake (seismic code), hurricane, flood, and tsunami resistance, especially in disaster prone areas or for very large buildings where a failure would be catastrophic^[citation needed]
- Requirements for specific building uses (for example, storage of flammable substances, or housing a large number of people)
- Energy provisions and consumption
- Grandfather clauses: Unless the building is being renovated, the building code usually does not apply to existing buildings.
- Specifications on components
- Allowable installation methodologies
- Minimum and maximum room ceiling heights, exit sizes and location
- Qualification of individuals or corporations doing the work
- For high structures, anti-collision markers for the benefit of aircraft

Building codes are generally separate from zoning ordinances, but exterior restrictions (such as setbacks) may fall into either category.

Designers use building code standards out of substantial reference books during design. Building departments review plans submitted to them before construction, issue permits [or not] and inspectors verify compliance to these standards at the site during construction.

There are often additional codes or sections of the same building code that have more specific requirements that apply to dwellings or places of business and special construction objects such as canopies, signs, pedestrian walkways, parking lots, and radio and television antennas.

Criticism

[edit]

Building codes have been criticized for contributing to housing crisis and increasing the cost of new housing to some extent, including through conflicting code between different administrators.^[11] Proposed improvements include regular review and cost-benefit analysis of building codes,^[12] promotion of low-cost construction materials and building codes suitable to mass production,^[11] reducing bureaucracy, and promoting transparency.^[13]

History

[edit]

Antiquity

[edit]

Building codes have a long history. The earliest known written building code is included in the Code of Hammurabi,^[3] which dates from circa 1772 BC.

The book of Deuteronomy in the Hebrew Bible stipulated that parapets must be constructed on all houses to prevent people from falling off.^[14]

In the Chinese book of rites it mentions that ancestral temples and houses should be a certain standard length in ancient China they measured land in the chu or well field system so it was important to be precise though most of the actual lengths are lost or obscure.^[15]^[16]

In ancient Japan a certain official destroyed a courtiers house because the size was above his rank.^[17]

Modern era

[edit]

France

[edit]

In Paris, under the reconstruction of much of the city under the Second Empire (1852–70), great blocks of apartments were erected^[18] and the height of buildings was limited by law to five or six stories at most.

United Kingdom

[edit]

After the Great Fire of London in 1666, which had been able to spread so rapidly through the densely built timber housing of the city, the Rebuilding of London Act 1666 was passed in the same year as the first significant building regulation.^[19] Drawn up by Sir Matthew Hale, the act regulated the rebuilding of the city, required housing to have some fire resistance capacity and authorised the City of London Corporation to reopen and widen roads.^[20] The Laws of the Indies were passed in the 1680s by the Spanish Crown to regulate the urban planning for colonies throughout Spain's worldwide imperial possessions.

The first systematic national building standard was established with the Metropolitan Buildings Act 1844. Among the provisions, builders were required to give the district surveyor two days' notice before building, regulations regarding the thickness of walls, height of rooms, the materials used in repairs, the dividing of existing buildings and the placing and design of chimneys, fireplaces and drains were to be enforced and streets had to be built to minimum requirements.^[21]

The Metropolitan Buildings Office was formed to regulate the construction and use of buildings throughout London. Surveyors were empowered to enforce building regulations, which sought to

improve the standard of houses and business premises, and to regulate activities that might threaten public health. In 1855 the assets, powers and responsibilities of the office passed to the Metropolitan Board of Works.

United States

[edit]

The City of Baltimore passed its first building code in 1891.^[22] The Great Baltimore Fire occurred in February 1904. Subsequent changes were made that matched other cities.^[23] In 1904, a Handbook of the Baltimore City Building Laws was published. It served as the building code for four years. Very soon, a formal building code was drafted and eventually adopted in 1908.

The structural failure of the tank that caused the Great Molasses Flood of 1919 prompted the Boston Building Department to require engineering and architectural calculations be filed and signed. U.S. cities and states soon began requiring sign-off by registered professional engineers for the plans of major buildings.^[24]

More recently, the 2015 Berkeley balcony collapse has prompted updates to California's balcony building codes, set for 2025, which include stricter material requirements, enhanced load-bearing standards, and mandatory inspections which known as SB326 and SB721.^[25] These laws mandate regular inspections every six years for multifamily buildings. Property owners and HOAs are required to address any structural or waterproofing issues identified during inspections to ensure compliance and safety. Failure to comply can result in fines, increased liability, and legal consequences. The updates aim to prevent tragedies like the Berkeley collapse, which was caused by dry rot and structural failure, by ensuring the long-term safety and durability of elevated structures.^[26]

Energy codes

[edit]

The current energy codes^[*clarification needed*] of the United States are adopted at the state and municipal levels and are based on the International Energy Conservation Code (IECC). Previously, they were based on the Model Energy Code (MEC). As of March 2017, the following residential codes have been partially or fully adopted by states:^[27]

- 2015 IECC or equivalent (California, Illinois, Maryland, Massachusetts, Michigan, Pennsylvania, New Jersey, New York, Vermont, Washington)
- 2012 IECC or equivalent (Alabama, Connecticut, Delaware, District of Columbia, Florida, Iowa, Minnesota, Nevada, Rhode Island, Texas)
- 2009 IECC or equivalent (Arkansas, Georgia, Idaho, Indiana, Kentucky, Louisiana, Montana, Nebraska, New Hampshire, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, South Carolina, Tennessee, Virginia, West Virginia, Wisconsin)

- 2006 IECC or equivalent (Utah)
- 2006 IECC or no statewide code (Alaska, Arizona, Colorado, Kansas, Maine, Mississippi, Missouri, North Dakota, South Dakota, Wyoming)

Australia

[edit]

Australia uses the National Construction Code.

See also

[edit]

- Building officials
- Construction law
- Earthquake-resistant structures
- Energy Efficiency and Conservation Block Grants
- Outline of construction
- Seismic code
- Uniform Mechanical Code
- Variance (land use) – permission to vary zoning and sometimes building to code

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- IAPMO Codes Website

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Construction

Types

- Home construction
- Offshore construction
- Underground construction
 - Tunnel construction

History

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- Construction
- Structural engineering
- Timeline of architecture
- Water supply and sanitation

Professions

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- Building engineer
- Building estimator
- Building officials
- Chartered Building Surveyor
- Civil engineer
- Civil estimator
- Clerk of works
- Project manager
- Quantity surveyor
- Site manager
- Structural engineer
- Superintendent

Trades workers (List)

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- Boilermaker
- Bricklayer
- Carpenter
- Concrete finisher
- Construction foreman
- Construction worker
- Electrician
- Glazier
- Ironworker
- Millwright
- Plasterer
- Plumber
- Roofer
- Steel fixer
- Welder

Organizations

- American Institute of Constructors (AIC)
- American Society of Civil Engineers (ASCE)
- Asbestos Testing and Consultancy Association (ATAC)
- Associated General Contractors of America (AGC)
- Association of Plumbing and Heating Contractors (APHC)
- Build UK
- Construction History Society
- Chartered Institution of Civil Engineering Surveyors (CICES)
- Chartered Institute of Plumbing and Heating Engineering (CIPHE)
- Civil Engineering Contractors Association (CECA)
- The Concrete Society
- Construction Management Association of America (CMAA)
- Construction Specifications Institute (CSI)
- FIDIC
- Home Builders Federation (HBF)
- Lighting Association
- National Association of Home Builders (NAHB)
- National Association of Women in Construction (NAWIC)
- National Fire Protection Association (NFPA)
- National Kitchen & Bath Association (NKBA)
- National Railroad Construction and Maintenance Association (NRC)
- National Tile Contractors Association (NTCA)
- Railway Tie Association (RTA)
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- Society of Construction Arbitrators

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Other topics

 Outline  Category

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Things To Do in Cook County

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Sand Ridge Nature Center

4.8 (96)

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River Trail Nature Center

4.6 (235)

Photo

Palmisano (Henry) Park

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Driving Directions in Cook County

Driving Directions From Palmisano (Henry) Park to

Driving Directions From Lake Katherine Nature Center and Botanic Gardens to

Driving Directions From Navy Pier to

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Reviews for



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Jeffery James

(5)

Very happy with my experience. They were prompt and followed through, and very helpful in fixing the crack in my foundation.



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Sarah McNeily

(5)

USS was excellent. They are honest, straightforward, trustworthy, and conscientious. They thoughtfully removed the flowers and flower bulbs to dig where they needed in the yard, replanted said flowers and spread the extra dirt to fill in an area of the yard. We've had other services from different companies and our yard was really a mess after. They kept the job site meticulously clean. The crew was on time and friendly. I'd recommend them any day! Thanks to Jessie and crew.



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Jim de Leon

(5)

It was a pleasure to work with Rick and his crew. From the beginning, Rick listened to my concerns and what I wished to accomplish. Out of the 6 contractors that quoted the project, Rick seemed the MOST willing to accommodate my wishes. His pricing was definitely more than fair as well. I had 10 push piers installed to stabilize and lift an addition of my house. The project commenced at the date that Rick had disclosed initially and it was completed within the same time period expected (based on Rick's original assessment). The crew was well informed, courteous, and hard working. They were not loud (even while equipment was being utilized) and were well spoken. My neighbors were very impressed on how polite they were when they entered / exited my property (saying hello or good morning each day when they crossed paths). You can tell they care about the customer concerns. They ensured that the property would be put back as clean as possible by placing MANY sheets of plywood down prior to excavating. They compacted the dirt back in the holes extremely well to avoid large stock piles of soils. All the while, the main office was calling me to discuss updates and expectations of completion. They provided waivers of lien, certificates of insurance, properly acquired permits, and JULIE locates. From a construction background, I can tell you that I did not see any flaws in the way they operated and this an extremely professional company. The pictures attached show the push piers added to the foundation (pictures 1, 2 & 3), the amount of excavation (picture 4), and the restoration after dirt was placed back in the pits and compacted (pictures 5, 6 & 7). Please notice that they also sealed two large cracks and steel plated these cracks from expanding further (which you can see under my sliding glass door). I, as well as my wife, are extremely happy that we chose United Structural Systems for our contractor. I would happily tell any of my friends and family to use this contractor should the opportunity arise!



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Chris Abplanalp

(5)

USS did an amazing job on my underpinning on my house, they were also very courteous to the proximity of my property line next to my neighbor. They kept things in order with all the dirt/mud they had to excavate. They were

done exactly in the timeframe they indicated, and the contract was very details oriented with drawings of what would be done. Only thing that would have been nice, is they left my concrete a little muddy with boot prints but again, all-in-all a great job



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Dave Kari

(5)

What a fantastic experience! Owner Rick Thomas is a trustworthy professional. Nick and the crew are hard working, knowledgeable and experienced. I interviewed every company in the area, big and small. A homeowner never wants to hear that they have foundation issues. Out of every company, I trusted USS the most, and it paid off in the end. Highly recommend.

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