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*** Common residential foundation problems suitable for FRP reinforcement.**

Common Residential Foundation Problems Suitable for FRP Reinforcement

Helical piers provide strong support for homes needing foundation repair expert service [residential foundation repair service](#) gypsum drywall.

Our homes, those havens of comfort and security, often rest on foundations silently battling the elements and the earth itself. Over time, these foundations can develop problems, some more amenable to repair with modern techniques like Fiber Reinforced Polymers (FRP) than others. So, what are some of the common residential foundation woes where FRP can really shine?

One frequent offender is cracking. We're not talking about the hairline cracks that are often just cosmetic worries; we're talking about larger, structurally significant cracks. These can arise from soil settlement, hydrostatic pressure, or thermal expansion and contraction. FRP, with its high tensile strength, can effectively bridge these cracks, distributing the load and preventing further widening. Think of it as a super-strong bandage for your foundation.

Another area where FRP proves valuable is in addressing bowing or leaning foundation walls. This typically happens when soil pressure exceeds the wall's capacity. Applying FRP strips or sheets to the interior of the wall can significantly increase its resistance to bending forces, essentially strengthening the wall to better withstand the external pressure. It's like giving the wall a muscular exoskeleton.

Spalling, the crumbling or flaking of concrete, is yet another common issue. This can be caused by water penetration and freeze-thaw cycles. While FRP won't directly repair the damaged concrete, it can encapsulate the affected area, preventing further deterioration and providing structural reinforcement. It acts as a protective shield, holding everything together.

Finally, consider situations where you need to increase the load-bearing capacity of a foundation, perhaps due to a home addition or change in use. FRP can be strategically applied to reinforce the existing foundation, allowing it to handle the increased load without requiring a complete and costly replacement. It's a less disruptive and often more economical alternative.

It's crucial to remember that a qualified structural engineer should always assess the specific foundation problem and determine the suitability of FRP reinforcement. While FRP offers a promising solution for many common issues, it's not a one-size-fits-all fix. Proper diagnosis and design are essential for a successful and long-lasting repair. In the right circumstances, though, FRP can be a game-changer in preserving the integrity and longevity of our homes' foundations.

*** Different types of FRP materials used in foundation repair.**

Okay, so when we're talking about using fiber reinforced polymers, or FRPs as the cool kids call them, to fix up foundations, we're not just slapping on any old plastic. There's actually a whole buffet of FRP materials each with its own strengths and weaknesses. Think of it like choosing ingredients for a recipe – you want the right stuff for the job.

The most common players in this game are carbon fiber, fiberglass, and aramid fibers, typically embedded in a resin matrix, often epoxy. Carbon fiber is the rockstar. It's incredibly strong and stiff, meaning it can handle a lot of stress without deforming much. It's also lightweight and corrosion-resistant, which is a huge win for underground applications. But, and there's always a but, it's the most expensive option. Fiberglass is like the reliable workhorse. It's more affordable than carbon fiber and still provides good strength and durability. It's often a good compromise when you need a cost-effective solution. Aramid fibers, like Kevlar (yes, the stuff in bulletproof vests), are super tough and impact-resistant. They're great for situations where the foundation might be subject to things like explosions or heavy impacts.

Now, the type of fiber isn't the only thing that matters. The way the fibers are arranged – the orientation and how densely they're packed – also plays a big role. You can have unidirectional fibers, where all the fibers run in one direction for maximum strength in that direction, or bidirectional fabrics, where the fibers are woven in two directions for more balanced strength. Then there's the resin system holding everything together. Epoxy is a popular choice because it bonds well to concrete and provides good protection against moisture and chemicals.

Ultimately, the best FRP material for a specific foundation repair project depends on a bunch of factors: the type of damage, the load requirements, the environmental conditions, and of course, the budget. A good engineer will carefully evaluate all these things to choose the FRP system that will provide the most effective and long-lasting solution. It's not just about sticking something on; it's about strategically reinforcing the foundation to make it stronger and more resilient.

*** Application process of FRP systems in residential settings.**

Okay, so you're thinking about using Fiber Reinforced Polymers, or FRP, to beef up the structure of your house. Smart move! But let's talk about actually **doing** it. The application process isn't exactly slapping on some wallpaper, but it's also not rocket science.

First, you need a pro to assess the situation. Seriously, this isn't a DIY project unless you're a structural engineer in disguise. They'll figure out exactly **why** you need the FRP, how much you need, and what kind to use. Is it to prevent a column from buckling? Strengthen a beam that's sagging? Every situation is different.

Next comes the surface prep. You've gotta get that concrete or wood (whatever you're reinforcing) squeaky clean and properly prepared. Think grinding, patching, maybe even

some chemical cleaning. The FRP needs a solid, rough surface to bond to, otherwise it's just not gonna work.

Then comes the fun part: applying the FRP. This usually involves a resin system – basically, a glue that's super strong. The fibers, which come in sheets or sometimes as pre-cured strips, are then saturated with this resin and carefully applied to the prepared surface. It's like layering a super-strong bandage. Sometimes, they'll use rollers to get rid of any air pockets and ensure a good bond.

Curing time is crucial. You can't rush this. The resin needs to harden properly to achieve its full strength. Think of it like waiting for cake to bake – you can't just yank it out early!

Finally, there's the finishing. Depending on where the FRP is applied, you might need to cover it up with drywall, plaster, or some other finish to protect it from the elements and, let's be honest, make it look nice.

The whole process is really about careful planning, precise application, and following the manufacturer's instructions to the letter. It's an investment, sure, but if done right, FRP can add decades of life and stability to your home. Just find a reputable contractor who knows their stuff, and you'll be in good hands.

*** Case studies or examples of successful FRP foundation repairs.**

Okay, let's talk about how fiber reinforced polymers, or FRPs, are actually working out there in the real world when it comes to fixing up foundations. We're not just talking theory here; we're talking about concrete examples – literally! And the good news is, there are some pretty compelling success stories.

Think of a situation where you've got a concrete foundation wall that's cracking, maybe even bowing inwards a bit. The old-school solution might involve digging everything up, pouring new concrete, and hoping for the best. That's a massive undertaking, disrupting everything around it. Now, imagine instead, that you could essentially “bandage” that wall with a super-strong composite material. That's what FRPs allow you to do.

One common scenario involves applying carbon fiber reinforced polymer sheets to the inside of basement walls. These sheets are bonded to the concrete with a special epoxy adhesive, effectively creating a new, incredibly strong layer that resists further cracking and bowing. I read about a case in the Midwest, where a homeowner was facing significant foundation issues due to expansive clay soil. Instead of completely rebuilding, they opted for FRP reinforcement. The engineers carefully analyzed the soil conditions and designed an FRP system that not only stabilized the wall but also prevented future movement. Years later, the homeowner reported no further problems – a major win!

Another example comes from commercial buildings. Imagine a warehouse with a large

concrete slab foundation that's starting to show signs of stress under heavy loads. Instead of shutting down operations and undergoing extensive concrete replacement, FRP strips can be strategically applied to the slab to increase its load-bearing capacity. This allows the business to continue operating with minimal disruption, saving them time and money. I remember reading about a case study where a distribution center avoided a weeks-long shutdown by using carbon fiber strips to reinforce the slab foundation.

These are just a couple of examples, but they illustrate the power and versatility of FRPs in foundation repair. The key takeaway is that FRPs offer a less invasive, often quicker, and potentially more cost-effective alternative to traditional repair methods. Of course, a qualified engineer is crucial for assessing the specific situation and designing the appropriate FRP solution. But the success stories are definitely there, showing that this technology is making a real difference in the world of structural upgrades. It's not just about fixing problems; it's about preventing them from happening again, and that's where FRPs really shine.

*** Advantages and disadvantages of using FRP compared to traditional methods.**

Okay, so you're thinking about using Fiber Reinforced Polymers, or FRP, to beef up a structure instead of going with the old-school methods. Makes sense! There's a lot of buzz around FRP, and for good reason. But like anything, it's not a magic bullet, and it's worth weighing the pros and cons carefully.

On the plus side, FRP can be a real game-changer. Think about it: you've got this material that's incredibly strong for its weight. That's a huge advantage, especially when you're trying to avoid adding a ton of extra load to an existing structure. With traditional methods, like adding steel plates, you're tacking on significant weight, which can sometimes create more problems than it solves. FRP is much lighter, so you can often achieve the same level of strengthening without the weight penalty.

Another big win for FRP is its resistance to corrosion. Steel, especially in certain environments, is prone to rust, which can severely compromise its strength and require ongoing maintenance. FRP, on the other hand, is generally immune to corrosion, meaning less upkeep and a longer lifespan for the strengthened structure. Plus, FRP systems can often be installed relatively quickly, minimizing disruption to building occupants or traffic flow. That's a huge benefit compared to more invasive traditional methods that can involve lengthy construction periods and major shutdowns.

However, let's not pretend FRP is perfect. One of the major drawbacks is the cost. FRP materials themselves can be expensive, and the installation often requires specialized expertise, adding to the overall price tag. While the long-term benefits of reduced maintenance might offset the initial cost over time, the upfront investment can be a significant hurdle.

Another consideration is the lack of widespread familiarity and established design codes for FRP in some regions. Engineers and contractors might be more comfortable working with traditional materials they've used for years, and navigating the design process for FRP can be more complex. This can lead to higher design fees or even resistance to using FRP in the first place.

Finally, while FRP is strong in tension, its behavior under fire conditions can be a concern. Many FRP materials are susceptible to degradation at high temperatures, which can weaken the structure's integrity. Fireproofing measures are often necessary, adding to the cost and complexity of the project.

So, ultimately, the decision of whether to use FRP versus traditional methods boils down to a careful evaluation of the specific project requirements, budget constraints, and long-term goals. It's about weighing the advantages of lightweight, corrosion resistance, and speed of installation against the potential drawbacks of higher initial cost, lack of familiarity, and fire performance considerations. It's not a simple choice, but with a thorough assessment, you can make the best decision for your project.

*** Cost considerations and long-term performance of FRP repairs.**

Let's talk about FRP repairs, specifically when we're thinking long-term. Slapping some Fiber Reinforced Polymer on a cracked beam might seem like a quick fix, and often it is. But the real question is, how's that repair going to hold up five, ten, even twenty years down the road? And, of course, how much is it **really** costing us in the end?

The initial cost of FRP can be a bit of a shock. Compared to traditional methods like concrete patching or steel plates, it can seem pricey. You've got the material itself – the fibers, the resin – plus the labor, which requires skilled applicators who know what they're doing. You can't just wing it. But you have to weigh that against the potential benefits. A well-executed FRP repair can significantly extend the life of a structure, potentially avoiding a much more expensive replacement down the line.

Long-term performance is where things get interesting. Factors like the environment play a huge role. Is the structure exposed to harsh weather, extreme temperatures, or corrosive chemicals? UV degradation can weaken the resin over time, and freeze-thaw cycles can put stress on the bond between the FRP and the existing structure. Proper surface preparation is absolutely crucial – a weak bond is a recipe for disaster. Furthermore, the type of fiber used matters. Carbon fiber is incredibly strong and durable, but also more expensive. Glass fiber is more cost-effective, but might not offer the same level of long-term resistance in demanding environments.

So, when considering FRP, it's not just about the upfront cost. It's about carefully evaluating the environmental conditions, choosing the right materials for the job, ensuring proper installation, and factoring in potential maintenance or future repairs. A little extra investment

upfront might save you a lot of headaches, and money, in the long run. Think of it like this: are you buying a cheap band-aid or investing in a lasting solution? The answer depends on a thoughtful assessment of both the costs and the long-term performance you need.

*** Selecting a qualified contractor for FRP foundation repair services.**

Okay, so you're thinking about using Fiber Reinforced Polymers, or FRP, to fix up your foundation. Smart move! FRP can be a real game-changer when it comes to structural upgrades. But here's the thing: the material itself is only half the battle. The **who** that's actually **doing** the work is just as, if not more, important. You absolutely **must** select a qualified contractor.

Think about it. We're talking about your foundation here, the very base of your home or building. Messing that up can lead to all sorts of nightmares – structural instability, water damage, even complete collapse in extreme cases. You wouldn't let just anyone tinker with the electrical wiring, right? Same principle applies here.

So, what makes a contractor "qualified" for FRP foundation repair? It's not just about having a truck and a toolbox. You need someone with specific experience in FRP application, particularly on foundations. Look for certifications from reputable organizations, and don't be shy about asking for references. A good contractor will be happy to show you examples of their previous work and let you talk to past clients.

Beyond the technical skills, consider their understanding of building codes and regulations in your area. Foundation repair is a serious business, and there are often permits involved. A knowledgeable contractor will handle all of that for you, ensuring that the work is done safely and legally.

Finally, trust your gut. Do they seem professional, communicative, and genuinely interested in solving your problem? Or do they seem like they're just trying to get the job and run? Choosing the right contractor can mean the difference between a solid, lasting repair and a costly, ongoing headache. Do your homework, ask the right questions, and don't be afraid to shop around until you find someone you truly trust. Your foundation – and your peace of mind – will thank you for it.

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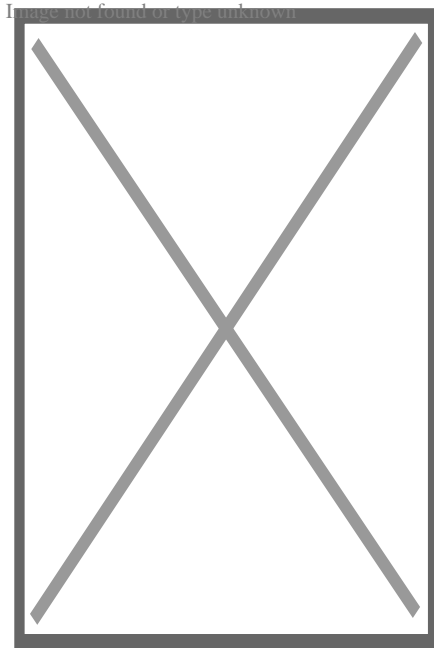


About home inspection

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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, OAH (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. OAH, 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 OAH under the Ontario Association of Home Inspectors Act, 1994. This Act allows OAH 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, OAH 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

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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

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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

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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

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Home buyers and home sellers inspections

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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

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Recently foreclosed properties may require home inspections.

Four point inspection

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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

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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

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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

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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

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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.^[1] 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.^[2]

Thermal imaging Inspection

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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

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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

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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

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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

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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

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- List of real estate topics
- Real estate appraisal

Notes

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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.

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About Chicago metropolitan area

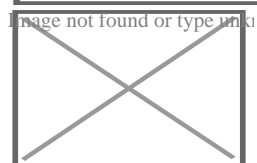
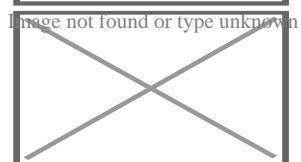
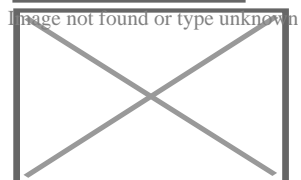
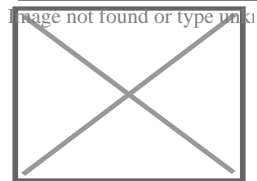
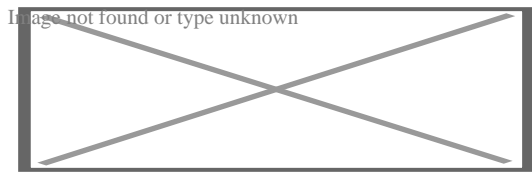
"Chicagoland" redirects here. For other uses, see Chicagoland (disambiguation).

Chicago metropolitan area

Conurbation

Chicago–Naperville, IL–IN–WI

Combined Statistical Area



From top, left to right: Chicago skyline from Lakefront Trail at Northerly Island during sunrise, aerial view Evanston, view of Gold Coast, Downtown Naperville, view of Downtown Aurora

Map

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Map of Chicago–Naperville, IL–IN–WI CSA

Chicago–Naperville–Schaumburg, IL

Elgin, IL Metropolitan Division

Lake County, IL Metropolitan Division

Lake County–Porter County–Jasper Cty, IN

Other Statistical Areas in the Chicago CSA

Kenosha, WI MSA

Ottawa, IL μSA

Michigan City–La Porte, IN MSA

Kankakee, IL MSA

City of Chicago

Chicago–Naperville–Elgin, IL–IN MSA

Country United StatesStates Illinois

Indiana

WisconsinCore city ChicagoSatellite cities

- Aurora
- Elgin
- Crystal Lake
- Joliet
- Naperville
- Schaumburg
- Waukegan
- Kankakee

- - Gary
- - Hammond
- - Michigan City
- - Kenosha

Area

- Metro

10,856 sq mi (28,120 km²)Highest elevation

[¹]

673 ft (205 m)Lowest elevation

[¹]

579 ft (176 m)Population

- Density886/sq mi (342/km²) • Metropolitan Statistical Area (MSA) (2022)

9,441,957[²] (3rd) • Combined Statistical Area (CSA) (2022)

9,806,184 [³] (4th)DemonymChicagolanderGDP

[⁴]

- Metropolitan Statistical Area (MSA)\$894.862 billion (2023) • Combined Statistical Area (CSA)\$919.229 billion (2023)Time zoneUTC−6 (CST) • Summer (DST)UTC−5 (CDT)Area codes219, 224/847, 262, 312/872, 331/630, 574, 464/708, 773/872 and 779/815

The **Chicago metropolitan area**, also referred to as **Chicagoland**, is the largest metropolitan statistical area in the U.S. state of Illinois, and the Midwest, containing the City of Chicago along with its surrounding suburbs and satellite cities. Encompassing 10,286 square mi (28,120 km²), the metropolitan area includes the city of Chicago, its suburbs and hinterland, that span 13 counties across northeast Illinois and northwest Indiana. The MSA had a 2020 census population of 9,618,502 and the combined statistical area, which spans 19 counties

and additionally extends into southeast Wisconsin, had a population of nearly 10 million people.^[5]^[6] The Chicago area is the third-largest metropolitan area in the United States and the fourth-largest metropolitan area in North America (after Mexico City, New York City, and Los Angeles), and the largest in the Great Lakes megalopolis. Its urban area is one of the 40 largest in the world.

According to the 2020 census, the metropolitan's population is approaching the 10 million mark. The metropolitan area has seen a substantial increase of Latin American residents on top of its already large Latino population, and the Asian American population also increased according to the 2020 Census. The metro area has a large number of White, Black, Latino, Asian, and Arab American residents, and also has Native American residents in the region, making the Chicago metropolitan area population truly diverse. The Chicago metropolitan area represents about 3 percent of the entire US population.

Chicagoland has one of the world's largest and most diversified economies. With more than six million full and part-time employees, the Chicago metropolitan area is a key factor of the Illinois economy, as the state has an annual GDP of over \$1 trillion.^[7] The Chicago metropolitan area generated an annual gross regional product (GRP) of approximately \$700 billion in 2018.^[8] The region is home to more than 400 major corporate headquarters, including 31 in the *Fortune* 500^[9] such as McDonald's, United, and Blue Cross Blue Shield. With many companies moving to Chicagoland, and many current companies expanding, the area ranked as the nation's top metropolitan area for corporation relocations and expansions for nine consecutive years, the most consecutive years for any region in the country.^[10]

The Chicago area is home to a number of the nation's leading research universities including the University of Chicago, Northwestern University, the University of Illinois at Chicago, DePaul University, Loyola University, and the Illinois Institute of Technology (IIT). The University of Chicago and Northwestern University are consistently ranked as two of the best universities in the world.

There are many transportation options around the region. Chicagoland has three separate rail networks; the Chicago Transit Authority (CTA), Metra, and the South Shore Line. The CTA operates elevated and subway lines that run primarily throughout the city, Downtown Chicago, and into some suburbs. The CTA operates some of its rail lines 24 hours a day, every day of the year, nonstop service, making Chicago, New York City, and Copenhagen the only three cities in the world to offer some 24 hour rail service running nonstop, everyday throughout their city limits. The Metra commuter rail network runs numerous lines between Downtown Chicago and suburban/satellite cities, with one line stretching to Kenosha, Wisconsin, which is part of the Chicago metropolitan area. The interurban South Shore Line runs between Downtown Chicago and the northwest Indiana portion of the metropolitan area. In addition, Amtrak operates Union Station in Downtown Chicago as one of its largest rail hubs, with numerous lines radiating to and from the station.

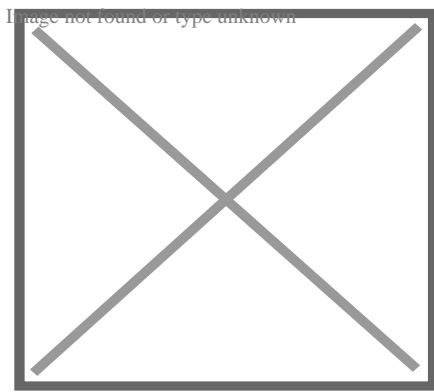
CTA bus routes serve the city proper, with some service into the suburbs. Pace bus routes serve the suburbs, with some service into the city. In addition, numerous CTA bus routes operate 24 hours a day, nonstop.

Definitions

[edit]

Chicago Metropolitan statistical area

[edit]



The Chicago–Naperville, IL–IN–WI Combined Statistical Area as defined by the U.S. Office of Management and Budget:

- Chicago–Naperville–Elgin, IL–IN–WI MSA
- Michigan City–La Porte, IN MSA
- Kankakee, IL MSA
- Ottawa, IL MSA

The Chicago metropolitan statistical area (MSA) was originally designated by the United States Census Bureau in 1950. It comprised the Illinois counties of Cook, DuPage, Kane, Lake and Will, along with Lake County in Indiana. As surrounding counties saw an increase in their population densities and the number of their residents employed within Cook County, they met Census criteria to be added to the MSA. The Chicago MSA, now defined by the U.S. Office of Management and Budget (OMB) as the **Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area**, is the third-largest MSA by population in the United States. The 2022 census estimate for the population of the MSA was 9,441,957.^[11]

The Chicago MSA is further subdivided into four metropolitan divisions. A breakdown of the county constituents and 2021 estimated populations of the four metropolitan divisions of the MSA are as follows:^[11]

Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area (9,509,934)

- *Chicago–Naperville–Schaumburg, IL Metropolitan Division* (7,159,394)
 - Cook County, Illinois (5,173,146)
 - DuPage County, Illinois (924,885)
 - Grundy County, Illinois (52,989)
 - McHenry County, Illinois (311,122)
 - Will County, Illinois (697,252)
- *Elgin, IL Metropolitan Division* (750,869)
 - DeKalb County, Illinois (100,414)
 - Kane County, Illinois (515,588)
 - Kendall County, Illinois (134,867)
- *Lake County, IL Metropolitan Division* (711,239)
 - Lake County, Illinois (711,239)
- *Lake County–Porter County–Jasper County, IN Metropolitan Division* (719,700)
 - Jasper County, Indiana (33,091)
 - Lake County, Indiana (498,558)
 - Newton County, Indiana (13,808)
 - Porter County, Indiana (174,243)

Combined statistical area

[edit]

The OMB also defines a slightly larger region as a combined statistical area (CSA). The **Chicago–Naperville, IL–IN–WI Combined Statistical Area** combines the following core-based statistical areas, listed with their 2021 estimated populations. The combined statistical area as a whole had a population of 9,806,184 as of 2022.^[11]

- *Chicago–Naperville–Elgin, IL–IN–WI metropolitan statistical area* (9,509,934)
- *Kankakee, IL metropolitan statistical area* (106,601)
 - Kankakee County, Illinois (106,601)
- *Michigan City–La Porte, IN metropolitan statistical area* (112,390)
 - LaPorte County, Indiana (112,390)
- *Ottawa, IL micropolitan statistical area* (147,414)
 - Bureau County, Illinois (32,883)
 - LaSalle County, Illinois (108,965)
 - Putnam County, Illinois (5,566)

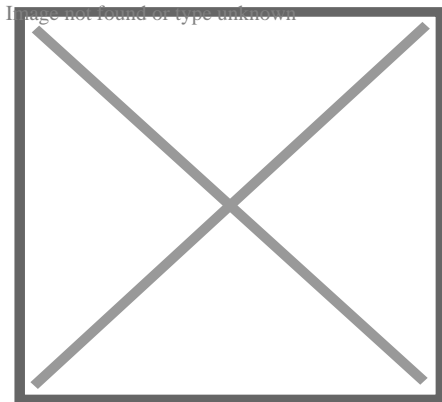
United Nations' Chicago urban agglomeration

[edit]

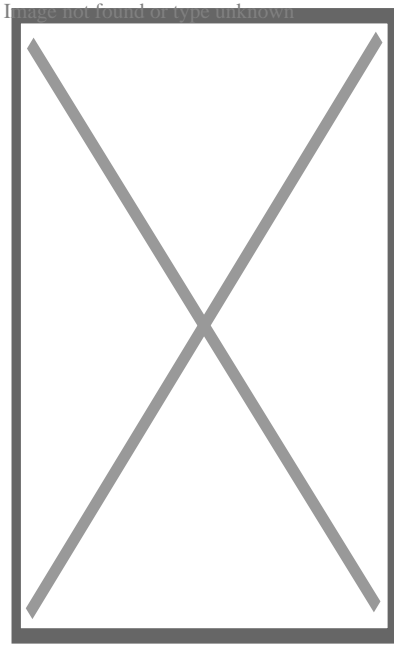
The Chicago urban agglomeration, according to the United Nations *World Urbanization Prospects* report (2023 revision), lists a population of 8,937,000.^[12] The term "urban agglomeration" refers to the population contained within the contours of a contiguous territory inhabited at urban density levels. It usually incorporates the population in a city, plus that in the contiguous urban, or built-up area.

Chicagoland

[edit]



Chicagoland by county and state^[13]



A map of Chicagoland in relation to the states of Wisconsin, Illinois, and Indiana

Chicagoland is an informal name for the Chicago metropolitan area. The term *Chicagoland* has no official definition, and the region is often considered to include areas beyond the corresponding MSA, as well as portions of the greater CSA.^[citation needed]

Colonel Robert R. McCormick, editor and publisher of the *Chicago Tribune*, usually gets credit for placing the term in common use.^{[14][15]} McCormick's conception of Chicagoland stretched all the way to nearby parts of four states (Indiana, Wisconsin, Michigan, and Iowa).^[14] The first usage was in the *Tribune's* July 27, 1926, front page headline, "Chicagoland's Shrines: A Tour of Discoveries", for an article by reporter James O'Donnell Bennett.^[16] He stated that Chicagoland comprised everything in a 200-mile (320 km) radius in every direction and reported on many different places in the area. The *Tribune* was the dominant newspaper in a vast area stretching to the west of the city, and that hinterland was closely tied to the metropolis by rail lines and commercial links.^[17]

Today, the *Chicago Tribune's* usage includes the city of Chicago, the rest of Cook County, eight nearby Illinois counties (Lake, McHenry, DuPage, Kane, Kendall, Grundy, Will, and Kankakee), and the two Indiana counties of Lake and Porter.^[18] Illinois Department of Tourism literature uses *Chicagoland* for suburbs in Cook, Lake, DuPage, Kane, and Will counties,^[19] treating the city separately. The Chicagoland Chamber of Commerce defines it as all of Cook, DuPage, Kane, Lake, McHenry, and Will counties.^[20]

In addition, company marketing programs such as Construction Data Company's^[21] "Chicago and Vicinity" region and the Chicago Automobile Trade Association's "*Chicagoland and Northwest Indiana*" advertising campaign are directed at the MSA itself, as well as LaSalle, Winnebago (Rockford), Boone, and Ogle counties in Illinois, in addition to Jasper, Newton, and La Porte counties in Indiana and Kenosha, Racine, and Walworth counties in Wisconsin, and even as far northeast as Berrien County, Michigan. The region is part of the Great Lakes

Megalopolis, containing an estimated 54 million people.^[*citation needed*]

Collar counties

[edit]

The term "collar counties" is a colloquialism for the five counties (DuPage, Kane, Lake, McHenry, and Will) of Illinois that border Chicago's Cook County. After Cook County, they are also the next five most populous counties in the state. According to the *Encyclopedia of Chicago*, there is no specifically known origin of the phrase, but it has been commonly used among policy makers, urban planners, and in the media. However, it also notes that as growth has spread beyond these counties, it may have lost some of its usefulness.^[22]

Chicago Metropolitan Agency for Planning

[edit]

Main article: Chicago Metropolitan Agency for Planning

Chicago Metropolitan Agency for Planning (CMAP) is an Illinois state agency responsible for transportation infrastructure, land use, and long-term economic development planning for the areas under its jurisdiction within Illinois.^[23] The planning area has a population of over 8 million, which includes the following locations in Illinois:^[24]

- Cook County
- DuPage County
- Kane County
- Kendall County
- Lake County
- McHenry County
- Will County

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Panorama of North Avenue Beach

Geography and environment

[edit]

Further information: Geography of Chicago

The city of Chicago lies in the Chicago Plain, a flat and broad area characterized by little topographical relief. The few low hills are sand ridges. North of the Chicago Plain, steep bluffs and ravines run alongside Lake Michigan.

Along the southern shore of the Chicago Plain, sand dunes run alongside the lake. The tallest dunes reach up to near 200 feet (61 m) and are found in Indiana Dunes National Park. Surrounding the low plain are bands of moraines in the south and west suburbs. These areas are higher and hillier than the Chicago Plain. A continental divide, separating the Mississippi River watershed from that of the Great Lakes and Saint Lawrence River, runs through the Chicago area.

A 2012 survey of the urban trees and forests in the seven county Illinois section of the Chicago area found that 21% of the land is covered by the tree and shrub canopy, made up of about 157,142,000 trees. The five most common tree species are buckthorn, green ash, boxelder, black cherry, and American elm. These resources perform important functions in carbon storage, water recycling, and energy saving.^[25]^[26]

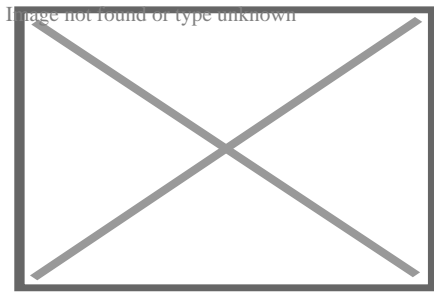
The Chicago skyline

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Night aerial view of Chicago and vicinity

Demographics

[edit]



Taken from the ISS on June 23, 2022; downtown Chicago is at the center by the lake.

As of 2022, the metropolitan area had a population of 9,442,159. The population density was 1,312.3 per square mile. The racial makeup was 50.1% Non-Hispanic White, 23.4% were Hispanic, 15.5% were Non-Hispanic African Americans, 7.2% were Asian, 0.1% were Non-Hispanic Native American, 0.4% identified as “some other race,” and 3.2% were non-Hispanic multiracial.^[27]

According to 2022 estimates from the American Community Survey, the largest ancestries in the Chicago metro area were Mexican (18%), African (17.7%), German (12.8%), Irish (9.9%), Polish (8%), Italian (5.9%), English (5.2%), Indian (2.7%), Puerto Rican (2.3%), Filipino (1.7%), Swedish (1.5%), and Chinese (1.4%).^{[28][29][30][31]}

The suburbs, surrounded by easily annexed flat ground, have been expanding at a tremendous rate since the early 1960s. Aurora, Elgin, Joliet, and Naperville are noteworthy for being four of the few boomburbs outside the Sun Belt, West Coast and Mountain States regions, and exurban Kendall County ranked as the fastest-growing county (among counties with a population greater than 10,000) in the United States between the years 2000 and 2007.^[32]

Settlement patterns in the Chicago metropolitan area tend to follow those in the city proper: the northern and northwestern suburbs are generally affluent and upper-middle class, while the southern suburbs (sometimes known as Chicago Southland) have somewhat lower median incomes and a cost of living, with the exception being the southwest suburbs which contain many upper-middle class areas. Another exception to this is the West Side, which has a somewhat lower median income, but the western suburbs contain many affluent and upper-middle class areas. According to the 2000 Census, DuPage County as a whole had the highest median household income of any county in the Midwestern United States, although there are individual cities and towns in other surrounding counties in the metro that have even higher median incomes.

According to 2022 estimates from the U.S. Census, poverty rates of the largest counties from least poverty to most are as follows: McHenry 4.0%, Dupage 6.7%, Will 6.9%, Kane 7.8%, Lake 8.0%, and Cook 13.6%.^[33] However, Cook County, which contains luxury high rises and expensive houses in sections of the city and expensive houses along the waterfront in the North Shore area, would also have the highest percentage of expensive homes in the region.

In an in-depth historical analysis, Keating (2004, 2005) examined the origins of 233 settlements that by 1900 had become suburbs or city neighborhoods of the Chicago metropolitan area. The settlements began as farm centers (41%), industrial towns (30%), residential railroad suburbs (15%), and recreational/institutional centers (13%). Although relations between the different settlement types were at times contentious, there also was cooperation in such undertakings as the construction of high schools.^[citation needed]

Population

[edit]

As the Chicago metropolitan area has grown, more counties have been partly or totally assimilated with the taking of each decennial census.

Census Area	Area Type	2020 census	2010 census	2000 census	1990 census	1980 Census	1970 census	1960 census	
Chicago-Naperville-Joliet, IL-IN-WI	Metropolitan	9,618,502	9,461,105	9,098,316	8,065,633	7,869,542	7,612,314	6,794,461	5
Cook County, Illinois	Metropolitan	5,275,541	5,194,675	5,376,741	5,105,067	5,253,655	5,492,369	5,129,725	4
DeKalb County, Illinois	Metropolitan	100,420	105,160	88,969	77,932	74,624	71,654	51,714	
DuPage County, Illinois	Metropolitan	932,877	916,924	904,161	781,666	658,835	491,882	313,459	
Grundy County, Illinois	Metropolitan	52,533	50,063	37,535	32,337	30,582	26,535	22,350	
Kane County, Illinois	Metropolitan	516,522	515,269	404,119	317,471	278,405	251,005	208,246	

Kendall County, Illinois	Metropolitan	131,869	114,736	54,544	39,413	37,202	26,374	17,540	
McHenry County, Illinois	Metropolitan	310,229	308,760	260,077	183,241	147,897	111,555	84,210	
Will County, Illinois	Metropolitan	696,355	677,560	502,266	357,313	324,460	249,498	191,617	
Jasper County, Indiana	Metropolitan	32,918	33,478	30,043	24,960	26,138	20,429	18,842	
Lake County, Indiana	Metropolitan	498,700	496,005	484,564	475,594	522,965	546,253	513,269	
Newton County, Indiana	Metropolitan	13,830	14,244	14,566	13,551	14,844	11,606	11,502	
Porter County, Indiana	Metropolitan	173,215	164,343	146,798	128,932	119,816	87,114	60,279	
Lake County, Illinois	Metropolitan	714,342	703,462	644,356	516,418	440,372	382,638	293,656	
Kenosha County, Wisconsin	Metropolitan	169,151	166,426	149,577	128,181	123,137	117,917	100,615	
Kankakee County, Illinois	Combined	107,502	113,449	103,833	96,255	102,926	97,250	92,063	
LaSalle County, Illinois	Combined	109,658	113,924	111,509	106,913	112,003	111,409	110,800	
Bureau County, Illinois	Combined	33,244	34,978	35,503	35,688	39,114	38,541	37,594	
Putnam County, Illinois	Combined	5,637	6,006	6,086	5,730	6,085	5,007	4,570	
LaPorte County, Indiana	Combined	112,417	111,467	110,106	107,066	108,632	105,342	95,111	

Chicago-Naperville-Joliet, IL-IN-WI	Combined	9,986,960	9,686,021	9,312,255	8,385,397	8,264,490	8,089,421	7,204,198	5
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Counties highlighted in gray were not included in the MSA for that census. The CSA totals in blue are the totals of all the counties listed above, regardless of whether they were included in the Chicago Combined Statistical Area at the time.^[34]

Principal municipalities

[edit]

Over 1,000,000 population

[edit]

- Chicago (2,746,388)

Over 100,000 population

[edit]

- Aurora, Illinois (180,542)
- Joliet, Illinois (150,362)
- Naperville, Illinois (149,540)
- Elgin, Illinois (114,797)

Over 50,000 population

[edit]

- Kenosha, Wisconsin (99,986)
- Waukegan, Illinois (89,321)
- Cicero, Illinois (85,268)
- Schaumburg, Illinois (78,723)
- Evanston, Illinois (78,110)
- Hammond, Indiana (77,879)
- Arlington Heights, Illinois (77,676)

- Bolingbrook, Illinois (73,922)
- Gary, Indiana (69,093)
- Palatine, Illinois (67,908)
- Skokie, Illinois (67,824)
- Des Plaines, Illinois (60,675)
- Orland Park, Illinois (58,703)
- Oak Lawn, Illinois (58,362)
- Berwyn, Illinois (57,250)
- Mount Prospect, Illinois (56,852)
- Tinley Park, Illinois (55,971)
- Oak Park, Illinois (54,583)
- Wheaton, Illinois (53,970)
- Downers Grove, Illinois (50,247)

View of Chicago greater metropolitan region and the dense downtown area from the Willis Tow

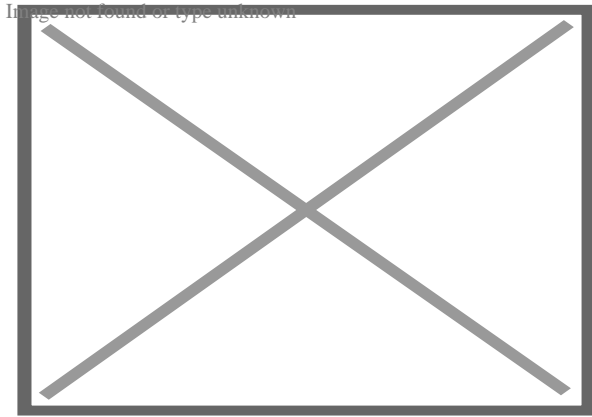
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View of Chicago greater metropolitan region and the North branch of the Chicago River from the Willis Tower

Urban areas within

[edit]

Within the boundary of the 16-county Chicago Combined Statistical Area lies the Chicago urban area, as well as 26 smaller urban areas.^[35] Some of the urban areas below may partially cross into other statistical areas. Only those situated primarily within the Chicago combined statistical area are listed here.



Urban areas contained within the Chicago combined statistical area as of the 2020 census:

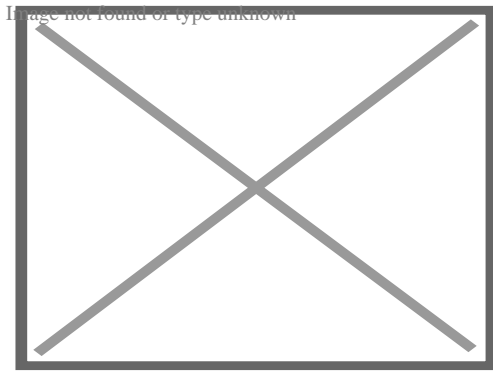
- Urban areas
- Counties in the Chicago MSA
- Counties in the Chicago CSA but not the MSA

Urban area	Population (2020 census)	Land area (sq mi)	Land area (km ²)	Density (population / sq mi)	Density (population / km ²)
Chicago, IL–IN	8,671,746	2,337.89	6,055.09	3,709.2	1,432.1
Round Lake					
Beach–McHenry–Grayslake, IL–WI	261,835	127.61	330.52	2,051.8	792.2
Kenosha, WI	125,865	56.17	145.48	2,240.8	865.2
Michigan City–La Porte, IN–MI	71,367	49.16	127.32	1,451.7	560.5
Kankakee, IL	66,530	31.66	82.00	2,101.4	811.3
DeKalb, IL	64,736	25.63	66.39	2,525.6	975.1
Valparaiso–Shorewood Forest, IN	51,867	33.64	87.12	1,542.0	595.4
Peru–LaSalle, IL	29,763	21.45	55.56	1,387.4	535.7
Woodstock, IL	25,298	9.31	24.10	2,718.7	1,049.7
Ottawa, IL	20,122	9.99	25.87	2,014.2	777.7
Streator, IL	16,209	8.12	21.04	1,995.3	770.4
Coal City–Braidwood, IL	15,837	10.29	26.65	1,539.4	594.4
Morris, IL	15,740	8.64	22.37	1,822.2	703.5
Lowell, IN	10,747	5.28	13.66	2,037.2	786.6
Manteno, IL	10,437	6.01	15.56	1,736.8	670.6
Harvard, IL	9,376	4.36	11.30	2,148.7	829.6
Princeton, IL	7,979	6.20	16.06	1,287.1	497.0
Marengo, IL	7,509	3.81	9.86	1,971.5	761.2
Lake Holiday, IL	7,313	4.30	11.14	1,700.5	656.6

Mendota, IL	6,918	2.85	7.38	2,426.2	936.8
Wilmington, IL	6,388	3.95	10.23	1,617.3	624.5
McHenry Northwest–Wonder Lake, IL	5,758	2.35	6.08	2,453.6	947.4
Hampshire, IL	5,699	2.72	7.06	2,091.4	807.5
Rensselaer, IN	5,509	3.23	8.37	1,703.9	657.9
Genoa, IL	5,484	2.20	5.69	2,498.0	964.5
Westville, IN	5,189	2.10	5.45	2,466.0	952.1
Marseilles, IL	4,660	2.39	6.19	1,948.4	752.3

Economy

[edit]



Westward view from the Willis Tower in Chicago

Main article: Economy of Chicago

See also: List of companies in the Chicago metropolitan area, Chicagoland Chamber of Commerce, and Economy of Illinois

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including AbbVie Inc., Allstate, Kraft Heinz, McDonald's, Mondelez International, Motorola, United Airlines, Walgreens, and more. The Chicago area also headquarters a wide variety of global financial institutions including Citadel LLC, Discover Financial Services, Morningstar, Inc., CNA Financial, and more. Chicago is home to the largest futures exchange in the world, the Chicago Mercantile Exchange. In March 2008, the Chicago Mercantile Exchange announced its acquisition of NYMEX Holdings Inc, the parent company of the New York Mercantile Exchange and Commodity Exchange. CME'S acquisition of NYMEX was completed in August 2008.

A key piece of infrastructure for several generations was the Union Stock Yards of Chicago, which from 1865 until 1971 penned and slaughtered millions of cattle and hogs into standardized cuts of beef and pork. This prompted poet Carl Sandburg to describe Chicago as the "Hog Butcher for the World".^[36]

The Chicago area, meanwhile, began to produce significant quantities of telecommunications gear, electronics, steel, crude oil derivatives, automobiles, and industrial capital goods.

By the early 2000s, Illinois' economy had moved toward a dependence on high-value-added services, such as financial trading, higher education, logistics, and health care. In some cases, these services clustered around institutions that hearkened back to Illinois's earlier economies. For example, the Chicago Mercantile Exchange, a trading exchange for global derivatives, had begun its life as an agricultural futures market.

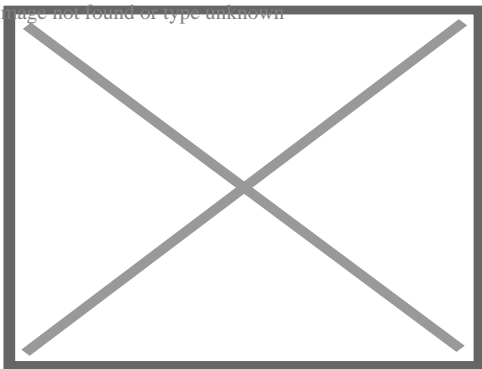
In 2007, the area ranked first among U.S. metro areas in the number of new and expanded corporate facilities.^[37] It ranked third in 2008, behind the Houston–Sugar Land–Baytown and Dallas–Fort Worth metropolitan areas,^[38] and ranked second behind the New York metropolitan area in 2009.^[39]

The Wall Street Journal summarized the Chicago area's economy in November 2006 with the comment that "Chicago has survived by repeatedly reinventing itself."^[40]

Transportation

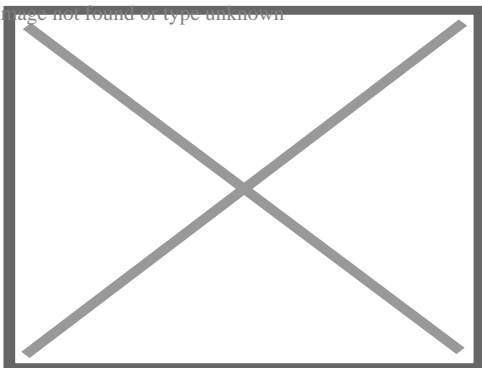
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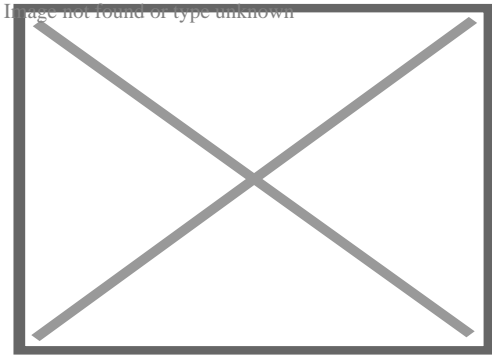


O'Hare Airport

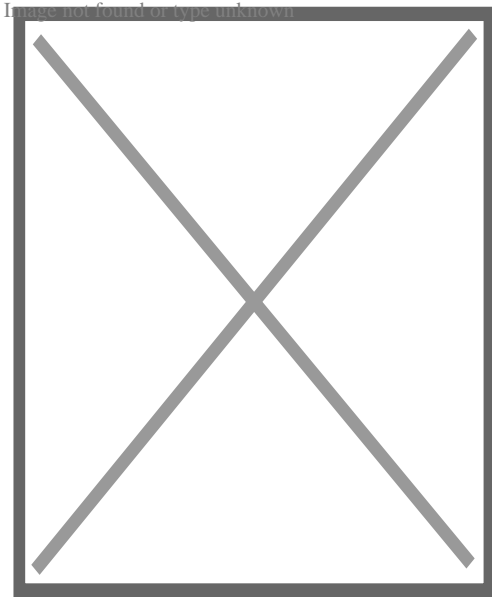
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Chicago 'L' in the Loop



Metra surface rail



The Eisenhower Expressway
with the Chicago Transit
Authority Blue Line tracks and
the non-revenue ramp that leads
to the Pink Line

Main articles: [Transportation in Chicago](#) and [Roads and freeways in Chicago](#)

Major airports

[edit]

- [Chicago O'Hare International Airport \(ORD\)](#)
- [Chicago Midway International Airport \(MDW\)](#)
- [Milwaukee Mitchell International Airport \(MKE\)](#) (located in the adjacent Milwaukee metropolitan area)
- [Chicago Rockford International Airport \(RFD\)](#) (located in the adjacent Rockford metropolitan area)
- [Gary/Chicago International Airport \(GYG\)](#)

Commercial ports

[edit]

- Port of Chicago
- Port of Indiana-Burns Harbor

Transit systems

[edit]

Commercial freight

[edit]

Chicago has been at the center of the United States' railroad network since the 19th century. Almost all Class I railroads serve the area, the most in North America.^[41]

Passenger

[edit]

- Chicago Transit Authority trains, locally referred to as "the 'L' ", (after "elevated train") serving Chicago and the near suburbs
- Pace Suburban Bus operates suburban bus and regional vanpool, paratransit, and ride-matching services in the Chicagoland region.
- Metra run by the Northeast Illinois Regional Commuter Railroad Corporation:
 - 4 lines serving southern Cook County and Will County
 - 3 lines serving western Cook County, DuPage County, and Kane County
 - 2 lines serving northern Cook County and Lake County
 - 1 line serving northern Cook County, Lake County, and Kenosha County
 - 1 line serving northwestern Cook County and McHenry County
- South Shore Line shares the Metra Electric Line in Illinois and connects Chicago to Gary, Michigan City, and ending at South Bend.

- Amtrak operates Union Station which is the major Amtrak passenger rail hub with connections to Metra and the within a few blocks of connections to several 'L' lines. Amtrak also operates a connecting station out of Joliet.

Major highways

[edit]

Interstates

[edit]

- Interstate 41 (I-41) runs concurrently with Interstate 94 from the northern terminus of the Tri-State Tollway to Milwaukee.
- Interstate 55 (I-55) is the Adlai Stevenson Expy.
- I-355 is the Veterans Memorial Tollway (formerly North-South Tollway).
- I-57 is unofficially the "West Leg" of the Dan Ryan Expy.
- I-65 has no name, whether official or unofficial.
- I-80 is officially called the Borman Expy (cosigned with I-94), Kingery Expy (cosigned with I-94 for 3 miles), Tri-State Tollway (cosigned with I-294 for 4 miles) and is unofficially called the Moline Expy west of I-294.
- I-88 is the Ronald Reagan Memorial Tollway (formerly East-West Tollway)
- I-90 is locally known as Jane Addams Tollway (formerly Northwest Tollway), John F. Kennedy Expy (cosigned with I-94), Dan Ryan Expy (cosigned with I-94), and Chicago Skyway Toll Bridge.
- I-94 is Tri-State Tollway in Lake County, Edens Spur, Edens Expy, John F. Kennedy Expy (cosigned with I-90), Dan Ryan Expy (cosigned with I-90), Bishop Ford Frwy (formerly Calumet Expy), Kingery Expy (cosigned with I-80) and Borman Expy (cosigned with I-80).
- I-190 is the John F. Kennedy Expy spur heading into Chicago-O'Hare Int'l Airport.
- I-290 is the Dwight D. Eisenhower Expy.
- I-294 is the Tri-State Tollway.

Other main highways

[edit]

- US Routes in the Illinois part of the area include: US 6, US 12, US 14, US 20, US 30, US 34, US 41, US 45, and US 52.

- Illinois Route 53, an arterial north–south state highway running through Grundy, Will, DuPage, Cook and Lake counties
- Historic US Route 66's eastern terminus is in Chicago.

Major corridors

[edit]

In addition to the Chicago Loop, the metro area is home to a few important subregional corridors of commercial activities. Among them are:

- Illinois Technology and Research Corridor, along the Ronald Reagan Memorial Tollway (Interstate 88)
- Golden Corridor, along the Jane Addams Memorial Tollway (Interstate 90)
- Lakeshore Corridor, along the Edens Expressway and Tri-State Tollway

Culture

[edit]

Sports

[edit]

Main article: Sports in Chicago

Listing of the professional sports teams in the Chicago metropolitan area

Major league professional teams:

- Major League Baseball (MLB)
 - Chicago Cubs
 - Chicago White Sox
- National Football League (NFL)
 - Chicago Bears
- National Basketball Association (NBA)
 - Chicago Bulls
- National Hockey League (NHL)
 - Chicago Blackhawks
- Major League Soccer (MLS)
 - Chicago Fire FC

Other professional teams:

- Women's National Basketball Association (WNBA)
 - Chicago Sky
- National Women's Soccer League (NWSL)
 - Chicago Stars FC
- American Association of Professional Baseball (AA)
 - Chicago Dogs
 - Kane County Cougars
 - Gary SouthShore RailCats
- American Hockey League (AHL)
 - Chicago Wolves
- NBA G League (NBAGL)
 - Windy City Bulls
- Major League Rugby (MLR)
 - Chicago Hounds

The Chicagoland Speedway oval track has hosted NASCAR Cup Series and IndyCar Series races. The Chicago Marathon is one of the World Marathon Majors. The Western Open and BMW Championship are PGA Tour tournaments that have been held primarily at golf courses near Chicago.

NCAA Division I College Sports Teams:

- Atlantic 10 Conference
 - Loyola University Chicago Ramblers
- Big East Conference
 - DePaul University Blue Demons
- Big Ten Conference
 - Northwestern University Wildcats (Evanston)
- Mid-American Conference
 - Northern Illinois University Huskies (DeKalb)
- Missouri Valley Conference
 - University of Illinois Chicago Flames
 - Valparaiso University Beacons (Valparaiso, IN)
- Northeast Conference
 - Chicago State University Cougars

Cuisine

[edit]

Further information: Chicago § Cuisine

- Chicago-style hot dog

- Chicago-style pizza
- Italian beef
- Caramel popcorn

Media

[edit]

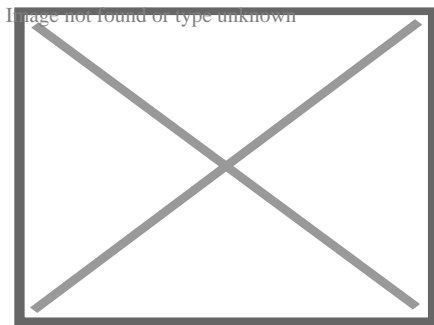
Main article: Media in Chicago

The two main newspapers are the *Chicago Tribune* and the *Chicago Sun-Times*. Local television channels broadcasting to the Chicago market include WBBM-TV 2 (CBS), WMAQ-TV 5 (NBC), WLS-TV 7 (ABC), WGN-TV 9 (Ind), WTTW 11 (PBS), MeTV 23, WCIU 26 (CW), WFLD 32 (FOX), WCPX-TV 38 (Ion), WSNS-TV 44 (Telemundo), WPWR-TV 50 (MyNetworkTV), and WJYS-TV 62 (The Way). Radio stations serving the area include: WBBM (AM), WBEZ, WGN (AM), WMBI, WLS (AM), and WSCR.

Education

[edit]

Further information: List of school districts in Illinois, List of school districts in Indiana, and List of colleges and universities in Chicago



Whitney M. Young Magnet High School in Chicago

Elementary and secondary education within the Chicago metropolitan area is provided by dozens of different school districts, of which by far the largest is the Chicago Public Schools with 400,000 students.^[42] Numerous private and religious school systems are also found in the region, as well as a growing number of charter schools. Racial inequalities in education in the region remain widespread, often breaking along district boundaries;^[43] for instance, educational prospects vary widely for students in the Chicago Public Schools compared to those in some neighboring suburban schools.^[44]

Historically, the Chicago metropolitan area has been at the center of a number of national educational movements, from the free-flowing Winnetka Plan to the regimented Taylorism of

the Gary Plan.^[45] In higher education, University of Chicago founder William Rainey Harper was a leading early advocate of the junior college movement; Joliet Junior College is the nation's oldest continuously operating junior college today.^[46] Later U of C president Robert Maynard Hutchins was central to the Great Books movement, and programs of dialogic education arising from that legacy can be found today at the U of C, at Shimer College,^[47] and in the City Colleges of Chicago and Oakton College in the Northwest suburbs.^[48]

Area codes

[edit]

Main article: List of Illinois area codes

From 1947 until 1988, the Illinois portion of the Chicago metro area was served by a single area code, 312, which abutted the 815 area code. In 1988 the 708 area code was introduced and the 312 area code became exclusive to the city of Chicago.

It became common to call suburbanites "708'ers", in reference to their area code.

The 708 area code was partitioned in 1996 into three area codes, serving different portions of the metro area: 630, 708, and 847.

At the same time that the 708 area code was running out of phone numbers, the 312 area code in Chicago was also exhausting its supply of available numbers. As a result, the city of Chicago was divided into two area codes, 312 and 773. Rather than divide the city by a north–south area code, the central business district retained the 312 area code, while the remainder of the city took the new 773 code.

In 2002, the 847 area code was supplemented with the overlay area code 224. In February 2007, the 815 area code (serving outlying portions of the metro area) was supplemented with the overlay area code 779. In October 2007, the overlay area code 331 was implemented to supplement the 630 area with additional numbers.

Plans are in place for overlay codes in the 708, 773, and 312 regions as those area codes become exhausted in the future.

- 312 Chicago - City (The Loop and central neighborhoods, e.g. the Near North Side)
- 773 Chicago - City (Everywhere else within the city limits, excluding central area)
- 872 Chicago - City (overlay for 312 & 773, effective November 7, 2009)
- 847/224 (North and Northwest Suburbs)
- 630/331 (Outer Western Suburbs)
- 708 (South and Near West Suburbs)
- 815/779 (Rockford & Joliet: Far Northwest/Southwest Suburbs)
- 219 (Northwest Indiana)
- 574 (North-central Indiana)
- 262 (Southeast Wisconsin surrounding Milwaukee County)

Proposed overlays




[edit]

- 464 overlay for 708 (January 21, 2022, rollout)

See also

[edit]

Portals:

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-  **United States** Image not found or type unknown
- Index of Illinois-related articles

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External links

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-
- *Encyclopedia of Chicago* (2004), comprehensive coverage of city and suburbs, past and present
 - U.S. Census Urbanized Area Outline Map (2000)
 - Chicago-Naperville-Michigan City, IL-IN-WI Combined Statistical Area (2012) map
 - Illinois CBSAs and Counties (2013) map
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Chicago metropolitan area

Major city

- **Chicago**

Chicago landsat image

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**Cities
(over 30,000 in 2020)**

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- 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

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

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- Bartlett
- Bolingbrook
- Buffalo Grove
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State of Illinois

Springfield (capital)

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- South Bend
- Terre Haute
- Valparaiso
- Westfield
- West Lafayette

Largest towns

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State of Wisconsin

Madison (capital)

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- Northern Highland
- Western Upland

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- Madison metropolitan area
- Milwaukee metropolitan area
- Twin Cities metropolitan area

Largest cities (pop. over 50,000)

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- Milwaukee
- Oshkosh
- Racine
- Waukesha
- West Allis

**Smaller cities
(pop. 15,000 to 50,000)**

- Beaver Dam
- Beloit
- Brookfield
- Cudahy
- De Pere
- Fitchburg
- Fond du Lac
- Franklin
- Greenfield
- Hartford
- Hudson
- Kaukauna
- Manitowoc
- Marshfield
- Menasha
- Menomonie
- Mequon
- Middleton
- Muskego
- Neenah
- New Berlin
- Oak Creek
- Oconomowoc
- Onalaska
- River Falls
- Sheboygan
- South Milwaukee
- Stevens Point
- Sun Prairie
- Superior
- Watertown
- Wausau
- Wauwatosa
- West Bend
- Wisconsin Rapids

**Largest villages
(pop. over 15,000)**

- Ashwaubenon
- Bellevue
- Caledonia
- Fox Crossing
- Germantown
- Howard
- Menomonee Falls
- Mount Pleasant
- Pleasant Prairie

Counties

- Adams
- Ashland
- Barron
- Bayfield
- Brown
- Buffalo
- Burnett
- Calumet
- Chippewa
- Clark
- Columbia
- Crawford
- Dane
- Dodge
- Door
- Douglas
- Dunn
- Eau Claire
- Florence
- Fond du Lac
- Forest
- Grant
- Green
- Green Lake
- Iowa
- Iron
- Jackson
- Jefferson
- Juneau
- Kenosha
- Kewaunee
- La Crosse
- Lafayette
- Langlade
- Lincoln
- Manitowoc
- Marathon
- Marinette
- Marquette
- Menominee
- Milwaukee
- Monroe
- Oconto
- Oneida
- Outagamie
- Ozaukee
- Pepin

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World's 50 most-populous urban areas

- | | |
|---------------------|------------------|
| 1. Tokyo | 11. Kolkata |
| 2. Jakarta | 12. São Paulo |
| 3. Delhi | 13. New York |
| 4. Guangzhou–Foshan | 14. Karachi |
| 5. Mumbai | 15. Dhaka |
| 6. Manila | 16. Bangkok |
| 7. Shanghai | 17. Beijing |
| 8. Seoul | 18. Moscow |
| 9. Cairo | 19. Shenzhen |
| 10. Mexico City | 20. Buenos Aires |

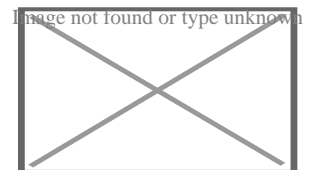
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Great Lakes megalopolis as defined by the RPA

Includes all metropolitan areas that have a population of 150,000 or greater according to the most recent national census.

**Great Lakes
region cities**

- Brantford
- Buffalo–Niagara Falls
 - Buffalo
 - Niagara Falls
- Chicago
 - city
- Cleveland
 - city
- Detroit
 - city
- Duluth–Superior
 - Duluth
 - Superior
- Erie
 - city
- Grand Rapids
 - city
- Guelph
- Green Bay
 - city
- Hamilton
- Holland
- Kalamazoo
 - city
- Kenosha
- Lansing
 - city
- London
- Milwaukee
 - city
- Muskegon
- Niagara Region
 - St. Catharines
 - Niagara Falls
 - Welland
- Niles
- Oshawa
- Rochester, New York
 - city
- South Bend
 - city
- Thunder Bay
- Toledo
 - city
- Toronto
 - city
- Traverse City



- Akron
 - city
- Altoona
- Ann Arbor
- Barrie
- Bloomington, Indiana
 - city
- Bloomington–Normal
 - Bloomington, Illinois
 - Normal
- Canton
 - city
- Champaign
 - city
- Cincinnati
 - city
- Columbus
 - city
- Dayton
 - city
- Eau Claire
 - city
- Elkhart
- Evansville
 - city
- Fargo
 - city
- Flint
- Fort Wayne
 - city
- Fox Cities
 - Appleton
 - Oshkosh
- Indianapolis
 - city
- Jackson
- Janesville–Beloit
- Kankakee
 - city
- Kingston
- La Crosse–Onalaska
 - La Crosse
 - Onalaska
- Lafayette
 - city
- Madison
 - city

**Cities of
states south
of region**

- Elizabethtown
 - city
- Kansas City
 - city
- Louisville
 - city
- St. Louis
 - city
- Topeka
 - city
- Wheeling
 - city

**Other
metro-
regions**

- Quebec City–Windsor Corridor
- Golden Horseshoe
- Greater Toronto and Hamilton Area
- Detroit–Windsor
- Greater Pittsburgh
- Metro East

Other megaregions

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International

- VIAF
- FAST

National

- Germany
- United States
- Israel

About Cook County

Photo

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Photo

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Things To Do in Cook County

Photo

Image not found or type unknown

Sand Ridge Nature Center

4.8 (96)

Photo

Image not found or type unknown

River Trail Nature Center

4.6 (235)

Photo

Palmisano (Henry) Park

4.7 (1262)

Driving Directions in Cook County

Driving Directions From Palmisano (Henry) Park to

Driving Directions From Lake Katherine Nature Center and Botanic Gardens to

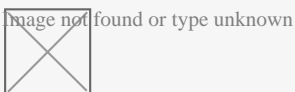
Driving Directions From Navy Pier to

<https://www.google.com/maps/dir/Navy+Pier/United+Structural+Systems+of+Illinois%2C+Irving+Hofstadter+Center+for+Art+and+Architecture/87.6050944,14z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1sunknown!2m2!1d-87.6050944!2d41.8918633!1m5!1m1!1sChIJ-wSxDtinD4gRiv4kY3RRh9U!2m2!1d-88.1396465!2d42.0637725!3e0>

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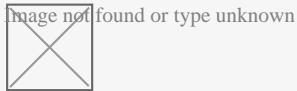
<https://www.google.com/maps/dir/Palmisano+%28Henry%29+Park/United+Structural+Systems+of+Illinois+Hofstadter+Center+for+Art+and+Architecture/87.6490151,14z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1sunknown!2m2!1d-87.6490151!2d41.8429903!1m5!1m1!1sChIJ-wSxDtinD4gRiv4kY3RRh9U!2m2!1d-88.1396465!2d42.0637725!3e1>

Reviews for



Jeffery James
(5)

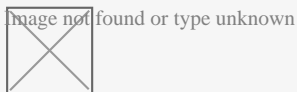
Very happy with my experience. They were prompt and followed through, and very helpful in fixing the crack in my foundation.



Sarah McNeily

(5)

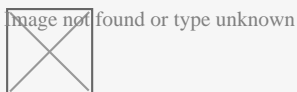
USS was excellent. They are honest, straightforward, trustworthy, and conscientious. They thoughtfully removed the flowers and flower bulbs to dig where they needed in the yard, replanted said flowers and spread the extra dirt to fill in an area of the yard. We've had other services from different companies 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.



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!



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.

Using Fiber Reinforced Polymers for Structural Upgrades [View GBP](#)

United Structural Systems of Illinois, Inc

Phone : +18473822882

City : Hoffman Estates

State : IL

Zip : 60169

Address : 2124 Stonington Ave

Google Business Profile

Company Website : <https://www.unitedstructuralsystems.com/>

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home foundation repair service

Foundation Repair Service

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