



PROTECTING YOUR PROPERTY INVESTMENT

## Inspection Report

**Property Address:**

Chicago IL



## Domicile Consulting

Dan Cullen 450.0000570 Expires: November 2010  
1033 W. Vernon Park Place Unit C  
Chicago IL 60607  
773-771-6466



<b>Date:</b> 11/14/2009	<b>Time:</b> 01:00 PM	<b>Report ID:</b> 11/14/09/01
<b>Property:</b> Chicago IL	<b>Customer:</b>	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**TYPE OF STRUCTURE:**  
Single Family Detached Residence

**APPROXIMATE AGE OF STRUCTURE::**  
Over 75 Years

**STRUCTURE FACES::**  
North

**CLIENT PRESENT?:**  
Yes

**RADON TEST?:**  
No

**WATER QUALITY TEST?:**  
No

**WEATHER CONDITIONS::**  
Partly Cloudy

**AMBIENT TEMPERATURE::**  
Below 65....A/C not operated due to risk of equipment damage.

**NUMBER OF STORIES::**  
Three story, with Basement

**EXTERIOR WALL CONSTRUCTION::**  
Masonry  
**EXTERIOR WALL CLADDING MATERIAL: :** Face  
Brick, Common Brick, Concrete Masonry Units,  
Aluminum Siding

**FOUNDATION::**  
Foundation Not Accessible, Foundation Not Fully  
Visible  
**FOUNDATION MATERIAL: :** Unable to Determine

## I. 4 POINT Inspection

This home inspection is being conducted in accordance with the State of Illinois Home Inspector Licensing Act and following the American Society of Home Inspectors guidelines. No pest control, lead paint, asbestos, mold, or other types of testing are being performed. This is a visual inspection of readily accessible systems and components of the home. Some items or areas may not be inspected if they are blocked by furniture or stored items. The home inspector makes no guarantees regarding any of the home's systems or components. The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future. Only non-invasive processes are used in the course of the inspection. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. If you discover any adverse conditions in the home after your Domicile Consulting inspection, please call us immediately for a re-inspection and free consultation. Your inspection fee will be refunded without question if you are unhappy with the inspection for any reason, provided the buyer/client signs a 'hold harmless' agreement when accepting the refunded fee. No guarantees or warranties are provided in connection with the home inspection. Any disputes that cannot be resolved by the inspector and the client will be submitted jointly to the American Arbitration Association for a decision.

### Styles & Materials

**ROOF COVERINGS:**

Composition (Asphalt or Fiberglass) Shingles  
Metal Roof

**ROOF VIEWED::**

Roof Was Walked

**POTABLE WATER SOURCE::**

Public

**WATER SERVICE PIPING MATERIAL::**

Copper  
Lead Pipe (flush before drinking)  
Main Water Shut-Off Location: : Behind Closet Door at  
Lower Level Entry Foyer

**WATER SUPPLY PIPING MATERIAL::**

Copper  
Not Fully Visible  
Water Pressure and Flow: : Fair

**PLUMBING WASTE PIPING MATERIAL::**

Not Fully Visible  
PVC

**WATER HEATER SIZE IN GALLONS::**

75 Gallons  
BTU or WATT Input Rating : 75,000 BTU

**WATER HEATER BRAND::**

A.O. Smith  
Water Heater Statistical Service Life is 13  
years.  
Serial # and Approximate Age in Years :  
M96-0066161-230 Approx. 13 years old.

**ELECTRICAL SERVICE::**

Overhead service  
Copper Service Conductors  
240 volts  
Location of Main Service Disconnect: : Front Lower  
Level Foyer Closet

**SERVICE PANEL AMPACITY::**

200 AMP  
Overcurrent Protection Devices: : Circuit Breakers

**SERVICE PANEL BRAND::**

THOMAS& BETTS(T&B)  
UNKNOWN  
Extra Info : Main Panel is Missing It's  
Original Label....Mfr. Unknown

**BRANCH CIRCUIT CONDUCTORS::**

Copper  
Not fully visible  
# of Circuits Used/# of Circuits Available for Use : Main  
Panel: 40/0 Sub-Panel: 19/1

**WIRING METHODS::**

Electrical Metallic Tubing EMT (Conduit)  
Not Fully Visible  
Armored Cable (BX)

**HEATING ENERGY SOURCE::**

Natural Gas  
BTU or KW Input per Hour : Both Units are  
Rated at 90,000 BTU

**HEAT TYPE::**

Forced Air Ducted System  
Air Filter Size: : 16-25-1

**HEATING EQUIPMENT MANUFACTURER::**

ARMSTRONG  
Average Service Life of a Gas-Fired Forced-Air  
Furnace is 18-24 years  
Serial # and approximate age of unit : Upper Unit:  
8406D145591 Approx. 3 years old. Lower Level:  
S1600J12034 Approx. 9 years old.

**COOLING EQUIPMENT STYLE::**

Split System (Outside Condenser w/ Inside  
Evaporator)  
Approximate Cooling Capacity in Tons: : 2  
units: 1 rated at 2.5 tons and the other  
rated at 3.5 tons

**COOLING EQUIPMENT MANUFACTURER:**

ARMSTRONG  
Average Service Life of A/C Unit is 12-15 Years  
CARRIER  
Serial # and Approx. Age of Condensing Unit : Carrier:  
1192E2194 Approx. 17 years old. Armstrong:  
1603A21020 Approx. 6 years old.

**WINDOW STYLES & MATERIALS::**

Double Hung  
Thermal Glazing  
Wood Frame  
Other Window Styles : Single-glazed Aluminum  
Window in Top Floor Guest Bath

**GAS SHUT-OFF LOCATION::**

West Exterior Wall

### Inspection Items

**A. EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.**

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The space between the subject building and it's neighbor to the east should be protected from entry by rats, cats, and other animals by the installation of a porous material such as hardware mesh.



A. Picture 1

(2) (Picture 2)(Picture 3) Caulking is recommended at the top and sides of the exterior electrical lighting fixtures in order to prevent moisture penetration into the home and/or moisture contact with energized electrical equipment.



A. Picture 2



A. Picture 3 South Elevation Light Fixture

(3) (Picture 4) Wood rot was noted at the base of the front porch stair stringers. Repair by a qualified carpenter is recommended.



A. Picture 4

(4) (Picture 5) The metal railing posts at the front porch/stairs should be professionally painted to prevent ongoing corrosion and damage.



A. Picture 5

(5) (Picture 6) The porch railings do not conform to modern safety standards. It is recommended that they be altered so that no spaces wider than 4" exist at the railings; failure to conform to the modern standards increases the risk for injuries, especially to children.



A. Picture 6

(6) (Picture 7)(Picture 8) The masonry chimney on the west side of the roof is deteriorated. It should be repaired or rebuilt by a qualified masonry contractor. The cost of repairing the chimney should be compared to the cost of replacing the gas-fired furnace it serves to vent against the cost of replacing the furnace with a high efficiency, sealed combustion unit which does not require chimney venting.



A. Picture 7



A. Picture 8 Chimney Deterioration

(7) (Picture 9)(Picture 10) The space between the subject building and the building to the east at the parapet wall should be sealed with aluminum flashing or equivalent to prevent moisture from being drawn into the unsealed and inadequately tooled mortar joints of the east exterior wall.

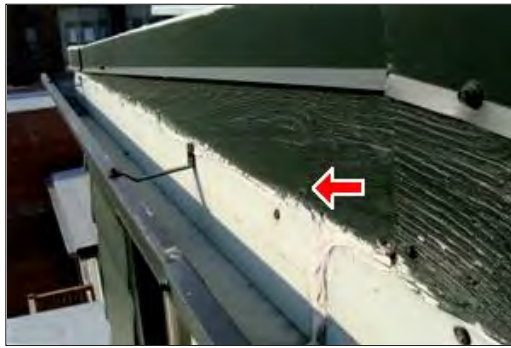


A. Picture 9 Concrete Block Wall at East Elevation



A. Picture 10 Gap Between Buildings

(8) (Picture 11) The top edge of the south gutter at the upper roof level is not sealed or protected with flashing. This could allow moisture to become trapped behind the gutter back resulting in wood rot and damage. The installation of flashing between the top of the gutter back and the bottom of the gravel stop is recommended.



A. Picture 11 Open Gutter Back

(9) (Picture 12) The aluminum siding at the rear top floor entry door is loose and should be secured or replaced by a qualified contractor.



A. Picture 12

(10) (Picture 13) Elevated moisture readings were found at the lower right hand corner of the top floor rear entry door. It may be necessary to remove some siding, trim, or flashing at the outside wall in this location in order to track down the source of the moisture intrusion. This type of moisture intrusion detection is not a part of this home inspection. Further review by a qualified moisture intrusion or remediation contractor is recommended.



A. Picture 13 Elevated Moisture at Wood Floor

(11) (Picture 14) The gap at the top edge of the stucco wall cladding at the perimeter of the rear balcony should be sealed against moisture intrusion and entrapment by a qualified stucco coating specialist.



A. Picture 14 Gap at Top of Stucco Finish

(12) (Picture 15) All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials.



A. Picture 15

(13) (Picture 16) The butt joints between the limestone coping blocks should be raked down and sealed with urethane caulk in order to reduce the risk for moisture penetration and masonry damage.



A. Picture 16

(14) (Picture 17)(Picture 18) The window in the light well is not adequately protected with paint nor is it properly sealed with caulk. The window also presents an avenue for relatively easy access into the home. The window should be painted, caulked, and secured against unauthorized entry.



A. Picture 17 Missing Caulk



A. Picture 18 Light Well Window

(15) (Picture 21) The stucco wall finish at the second floor balcony is cracked and should be repaired.





A. Picture 19 Stucco Cracking

(16) (Picture 22)(Picture 23) The face brick on the north elevation of the home appears to have been damaged by sand-blasting or other abrasive cleaning. The brick are exhibiting spalling, flaking, and appear to be overly absorptive. The face brick on the front of the home should be evaluated by a qualified masonry restoration contractor. At a minimum, the brick will require cleaning and regular applications of clear sealant in order to reduce the risk for ongoing damage to the irreversibly compromised wear layer of the masonry wall.



A. Picture 20 Flaking Brick



A. Picture 21 Flaking Brick Face

(17) (Picture 24) The mortar around the stone archway at the front of the home is cracked. Repair by a qualified masonry restoration contractor is recommended.



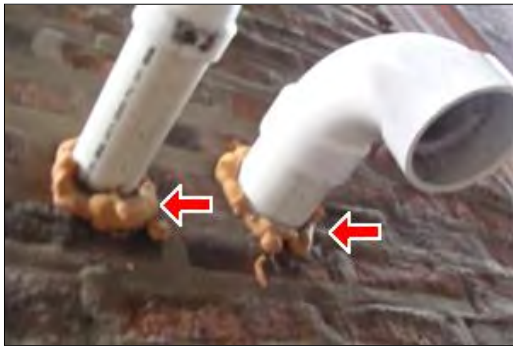
A. Picture 22 Mortar Cracking

(18) (Picture 25) The vines on the front of the home appear to be blocking the flow of run-off at the mansard roof drain. The vines should be kept trimmed to prevent moisture back-up and to reduce the risk of leaking/damage.



A. Picture 23 Vines on Front of Home

(19) (Picture 19)(Picture 20) The spray foam sealant used on multiple areas of the west exterior wall is not moisture proof and is subject to degradation from UV light. The sealant should be trimmed back below the face of the brick wall and covered with urethane caulk or equivalent.



A. Picture 24 PVC Vent Piping



A. Picture 25 West Wall Junction Box

**B. GARAGES & OUTBUILDINGS**

**Comments:** Not Functioning or in need of repair

(Picture 1) The connecting arm of the automatic garage door opener is bent. It should be replaced.



B. Picture 1

**C. ROOF COVERING, ROOF FLASHINGS, ROOF DRAINAGE.**

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) A number of spongy areas of roof decking were noted. This condition may indicate the presence of rotted and deteriorated roof sheathing. Further review (and perhaps intrusive disassembly of the roof covering) by a qualified roofing contractor is recommended.



C. Picture 1 Spongy Roof Deck

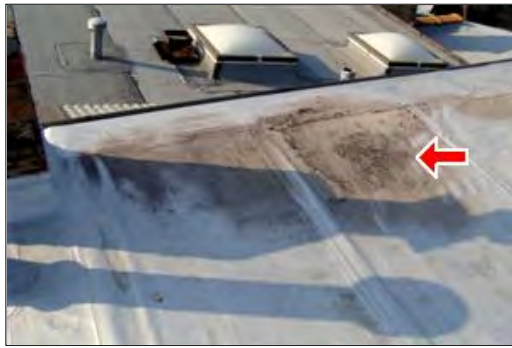
(2) (Picture 2)(Picture 3)(Picture 4) Multiple areas of probable ponding were noted on the roof. Ponding increases the risk of leaking and the rate of roof deterioration. Evaluation and repair by a qualified roofing contractor is recommended.



C. Picture 2 Ponding Evidence



C. Picture 3 Ponding Evidence



C. Picture 4

(3) (Picture 5)(Picture 6) Areas of poorly sealed roof covering were noted. Repair by a qualified roofing contractor is recommended in order to reduce the risk for leaking and damage.



C. Picture 5 Unsealed Roof Membrane



C. Picture 6 Gap at Roof Edge

(4) (Picture 7) The downspout outside the top floor rear entry door is split and should be replaced. It may be advisable to install gutter guards to reduce the risk for gutter and downspout clogging.



C. Picture 7 Split Downspout

(5) (Picture 8) The open downspout joint on the west exterior elevation should be repaired to prevent moisture damage to the adjacent masonry.



C. Picture 8 Open Downspout Joint

**D. STRUCTURE & FOUNDATION**

**Comments:** Not Functioning or in need of repair

The raised areas of the lower level living space appear to be located above a dirt crawlspace. Bare dirt was seen at the floor below the plumbing access panel in the lower level mechanical closet. Further evaluation, which may require intrusive disassembly, is recommended in order to determine the extent and nature of the repairs required to insure a dry, warm, and relatively mold-free crawlspace.

**E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES**

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The light fixture above the top floor guest bath tub should be repaired or replaced.



E. Picture 1 Non-Functioning Light Fixture

(2) (Picture 2) The bare bulb light fixtures in the closets should be replaced with low-profile fluorescent fixtures in order to reduce the fire hazard associated with their hot surfaces and also in order to reduce the risk of bulb breakage.



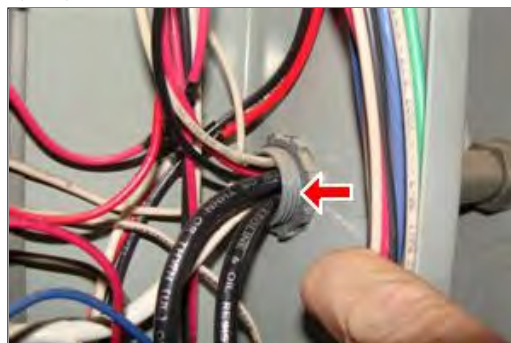
E. Picture 2 Closet Light Fixture

(3) (Picture 3) All exterior electrical receptacles should be provided with GFCI protection in order to reduce the risk of electrical shock.



E. Picture 3 Non-GFCI Receptacle at Balcony

(4) (Picture 4) The high ampacity conductors at the service panel feed-through should be protected by plastic anti-chafing devices in order to reduce the risk for arcing/sparking, shock, fire, etc.



E. Picture 4 Inadequately Protected Conductors

(5) (Picture 5)(Picture 6) The kitchen peninsula should have additional GFCI protected receptacles added for convenience. Standards require a receptacle at every 4 linear feet of kitchen countertop.



E. Picture 5 Missing Receptacle



E. Picture 6 Peninsula

(6) (Picture 7) The taped-over splices at the electrical service wiring on the west wall of the home should be secured and sealed with approved devices.



E. Picture 7

(7) (Picture 8) The electrical receptacle at the north wall of the master bath is not functioning as a safety device. It should be replaced to reduce the risk for shock.



E. Picture 8 Defective GFCI

**F. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS**

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The underground sprinkler system requires bi-annual maintenance by qualified professionals. All documentation regarding the installation and maintenance of the system should be provided to the buyer as part of the pre-purchase due diligence.



F. Picture 1 Lawn Sprinkler

(2) (Picture 2) The exterior hose bibbs have been shut-off for the winter. The shut-off valves for each of these fixtures should be identified and labeled prior to closing.



F. Picture 2

(3) (Picture 3)(Picture 4) The missing combustion chamber cover at the water heater should be furnished and installed in order to reduce the risk of backdrafting and flame roll-out. Also, the drain valve has been capped in an apparent attempt at 'repairing' a leak. The age and inefficiency (relative to newer models) of the water heater may make replacement, rather than repair, the appropriate option.



F. Picture 3 Missing Cover

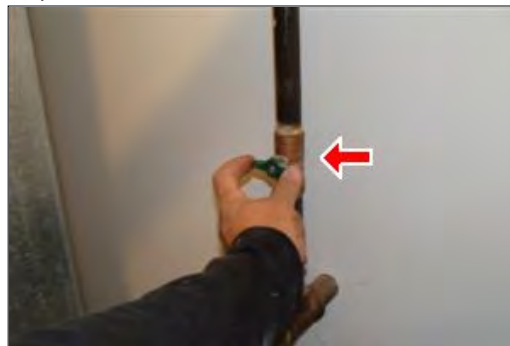


F. Picture 4

(4) (Picture 5)(Picture 6) All of the plumbing valves in the home should be clearly labeled as to their function and areas which they serve so that they may be used for emergencies, maintenance, and repairs.



F. Picture 5 Valve Label



F. Picture 6 Unlabeled Gas Valve

(5) (Picture 7) The lower level bathroom sink drains slowly and should be repaired by a qualified plumber.



F. Picture 7 Slow Drain

(6) (Picture 8) The kitchen range hood vent cap is not made for this use. The existing vent cap is intended for use on gas-fired equipment and does not have an integral backdraft damper. The existing vent cap should be replaced for proper ventilation and improved energy efficiency.



F. Picture 8 Kitchen Range Hood Vent Termination

(7) (Picture 9) The main floor powder room is loose and may be leaking at it's drain connection. The toilet should be removed, repaired, and reinstalled by a qualified plumber.



F. Picture 9

(8) (Picture 10) **Point of Information:** The underground water service piping coming into the home is made, at least partially, of lead. Lead is a neuro-toxic metal that can leach into the water especially during periods of no flow, such as commonly occurs overnight. Many municipalities are considering requiring property owners to replace the existing older lead water services. At a minimum, flushing of the water piping system prior to drinking is recommended after periods of supply piping inactivity. Many water filters are available that are capable of removing most of the lead from the drinking water.



F. Picture 10 Lead Piping in Vault

(9) (Picture 10) The master bath tub spout should be secured to prevent leaking and damage.



F. Picture 11 Loose Spout

(10) Residential structures of this height would typically require a booster pump on the water supply piping to make up for the pressure loss sustained over the four floors of living space. Review by a qualified plumber is recommended in order to determine if the installation of such a pump is advisable.

(11) A small leak was noted at the drain of the left hand kitchen sink bowl. Repair by a qualified plumber is recommended.

#### G. HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The A/C refrigerant line insulation should be repaired or replaced by a qualified HVAC contractor for energy efficiency.



G. Picture 1 Missing Insulation



(2) (Picture 2) The PVC intake at the top floor unit should be sealed with RTV compound as required by the manufacturer.



G. Picture 2 Top Floor HVAC Unit

(3) (Picture 3)(Picture 4) Gaps were noted in the supply and return air duct work and/or in the HVAC plenums. These gaps create air leaks which can reduce the efficiency of the HVAC unit, and which can negatively impact both indoor air comfort and indoor air quality. The supply and return air ducts should be sealed using approved materials and methods; duct mastic is the preferred material for duct sealing.



G. Picture 3 HVAC Duct Gaps



G. Picture 4 Air Gap at Plenum

(4) (Picture 4) The drain pan underneath the top floor HVAC unit has a large gap at the near right hand corner. If a condensation leak were to occur, the pan would not protect the floor and areas below from damage. The pan should be re-configured by a qualified contractor.



G. Picture 5

(5) (Picture 6)(Picture 7)(Picture 8)(Picture 9) Most of the registers in the home are poorly sealed and secured at the floor openings. The gaps at the register boots should be sealed to reduce energy losses and to promote optimal HVAC airflow.



G. Picture 6 Gap at Register Boot



G. Picture 7 Gap at Register Boot



G. Picture 8 Large Gap at Return Register



G. Picture 9 Sunken Duct and Boot

(6) (Picture 10) Heavy dirt build-up was noted on the interior components of the lower level HVAC system. This can reduce the efficiency of the system and can also reduce indoor air comfort. The entire HVAC unit; including the blower assembly, heat exchanger, and evaporator coil should be professionally cleaned for optimal system performance.



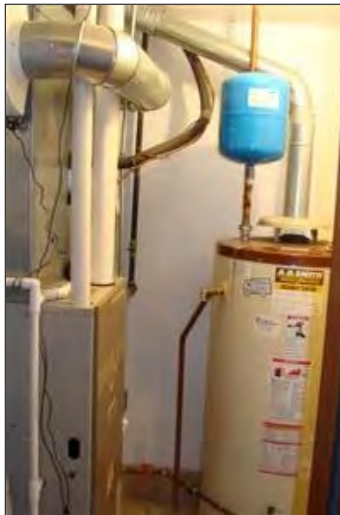
G. Picture 10

(7) (Picture 11) The missing damper at the lower level furnace-mounted humidifier should be installed for improved energy efficiency during the cooling mode.



G. Picture 11 Missing Damper

(8) (Picture 12) The mechanical room has insufficient access to combustion/dilution air for the gas-fired appliance (water heater) that is located inside. Evaluation and repair by a licensed and competent mechanical contractor is recommended in order to reduce the risk of equipment damage, inefficient combustion, and infiltration of carbon monoxide to the living space.



G. Picture 12 Natural Draft Water Heater

(9) (Picture 13) FYI: At least some of the HVAC air returns are 'panned'. This means that the returns are not made of sheet metal ducts but rather are formed by the wood studs and drywall of the stud channel. This is typically allowed by the minimum standards but makes the ducts leaky and difficult to clean.



G. Picture 13 "Panned" HVAC Air Return

#### H. FIREPLACES, WOODSTOVES, ETC.

**Comments:** Not Functioning or in need of repair

(1) (Picture 1)(Picture 2)(Picture 3) The wood-burning fireplace flues are at least partially unlined. Unlined fireplace flues are unsafe and could pose a risk of fire. The flues should be reviewed and repaired (re-lining appears to be indicated) by a qualified contractor, preferably one who is a member of the Chimney Safety Institute of America (CSIA).



H. Picture 1 Two Flue Chimney



H. Picture 2 South Flue



H. Picture 3 North Flue

(2) (Picture 4) The dinette area fireplace doors are broken and should be repaired or replaced.



H. Picture 4 Fireplace Door Hinge

(3) (Picture 5) Significant soot build-up was noted inside the wood-burning fireplace flue. The National Fire Protection Agency recommends that fireplaces be thoroughly evaluated when a home changes ownership. Evaluation and cleaning of the fireplaces in the home by a qualified specialty contractor, preferably one who is a member of the Chimney Safety Institute of America, is recommended.



H. Picture 5 Accretions Inside Living Room Fireplace Flue

#### I. INSULATION, VENTILATION, ATTICS, ETC.

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The large hole in the ceiling of the top floor mechanical closet should be sealed in order to reduce the risk for energy losses, condensation in the ceiling/roof plenum, rot and damage.



I. Picture 1

(2) (Picture 2) All of the bath fans in the home are loud and cheap. They should be replaced with high quality, quiet exhaust fans.



I. Picture 2

(3) (Picture 3) The can lights at the top floor ceiling may, if they are not air-tight cans, be allowing heat and moisture to flow into the unventilated ceiling/roof plenum. This can result in condensation, rot, mold-growth, etc. The cans should be evaluated by a qualified contractor and should be made air-tight through the installation of gasketed inserts if needed.



I. Picture 3 Can Lighting at Top Floor

## J. INTERIORS AND FINISHES

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The glass shower door in the top floor guest bath could strike the nearby pedestal lavatory and break. Door stops, bumpers, or other precautions should be made.



J. Picture 1 Breakage Hazard

(2) (Picture 2) The caulking at the base of the top floor guest bath shower stall should be removed and replaced.



J. Picture 2 Degraded Caulk

(3) (Picture 3) The carpeted, winding stairs leading to the top floor are dangerous. The treads in the winding stair section are excessively sloped and narrow. The stairs should be evaluated for repair by a qualified carpenter.



J. Picture 3 Excess Tread Slope

(4) (Picture 4) Areas of hardwood flooring finish deterioration were noted. The floors should be refinished as needed by a qualified contractor.



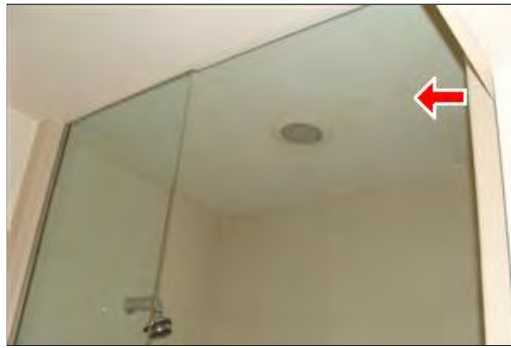
J. Picture 4

(5) (Picture 5) Moisture damage was noted at the right hand kitchen sink base cabinet door. The door should be repaired or replaced.



J. Picture 5

(6) (Picture 6) It is recommended that the master bath shower ceiling be protected from moisture damage by the installation of matching tile.



J. Picture 6 At Risk Ceiling

(7) (Picture 7) The master bath shower base is cracked and high moisture levels were noted at the tile substrate in the cracked area. The tile shower base should be repaired by a qualified tile setting contractor.



J. Picture 7 Tile Cracking and High Moisture

(8) (Picture 8) Secure and graspable handrails should be installed at all of the interior stairs in order to provide for safe stair travel.



J. Picture 8 Missing Railing

#### K. WINDOWS, DOORS, SKYLIGHTS

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) The lower level front entry doorsill is open to weather and pests. It should be secured and sealed.



K. Picture 1

(2) (Picture 2) The spiral trim at the front door is open to weather and pests; it should be sealed with the appropriate caulking material and methods.



K. Picture 2 Unsealed Trim

(3) (Picture 3) The exterior windowsills at the front of the home are not sloped to shed moisture and the interiors of the windows do not have a raised apron. These conditions make moisture intrusion and rot a virtual certainty. Evidence of such intrusion and rot were noted in multiple locations. The windows assemblies should be evaluated and repaired by a qualified carpenter.



K. Picture 3

(4) (Picture 4)(Picture 5) Moisture damage and elevated moisture levels were noted at the right hand jamb of the top floor guest bath window. The single-glazed aluminum window should be replaced with a high quality energy efficient window. The deteriorated and displaced plywood siding on the the wall outside of this bathroom should also be replaced.



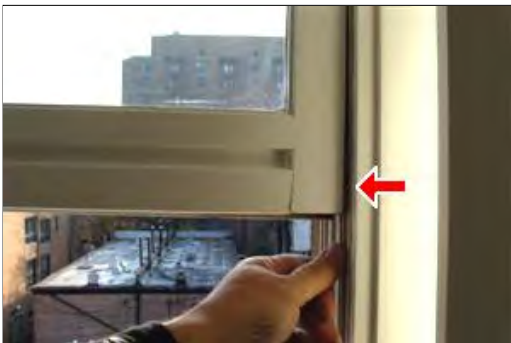
K. Picture 4



K. Picture 5 Plywood Siding at East Elevation Light Well

(5) The window screens in the home are missing, perhaps as part of the preparations for winter weather. The existence and condition of the window screens should be verified prior to closing.

(6) (Picture 6)(Picture 7)(Picture 8)(Picture 9)(Picture 10) Multiple problems were noted with the windows in the home. Ongoing moisture damage due to improperly pitched sills, inadequate weatherstripping, and broken window hardware were all noted. The windows should be individually evaluated and repaired as needed for weather resistance and energy efficiency.



K. Picture 6



K. Picture 7 Broken Window Latch





K. Picture 8 Loose Weatherstripping



K. Picture 9 Back-pitched Sill



K. Picture 10 Painted-over Damage at 1st Floor North Wall Window

(7) (Picture 8)(Picture 9)(Picture 10) The 3 doors to the large balcony at the living room south wall exhibited varying amounts of moisture damage and wear. The doors and frames should be repaired or replaced as needed to reduce the risk for further damage.



K. Picture 11 Weather Damage at Door



K. Picture 12 Rot at Door Jamb



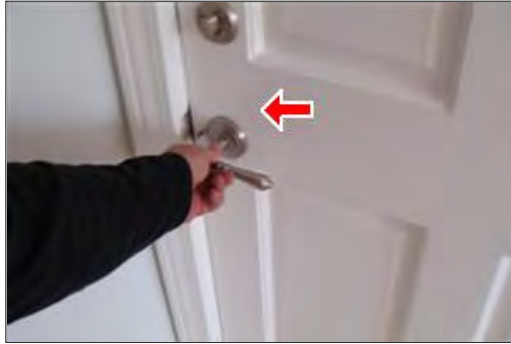
K. Picture 13 Missing Sealant at Balcony Door

(8) (Picture 14) The large fixed pane window at the west hallway wall has a blown thermal seal and should be replaced.



K. Picture 14 Blown Thermal Seal

(9) (Picture 15) The door from the rear top floor bedroom to the east hallway is missing its weatherstripping (this is a pre-hung exterior door) and is therefore hinge-bound. The missing weatherstripping should be installed.



K. Picture 15 Hinge-bound door

#### L. INSTALLED APPLIANCES

**Comments:** Not Functioning or in need of repair

(1) (Picture 1) Mold-like growth was noted at the rubber seal of the front loading clothes washer in the lower level. The washer should be cleaned regularly to prevent mold growth. Products are available that can be introduced into the washer during a wash cycle and which will address this condition. Consumers can often find websites devoted to a particular make and model of clothes washer which will provide further information.



L. Picture 1 Mold-like Growth

(2) (Picture 2) The refrigerator compressor and other interior operating components should be thoroughly and professionally cleaned for operating efficiency and equipment longevity.



L. Picture 2

(3) (Picture 3) The kitchen exhaust fan is greasy and should be cleaned.



L. Picture 3 Grease at Exhaust Fan

#### M. OTHER

**Comments:** Not Functioning or in need of repair

(Picture 1) The smoke detectors noted in the home appeared to be at or beyond the end of their service lives, typically taken to be 10 years for smoke detectors and 5 years for carbon monoxide detectors. It is recommended that the smoke detector and carbon monoxide detector systems be upgraded to reflect current life safety codes which include; smoke detectors on each level of living space and in each sleeping room, hard-wired 120 V smoke detectors that are interconnected in order to alarm simultaneously when any individual smoke detector responds, and carbon monoxide detectors and every level of living space and within 15 feet of a sleeping room. The installation of these critical life safety devices by a licensed and competent electrician is recommended.



M. Picture 1 Aged Detector

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All of the recommendations for repairs or alterations that are contained in this report should be performed by licensed and competent contractors with expertise in the appropriate trade or specialty. It is recommended that the repairs/alterations be completed prior to closing. The contractor/s who perform the recommended repairs at the seller's direction should provide the buyer/client with all appropriate documentation regarding the materials and methods used in the work. A list of contractors who have been rated and recommended by consumers can be found at [www.angieslist.com](http://www.angieslist.com)

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## General Summary



### PROTECTING YOUR PROPERTY INVESTMENT Domicile Consulting

1033 W. Vernon Park Place Unit C  
Chicago IL 60607  
773-771-6466

**Customer**

**Address**

Chicago IL

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

#### I. 4 POINT Inspection

##### EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

##### Not Functioning or in need of repair

1. (1) (Picture 1) The space between the subject building and it's neighbor to the east should be protected from entry by rats, cats, and other animals by the installation of a porous material such as hardware mesh.
2. (2) (Picture 2)(Picture 3) Caulking is recommended at the top and sides of the exterior electrical lighting fixtures in order to prevent moisture penetration into the home and/or moisture contact with energized electrical equipment.
3. (3) (Picture 4) Wood rot was noted at the base of the front porch stair stringers. Repair by a qualified carpenter is recommended.
4. (4) (Picture 5) The metal railing posts at the front porch/stairs should be professionally painted to prevent ongoing corrosion and damage.
5. (5) (Picture 6) The porch railings do not conform to modern safety standards. It is recommended that they be altered so that no spaces wider than 4" exist at the railings; failure to conform to the modern standards increases the risk for injuries, especially to children.
6. (6) (Picture 7)(Picture 8) The masonry chimney on the west side of the roof is deteriorated. It should be repaired or rebuilt by a qualified masonry contractor. The cost of repairing the chimney should be compared to the cost of replacing the gas-fired furnace it serves to vent against the cost of replacing the furnace with a high efficiency, sealed combustion unit which does not require chimney venting.
7. (7) (Picture 9)(Picture 10) The space between the subject building and the building to the east at the parapet wall should be sealed with aluminum flashing or equivalent to prevent moisture from being drawn into the unsealed and inadequately tooled mortar joints of the east exterior wall.

## I. 4 POINT Inspection

8. (8) (Picture 11) The top edge of the south gutter at the upper roof level is not sealed or protected with flashing. This could allow moisture to become trapped behind the gutter back resulting in wood rot and damage. The installation of flashing between the top of the gutter back and the bottom of the gravel stop is recommended.
9. (9) (Picture 12) The aluminum siding at the rear top floor entry door is loose and should be secured or replaced by a qualified contractor.
10. (10) (Picture 13) Elevated moisture readings were found at the lower right hand corner of the top floor rear entry door. It may be necessary to remove some siding, trim, or flashing at the outside wall in this location in order to track down the source of the moisture intrusion. This type of moisture intrusion detection is not a part of this home inspection. Further review by a qualified moisture intrusion or remediation contractor is recommended.
11. (11) (Picture 14) The gap at the top edge of the stucco wall cladding at the perimeter of the rear balcony should be sealed against moisture intrusion and entrapment by a qualified stucco coating specialist.
12. (12) (Picture 15) All exterior wooden deck surfaces should be professionally cleaned and sealed against weather in order to extend the service life of the materials.
13. (13) (Picture 16) The butt joints between the limestone coping blocks should be raked down and sealed with urethane caulk in order to reduce the risk for moisture penetration and masonry damage.
14. (14) (Picture 17)(Picture 18) The window in the light well is not adequately protected with paint nor is it properly sealed with caulk. The window also presents an avenue for relatively easy access into the home. The window should be painted, caulked, and secured against unauthorized entry.
15. (15) (Picture 21) The stucco wall finish at the second floor balcony is cracked and should be repaired.
16. (16) (Picture 22)(Picture 23) The face brick on the north elevation of the home appears to have been damaged by sand-blasting or other abrasive cleaning. The brick are exhibiting spalling, flaking, and appear to be overly absorptive. The face brick on the front of the home should be evaluated by a qualified masonry restoration contractor. At a minimum, the brick will require cleaning and regular applications of clear sealant in order to reduce the risk for ongoing damage to the irreversibly compromised wear layer of the masonry wall.
17. (17) (Picture 24) The mortar around the stone archway at the front of the home is cracked. Repair by a qualified masonry restoration contractor is recommended.
18. (18) (Picture 25) The vines on the front of the home appear to be blocking the flow of run-off at the mansard roof drain. The vines should be kept trimmed to prevent moisture back-up and to reduce the risk of leaking/damage.
19. (19) (Picture 19)(Picture 20) The spray foam sealant used on multiple areas of the west exterior wall is not moisture proof and is subject to degradation from UV light. The sealant should be trimmed back below the face of the brick wall and covered with urethane caulk or equivalent.

### **GARAGES & OUTBUILDINGS**

#### **Not Functioning or in need of repair**

20. (Picture 1) The connecting arm of the automatic garage door opener is bent. It should be replaced.

### **ROOF COVERING, ROOF FLASHINGS, ROOF DRAINAGE.**

#### **Not Functioning or in need of repair**

21. (1) (Picture 1) A number of spongy areas of roof decking were noted. This condition may indicate the presence of rotted and deteriorated roof sheathing. Further review (and perhaps intrusive disassembly of the roof covering) by a qualified roofing contractor is recommended.
22. (2) (Picture 2)(Picture 3)(Picture 4) Multiple areas of probable ponding were noted on the roof. Ponding increases the risk of leaking and the rate of roof deterioration. Evaluation and repair by a qualified roofing contractor is recommended.
23. (3) (Picture 5)(Picture 6) Areas of poorly sealed roof covering were noted. Repair by a qualified roofing contractor is recommended in order to reduce the risk for leaking and damage.
24. (4) (Picture 7) The downspout outside the top floor rear entry door is split and should be replaced. It may be advisable to install gutter guards to reduce the risk for gutter and downspout clogging.
25. (5) (Picture 8) The open downspout joint on the west exterior elevation should be repaired to prevent moisture damage to the adjacent masonry.

### **STRUCTURE & FOUNDATION**

#### **Not Functioning or in need of repair**

26. The raised areas of the lower level living space appear to be located above a dirt crawlspace. Bare dirt was seen at the floor below the plumbing access panel in the lower level mechanical closet. Further evaluation, which may require intrusive disassembly, is recommended in order to determine the extent and nature of the repairs required to insure a dry, warm, and relatively mold-free crawlspace.

### **ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES**

#### **Not Functioning or in need of repair**

27. (1) (Picture 1) The light fixture above the top floor guest bath tub should be repaired or replaced.
28. (2) (Picture 2) The bare bulb light fixtures in the closets should be replaced with low-profile fluorescent fixtures in order to reduce the fire hazard associated with their hot surfaces and also in order to reduce the risk of bulb breakage.

## I. 4 POINT Inspection

29. (3) (Picture 3) All exterior electrical receptacles should be provided with GFCI protection in order to reduce the risk of electrical shock.
30. (4) (Picture 4) The high ampacity conductors at the service panel feed-through should be protected by plastic anti-chafing devices in order to reduce the risk for arcing/sparking, shock, fire, etc.
31. (5) (Picture 5)(Picture 6) The kitchen peninsula should have additional GFCI protected receptacles added for convenience. Standards require a receptacle at every 4 linear feet of kitchen countertop.
32. (6) (Picture 7) The taped-over splices at the electrical service wiring on the west wall of the home should be secured and sealed with approved devices.
33. (7) (Picture 8) The electrical receptacle at the north wall of the master bath is not functioning as a safety device. It should be replaced to reduce the risk for shock.

### PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

#### Not Functioning or in need of repair

34. (1) (Picture 1) The underground sprinkler system requires bi-annual maintenance by qualified professionals. All documentation regarding the installation and maintenance of the system should be provided to the buyer as part of the pre-purchase due diligence.
35. (2) (Picture 2) The exterior hose bibbs have been shut-off for the winter. The shut-off valves for each of these fixtures should be identified and labeled prior to closing.
36. (3) (Picture 3)(Picture 4) The missing combustion chamber cover at the water heater should be furnished and installed in order to reduce the risk of backdrafting and flame roll-out. Also, the drain valve has been capped in an apparent attempt at 'repairing' a leak. The age and inefficiency (relative to newer models) of the water heater may make replacement, rather than repair, the appropriate option.
37. (4) (Picture 5)(Picture 6) All of the plumbing valves in the home should be clearly labeled as to their function and areas which they serve so that they may be used for emergencies, maintenance, and repairs.
38. (5) (Picture 7) The lower level bathroom sink drains slowly and should be repaired by a qualified plumber.
39. (6) (Picture 8) The kitchen range hood vent cap is not made for this use. The existing vent cap is intended for use on gas-fired equipment and does not have an integral backdraft damper. The existing vent cap should be replaced for proper ventilation and improved energy efficiency.
40. (7) (Picture 9) The main floor powder room is loose and may be leaking at it's drain connection. The toilet should be removed, repaired, and reinstalled by a qualified plumber.
41. (8) (Picture 10) **Point of Information:** The underground water service piping coming into the home is made, at least partially, of lead. Lead is a neuro-toxic metal that can leach into the water especially during periods of no flow, such as commonly occurs overnight. Many municipalities are considering requiring property owners to replace the existing older lead water services. At a minimum, flushing of the water piping system prior to drinking is recommended after periods of supply piping inactivity. Many water filters are available that are capable of removing most of the lead from the drinking water.
42. (9) (Picture 10) The master bath tub spout should be secured to prevent leaking and damage.
43. (10) Residential structures of this height would typically require a booster pump on the water supply piping to make up for the pressure loss sustained over the four floors of living space. Review by a qualified plumber is recommended in order to determine if the installation of such a pump is advisable.
44. (11) A small leak was noted at the drain of the left hand kitchen sink bowl. Repair by a qualified plumber is recommended.

### HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS

#### Not Functioning or in need of repair

45. (1) (Picture 1) The A/C refrigerant line insulation should be repaired or replaced by a qualified HVAC contractor for energy efficiency.
46. (2) (Picture 2) The PVC intake at the top floor unit should be sealed with RTV compound as required by the manufacturer.
47. (3) (Picture 3)(Picture 4) Gaps were noted in the supply and return air duct work and/or in the HVAC plenums. These gaps create air leaks which can reduce the efficiency of the HVAC unit, and which can negatively impact both indoor air comfort and indoor air quality. The supply and return air ducts should be sealed using approved materials and methods; duct mastic is the preferred material for duct sealing.
48. (4) (Picture 4) The drain pan underneath the top floor HVAC unit has a large gap at the near right hand corner. If a condensation leak were to occur, the pan would not protect the floor and areas below from damage. The pan should be re-configured by a qualified contractor.
49. (5) (Picture 6)(Picture 7)(Picture 8)(Picture 9) Most of the registers in the home are poorly sealed and secured at the floor openings. The gaps at the register boots should be sealed to reduce energy losses and to promote optimal HVAC airflow.
50. (6) (Picture 10) Heavy dirt build-up was noted on the interior components of the lower level HVAC system. This can reduce the efficiency of the system and can also reduce indoor air comfort. The entire HVAC unit; including the blower assembly, heat exchanger, and evaporator coil should be professionally cleaned for optimal system performance.
51. (7) (Picture 11) The missing damper at the lower level furnace-mounted humidifier should be installed for improved energy efficiency during the cooling mode.
52. (8) (Picture 12) The mechanical room has insufficient access to combustion/dilution air for the gas-fired appliance (water heater) that is located inside. Evaluation and repair by a licensed and competent mechanical contractor is recommended in order to reduce the risk of equipment damage, inefficient combustion, and infiltration of carbon monoxide to the living space.

## I. 4 POINT Inspection

53. (9) (Picture 13) FYI: At least some of the HVAC air returns are 'panned'. This means that the returns are not made of sheet metal ducts but rather are formed by the wood studs and drywall of the stud channel. This is typically allowed by the minimum standards but makes the ducts leaky and difficult to clean.

### **FIREPLACES, WOODSTOVES, ETC.**

#### **Not Functioning or in need of repair**

54. (1) (Picture 1)(Picture 2)(Picture 3) The wood-burning fireplace flues are at least partially unlined. Unlined fireplace flues are unsafe and could pose a risk of fire. The flues should be reviewed and repaired (re-lining appears to be indicated) by a qualified contractor, preferably one who is a member of the Chimney Safety Institute of America (CSIA).
55. (2) (Picture 4) The dinette area fireplace doors are broken and should be repaired or replaced.
56. (3) (Picture 5) Significant soot build-up was noted inside the wood-burning fireplace flue. The National Fire Protection Agency recommends that fireplaces be thoroughly evaluated when a home changes ownership. Evaluation and cleaning of the fireplaces in the home by a qualified specialty contractor, preferably one who is a member of the Chimney Safety Institute of America, is recommended.

### **INSULATION, VENTILATION, ATTICS, ETC.**

#### **Not Functioning or in need of repair**

57. (1) (Picture 1) The large hole in the ceiling of the top floor mechanical closet should be sealed in order to reduce the risk for energy losses, condensation in the ceiling/roof plenum, rot and damage.
58. (2) (Picture 2) All of the bath fans in the home are loud and cheap. They should be replaced with high quality, quiet exhaust fans.
59. (3) (Picture 3) The can lights at the top floor ceiling may, if they are not air-tight cans, be allowing heat and moisture to flow into the unventilated ceiling/roof plenum. This can result in condensation, rot, mold-growth, etc. The cans should be evaluated by a qualified contractor and should be made air-tight through the installation of gasketed inserts if needed.

### **INTERIORS AND FINISHES**

#### **Not Functioning or in need of repair**

60. (1) (Picture 1) The glass shower door in the top floor guest bath could strike the nearby pedestal lavatory and break. Door stops, bumpers, or other precautions should be made.
61. (2) (Picture 2) The caulking at the base of the top floor guest bath shower stall should be removed and replaced.
62. (3) (Picture 3) The carpeted, winding stairs leading to the top floor are dangerous. The treads in the winding stair section are excessively sloped and narrow. The stairs should be evaluated for repair by a qualified carpenter.
63. (4) (Picture 4) Areas of hardwood flooring finish deterioration were noted. The floors should be refinished as needed by a qualified contractor.
64. (5) (Picture 5) Moisture damage was noted at the right hand kitchen sink base cabinet door. The door should be repaired or replaced.
65. (6) (Picture 6) It is recommended that the master bath shower ceiling be protected from moisture damage by the installation of matching tile.
66. (7) (Picture 7) The master bath shower base is cracked and high moisture levels were noted at the tile substrate in the cracked area. The tile shower base should be repaired by a qualified tile setting contractor.
67. (8) (Picture 8) Secure and graspable handrails should be installed at all of the interior stairs in order to provide for safe stair travel.

### **WINDOWS, DOORS, SKYLIGHTS**

#### **Not Functioning or in need of repair**

68. (1) (Picture 1) The lower level front entry doorsill is open to weather and pests. It should be secured and sealed.
69. (2) (Picture 2) The spiral trim at the front door is open to weather and pests; it should be sealed with the appropriate caulking material and methods.
70. (3) (Picture 3) The exterior windowsills at the front of the home are not sloped to shed moisture and the interiors of the windows do not have a raised apron. These conditions make moisture intrusion and rot a virtual certainty. Evidence of such intrusion and rot were noted in multiple locations. The windows assemblies should be evaluated and repaired by a qualified carpenter.
71. (4) (Picture 4)(Picture 5) Moisture damage and elevated moisture levels were noted at the right hand jamb of the top floor guest bath window. The single-glazed aluminum window should be replaced with a high quality energy efficient window. The deteriorated and displaced plywood siding on the the wall outside of this bathroom should also be replaced.
72. (5) The window screens in the home are missing, perhaps as part of the preparations for winter weather. The existence and condition of the window screens should be verified prior to closing.
73. (6) (Picture 6)(Picture 7)(Picture 8)(Picture 9)(Picture 10) Multiple problems were noted with the windows in the home. Ongoing moisture damage due to improperly pitched sills, inadequate weatherstripping, and broken window hardware were all noted. The windows should be individually evaluated and repaired as needed for weather resistance and energy efficiency.
74. (7) (Picture 8)(Picture 9)(Picture 10) The 3 doors to the large balcony at the living room south wall exhibited varying amounts of moisture damage and wear. The doors and frames should be repaired or replaced as needed to reduce the risk for further damage.
75. (8) (Picture 14) The large fixed pane window at the west hallway wall has a blown thermal seal and should be replaced.

## I. 4 POINT Inspection

76. (9) (Picture 15) The door from the rear top floor bedroom to the east hallway is missing it's weatherstripping (this is a pre-hung exterior door) and is therefore hinge-bound. The missing weatherstripping should be installed.

### INSTALLED APPLIANCES

#### Not Functioning or in need of repair

77. (1) (Picture 1) Mold-like growth was noted at the rubber seal of the front loading clothes washer in the lower level. The washer should be cleaned regularly to prevent mold growth. Products are available that can be introduced into the washer during a wash cycle and which will address this condition. Consumers can often find websites devoted to a particular make and model of clothes washer which will provide further information.
78. (2) (Picture 2) The refrigerator compressor and other interior operating components should be thoroughly and professionally cleaned for operating efficiency and equipment longevity.
79. (3) (Picture 3) The kitchen exhaust fan is greasy and should be cleaned.

### OTHER

#### Not Functioning or in need of repair

80. (Picture 1) The smoke detectors noted in the home appeared to be at or beyond the end of their service lives, typically taken to be 10 years for smoke detectors and 5 years for carbon monoxide detectors. It is recommended that the smoke detector and carbon monoxide detector systems be upgraded to reflect current life safety codes which include; smoke detectors on each level of living space and in each sleeping room, hard-wired 120 V smoke detectors that are interconnected in order to alarm simultaneously when any individual smoke detector responds, and carbon monoxide detectors and every level of living space and within 15 feet of a sleeping room. The installation of these critical life safety devices by a licensed and competent electrician is recommended.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



**INVOICE**



**PROTECTING YOUR PROPERTY INVESTMENT**

**Domicile Consulting**  
1033 W. Vernon Park Place Unit C  
Chicago IL 60607  
773-771-6466  
Inspected By: Dan Cullen

**Inspection Date:** 11/14/2009  
**Report ID:** 11/14/09/01

<b>Customer Info:</b>	<b>Inspection Property:</b>
<b>Customer's Real Estate Professional:</b>	Chicago IL

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Five Bdrm. Single Family/Townhome	550.00	1	550.00
			<b>Tax \$0.0</b>
			<b>Total Price \$550.0</b>

**Payment Method:**  
**Payment Status:**  
**Note:**