



PROTECTING YOUR PROPERTY INVESTMENT

Inspection Report

Glen Doe

Property Address:

77 E. State St.
1A
Chicago IL



Domicile Consulting

Dan Cullen 450.000570
1033 W. Vernon Park Place Unit C
Chicago IL 60607
773-771-6466



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Date: 4/2/2008	Time:	Report ID: 04/02/08/01
Property: 77 E. State St. 1A Chicago IL	Customer: Glen Doe	Real Estate Professional:

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:

High Rise Condominium

APPROXIMATE AGE OF STRUCTURE::

Recent Rehabilitation

HOME FACES::

East

CLIENT PRESENT?:

Yes

RADON TEST?:

No

WATER QUALITY TEST?:

No

WEATHER CONDITIONS::

Clear

AMBIENT TEMPERATURE::

Below 65....A/C not operated due to risk of equipment damage.

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

POTABLE WATER SOURCE::

Public

WATER SERVICE PIPING MATERIAL::

Unknown/Not visible
Main Water Shut-Off Location: : Not Located

WATER SUPPLY PIPING MATERIAL::

Copper
Not Fully Visible
Water Pressure and Flow at the Time of the Inspection: : Good

PLUMBING WASTE PIPING MATERIAL::

Cast iron
Copper
Not Fully Visible

WATER HEATER SIZE IN GALLONS::

Unknown/Not Accessible
BTU or WATT Input Rating : N/A

ELECTRICAL SERVICE::

Copper Service Conductors

SERVICE PANEL AMPACITY::

200 AMP
Overcurrent Protection Devices: : Circuit Breakers

SERVICE PANEL BRAND::

SIEMENS

BRANCH CIRCUIT CONDUCTORS::

Copper
of Circuits Used/# of Circuits Available for Use : 39/3

WIRING METHODS::

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

HEAT TYPE::

Circulating boiler
Fan Coil System
Air Filter Size: : Unknown

HEATING ENERGY SOURCE::

Unknown
BTU or KW Input per Hour : Unable to Determine

COOLING EQUIPMENT STYLE::

Fan Coil System
Approximate Cooling Capacity in Tons: : Unable to Determine

WINDOW STYLES & MATERIALS::

Aluminum Frame
Awning/Hopper
Fixed Sash
Thermal Glazing
Other Window Styles : N/A

GAS SHUT-OFF LOCATION::

Not Located...Consult Building Management or the Gas Utility for Location

Inspection Items

A. EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

Comments: Not Inspected

B. GARAGES & OUTBUILDINGS

Comments: Not Inspected

C. ROOF, ROOF COVERING SYSTEM, AND ATTIC

Comments: Not Inspected

D. STRUCTURE & FOUNDATION

Comments: Not Inspected

E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Comments: Not Functioning or in need of repair



E. Picture 1



E. Picture 2



E. Picture 3



E. Picture 4



E. Picture 5



E. Picture 6



E. Picture 7



E. Picture 8



E. Picture 10

E. Picture 9



E. Picture 12



E. Picture 11

(Picture 1) The wall bracket light fixture junction boxes in the powder room are not equidistant from the adjacent parallel walls. This may not allow the light fixtures to be installed in a neat, workmanlike manner. Further review of the junction box installation by a qualified electrician is recommended.

(Picture 2)(Picture 3) Excess motion was noted at the electrical receptacle on the right hand side of the kitchen sink. The receptacle should be properly secured to it's junction box in order to reduce the risk of arcing/sparking and damage.

(Picture 4) It appears that the junction box as well as the plug and cord connection for the kitchen cooktop is blocked by the back panel of the kitchen cabinet on which the cooktop rests. Long-standing electrical safety guidelines require that any junction box and appliance power cords be readily accessible for repairs, alterations, or emergencies. It is recommended that this electrical installation be evaluated by a qualified electrician; it may be possible to neatly remove a portion

of the cabinet back panel in order to gain access to these components.

(Picture 5)(Picture 6) The national electrical code requires the installation of GFCI protected receptacles at every four linear feet of kitchen countertop. This requirement stems from the fact that the typical appliance power cord is approximately 2 feet long. It is recommended that additional GFCI protected electrical receptacle be installed at the opposite side panel of the kitchen island in order to increase it's food preparation functionality.

(Picture 7) The light fixture in the guest bathroom shower ceiling does not appear to be rated for this use. Further evaluation by a qualified electrician is recommended in order to determine if replacement with a 'wet location' component/s is required.

(Picture 8) The missing screw should be furnished and installed at the electrical panel's dead front cover.

(Picture 9) The right hand side of the electrical panel wall opening does not have the same finished depth as the left-hand side, the top, and the bottom. It is recommended that the missing wall finish be installed at this location so that the dead front cover fits uniformly around the electrical panel.

(Picture 11) Multiple 'dead' electrical receptacles were noted in the master bathroom. These should be repaired by a qualified electrician.

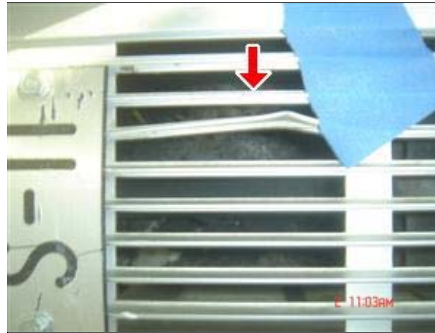
(Picture 12) All of the electrical receptacle and light switch covers should be checked for proper plumb and level positioning and repaired as necessary.

F. HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS

Comments: Not Functioning or in need of repair



F. Picture 1



F. Picture 2



F. Picture 3

(Picture 1) Dust and debris were noted below the upper grating of the baseboard convectors. The grates should be removed and these areas thoroughly and professionally cleaned prior to closing.

The return air openings for the HVAC air handler are located in the central hallway; these openings are isolated from the master bedroom suite by the master bedroom entry door. This condition could result in inadequate airflow, over-pressurization of the master bedroom suite, and other air quality and/or comfort issues. It is recommended that a source of return air be provided from the master bedroom suite to the HVAC air handler. Such a return air source could take several forms including a jumper duct, staggered through wall grilles, or an undercut master bedroom entry door. Whatever method is used, should be decided upon based on the appropriate calculations performed by a qualified HVAC contractor.

(Picture 2) The damaged convector grille at the S-11 baseboard unit should be repaired or replaced.

(Picture 3) The air handler fan speed controls are located inside their ceiling alcoves. This makes adjustment of the HVAC airflow difficult and potentially dangerous. It is recommended that the fan speed controls be moved to a readily accessible location.

The inspector was unable to locate the air handler's HVAC air filters. The HVAC air filtration should be readily accessible for replacement and inspection. Further evaluation by a qualified HVAC contractor is recommended.

G. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

Comments: Not Functioning or in need of repair



G. Picture 1



G. Picture 2



G. Picture 3



G. Picture 4



G. Picture 5



G. Picture 6

(Picture 1) The guest bath lavatory sink drains slowly and should be repaired by a qualified plumber.

(Picture 2) The master bath shower diverter handle is loose and should be secured.

(Picture 3) The left-hand control button at the hydromassage bathtub did not operate at the time of the inspection. Evaluation by a qualified appliance specialist is recommended.

(Picture 4) The pop-up drain lever at the left-hand master bath lavatory sink is not operational and should be repaired or replaced.

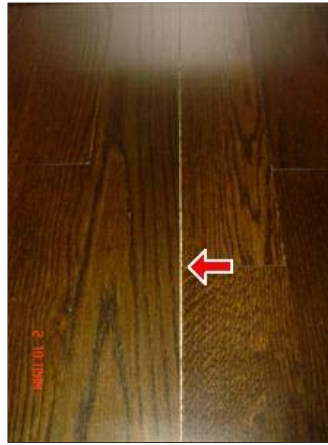
(Picture 5)(Picture 6) Areas of contact between copper water supply piping and iron-based metals were noted at the ceiling alcove. this type of contact can result in piping corrosion, leaking, and water damage. Further evaluation by a qualified mechanical contractor is recommended in order to determine if remedial action is required.

H. INTERIORS AND FINISHES

Comments: Not Functioning or in need of repair



H. Picture 1



H. Picture 2



H. Picture 3



H. Picture 4



H. Picture 5



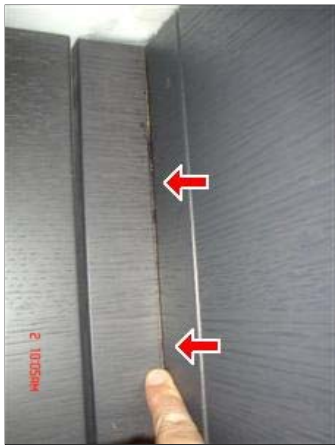
H. Picture 6



H. Picture 7



H. Picture 8



H. Picture 9



H. Picture 10



H. Picture 11



H. Picture 12



H. Picture 13



H. Picture 14



H. Picture 15



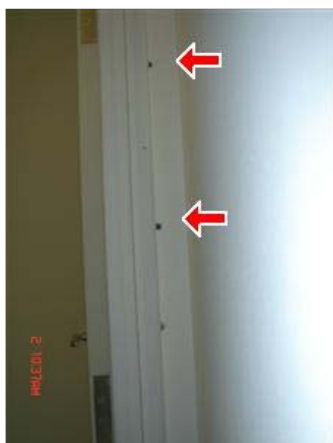
H. Picture 16



H. Picture 17



H. Picture 18



H. Picture 19



H. Picture 20



H. Picture 21



H. Picture 22



H. Picture 23

(1) (Picture 1)(Picture 2) Obvious gaps and multiple surface imperfections were noted in the hardwood flooring. This may indicate that the flooring was installed with an elevated moisture content. The indoor relative humidity inside the condominium unit appeared to be within normal limits and the commercial quality humidifier was operating at the time of the inspection. It is recommended that the hardwood flooring in the home be evaluated and repaired by a qualified flooring specialty contractor in order to reduce or eliminate the gaps between floor boards and to eliminate all other obvious flooring or finish defects.

(Picture 3) The porous wood grain of the kitchen cabinet side panels has absorbed some of the backsplash tile grout. Repair of the kitchen cabinet finishes by a qualified specialty contractor is recommended.

(Picture 4) The awning style wall cabinet door at the left-hand side of the exhaust hood rubs on the hood when opened. Repair or adjustment of the door or hood is recommended in order to prevent marring of the finishes.

(Picture 5) The National Tile Contractor's Association recommends the use of color matched and mildew resistant caulking at all areas where dissimilar material meets a grouted tile surface. These locations are inherently prone to motion which the brittle grout cannot absorb. This inevitably leads to grout cracking. It is recommended that all such locations in the home, whether it be kitchen or bathroom, have the existing grout joints raked out and replaced with the color matched and mildew resistant caulking marketed by the grout manufacturer expressly for this purpose.

(Picture 6)(Picture 7) A scratch was noted at the Northwest corner of the stone kitchen countertop. The scratch should be repaired by a qualified specialty contractor.

(Picture 8) Missing grout was noted at the backsplash tile near the electrical receptacle at the right hand side of the kitchen sink.

(Picture 9) The inside base cabinet trim at the Northwest corner of the kitchen has a rough and unsightly finish. It should be repaired by a qualified cabinet specialty contractor.

(Picture 10) All kitchen, laundry, and bath cabinet doors and drawers should be adjusted and aligned both for appearance and for proper operation.

(Picture 11) The two can lights above the kitchen island are not centered directly above the island. It appears that the buyer would be well within his rights to demand at the lights be centered over the island. Further evaluation of this electrical installation, and review of the approved electrical plan, by a qualified electrical contractor is recommended.

(Picture 12) An oily residue was noted on the natural stone flooring in the guest bathroom. The flooring should be cleaned and, if necessary sealed by a qualified specialty flooring contractor.

The ceilings in the shower stalls does not appear to have appropriate protection from the high moisture levels that are expected to be encountered there. The full height shower enclosures will increase the risk of moisture accumulation, mold growth, and damage at these locations. Further review by a qualified tile setting contractor is recommended in order to determine what steps may be necessary to prevent such damage.

(Picture 13)(Picture 14) Multiple areas of damage were noted at the bottom edge of the raised baseboard trim. All such damage should be repaired to like new condition.

(Picture 15) All smeared paint should be removed from the window and door hardware.

(Picture 16) The heavy glass shower doors are at risk of causing damage and at risk of being damaged from contact with the adjacent tile walls. Installation of wall-mounted bumpers is recommended.

(Picture 17)(Picture 18) Wood shimming and gaps were noted at the base of the shower door jambs in the master bath. The wood shims should be removed, and if needed, replaced with plastic shims. The bottom of the shower door jambs should be neatly and professionally caulked with the appropriate compounds.

(Picture 19) Unconcealed drywall screws were noted inside the central double door closet. Repair by a qualified drywall contractor is recommended.

(Picture 20) The upper left corner of the left-hand door at the central double door closet is damaged and should be repaired or replaced.

(Picture 21) Both of the doors at the central double door closet rub on the adjoining door jambs when opened. The doors should be repaired or adjusted to prevent such contact.

(Picture 22) Stained grout was already noted at the master bathroom floor tile. The tile should be professionally cleaned and then sealed with multiple coats of high quality grout sealer.

(Picture 23) All inside tile corners should be sealed not with grout, but with a color matched, mildew resistant, caulking compound. It is recommended that the existing grout be raked free from these locations and that a be sealed with high-quality caulked joints.

I. INSTALLED APPLIANCES

Comments: Not Functioning or in need of repair



I. Picture 1

(Picture 1) The built-in installation of the washer and dryer prevented a full inspection of these units and their mechanical components. The built-in installation presents the following concerns: the inspector was unable to determine if the appropriate materials and methods were utilized in the installation of the dryer venting; the washer hoses are hidden from view and cannot be routinely inspected by the homeowner for leaking or damage; no floor drain was noted underneath the clothes washer and the clothes washer was not installed in a drain pan; routine maintenance of the clothes dryer requires access to the vent hose and vent outlets. It is recommended that the laundry units be made readily removable and their components readily accessible in order to reduce the risk of moisture damage. Also, the use of braided stainless steel water supply hoses is recommended to reduce the risk of bursting and leaking. Further evaluation by a qualified appliance specialist is recommended and it is also recommended that the laundry unit manufacturer's instructions be followed completely.

J. WINDOWS & DOORS

Comments: Not Functioning or in need of repair



J. Picture 1



J. Picture 2



J. Picture 3



J. Picture 4



J. Picture 5



J. Picture 6

(Picture 1)(Picture 2) The hole that was cut for the Main entry door latch handle is too large and is visible outside the escutcheon. Also, a number of scratches, dents, and other surface imperfections were noted on the door. The door should be repaired to 'like new' condition or replaced.

(Picture 3) Damage was also noted at the front door jamb and trim. They should also be returned to 'like new' condition.

The interior entry doors at the east kitchen wall and at the guest suite are not properly protected from damage associated with their paths of travel. The installation of additional door stops is recommended.

(Picture 4) The aluminum frame windows in this condominium unit may be prone to condensation formation, dripping, and associated moisture issues. Further information regarding these windows including their NFRC ratings, air infiltration, U value, and their installation instructions should be provided to the buyer or his agent/s for further review.

(Picture 5) Multiple scratches were noted on the aluminum interior window finishes. The windows should be returned to like new condition.

The awning windows exhibited varying degrees of difficulty in the engagement of their latches. Also, several of the windows would not remain in the fully open position when operated. The windows should be adjusted or repaired so that they operate as intended.

(Picture 6) Several hinged screws are missing from the secondary unit entry door, these should be furnished and installed.

The installation of a peephole is recommended at the secondary unit entry door for safety and security.

The exterior aluminum framed windows in the home appear to be separated from the living space by only a caulk joint at their perimeter. When looking into the

gap between the windows and the finished jamb, the deep space between the window and the jamb appears to terminate at the exterior caulk joint. If this is indeed the case, there is insufficient thermal isolation and moisture protection in this detail. Caulk should be installed over appropriately sized backer rod and not applied as the sole component in a critical exterior sealing detail. Also, the deep gaps between the window and the finished jamb are unsightly. It would be more typical and highly preferred for this space to be filled with a foam air seal and to be covered on the interior with a matching aluminum trim strip. Further evaluation of the window installation and trim detailing by a qualified specialty contractor and/or the window manufacturer's representative is recommended.

K. OTHER

Comments: Not Functioning or in need of repair

No carbon monoxide detectors were noted in the home. Since gas-fired appliances are present, carbon monoxide detectors are required within 15 feet of every sleeping room. Carbon monoxide detector should be furnished and installed prior to closing.

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

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General Summary



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Customer
Glen Doe

Address
77 E. State St.
1A
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

E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Not Functioning or in need of repair

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(Picture 2)(Picture 3) Excess motion was noted at the electrical receptacle on the right hand side of the kitchen sink. The receptacle should be properly secured to it's junction box in order to reduce the risk of arcing/sparking and damage.

(Picture 4) It appears that the junction box as well as the plug and cord connection for the kitchen cooktop is blocked by the back panel of the kitchen cabinet on which the cooktop rests. Long-standing electrical safety guidelines require that any junction box and appliance power cords be readily accessible for repairs, alterations, or emergencies. It is recommended that this electrical installation be evaluated by a qualified electrician; it may be possible to neatly remove a portion of the cabinet back panel in order to gain access to these components.

(Picture 5)(Picture 6) The national electrical code requires the installation of GFCI protected receptacles at every four linear feet of kitchen countertop. This requirement stems from the fact that the typical appliance power cord is approximately 2 feet long. It is recommended that additional GFCI protected electrical receptacle be installed at the opposite side panel of the kitchen island in order to increase it's food preparation functionality.

(Picture 7) The light fixture in the guest bathroom shower ceiling does not appear to be rated for this use. Further evaluation by a qualified electrician is recommended in order to determine if replacement with a 'wet location' component/s is required.

(Picture 8) The missing screw should be furnished and installed at the electrical panel's dead front cover.

(Picture 9) The right hand side of the electrical panel wall opening does not have the same finished depth as the left-hand side, the top, and the bottom. It is recommended that the missing wall finish be installed at this location so that the dead front cover fits uniformly around the electrical panel.

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I. 4 POINT Inspection**F. HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS****Not Functioning or in need of repair**

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(Picture 2) The damaged convector grille at the S-11 baseboard unit should be repaired or replaced.

(Picture 3) The air handler fan speed controls are located inside their ceiling alcoves. This makes adjustment of the HVAC airflow difficult and potentially dangerous. It is recommended that the fan speed controls be moved to a readily accessible location.

The inspector was unable to locate the air handler's HVAC air filters. The HVAC air filtration should be readily accessible for replacement and inspection. Further evaluation by a qualified HVAC contractor is recommended.

G. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS**Not Functioning or in need of repair**

(Picture 1) The guest bath lavatory sink drains slowly and should be repaired by a qualified plumber.

(Picture 2) The master bath shower diverter handle is loose and should be secured.

(Picture 3) The left-hand control button at the hydromassage bathtub did not operate at the time of the inspection. Evaluation by a qualified appliance specialist is recommended.

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H. INTERIORS AND FINISHES**Not Functioning or in need of repair**

(1) (Picture 1)(Picture 2) Obvious gaps and multiple surface imperfections were noted in the hardwood flooring. This may indicate that the flooring was installed with an elevated moisture content. The indoor relative humidity inside the condominium unit appeared to be within normal limits and the commercial quality humidifier was operating at the time of the inspection. It is recommended that the hardwood flooring in the home be evaluated and repaired by a qualified flooring specialty contractor in order to reduce or eliminate the gaps between floor boards and to eliminate all other obvious flooring or finish defects.

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(Picture 4) The awning style wall cabinet door at the left-hand side of the exhaust hood rubs on the hood when opened. Repair or adjustment of the door or hood is recommended in order to prevent marring of the finishes.

(Picture 5) The National Tile Contractor's Association recommends the use of color matched and mildew resistant caulking at all areas where dissimilar material meets a grouted tile surface. These locations are inherently prone to motion which the brittle grout cannot absorb. This inevitably leads to grout cracking. It is recommended that all such locations in the home, whether it be kitchen or bathroom, have the existing grout joints raked out and replaced with the color matched and mildew resistant caulking marketed by the grout manufacturer expressly for this purpose.

(Picture 6)(Picture 7) A scratch was noted at the Northwest corner of the stone kitchen countertop. The scratch should be repaired by a qualified specialty contractor.

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(Picture 9) The inside base cabinet trim at the Northwest corner of the kitchen has a rough and unsightly finish. It should be repaired by a qualified cabinet specialty contractor.

(Picture 10) All kitchen, laundry, and bath cabinet doors and drawers should be adjusted and aligned both for appearance and for proper operation.

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The ceilings in the shower stalls does not appear to have appropriate protection from the high moisture levels that are expected to be encountered there. The full height shower enclosures will increase the risk of moisture accumulation, mold growth, and damage at these locations. Further review by a qualified tile setting contractor is recommended in order to determine what steps may be necessary to prevent such damage.

(Picture 13)(Picture 14) Multiple areas of damage were noted at the bottom edge of the raised baseboard trim. All such damage should be repaired to like new condition.

(Picture 15) All smeared paint should be removed from the window and door hardware.

(Picture 16) The heavy glass shower doors are at risk of causing damage and at risk of being damaged from contact with the adjacent tile walls.

I. 4 POINT Inspection

Installation of wall-mounted bumpers is recommended.

(Picture 17)(Picture 18) Wood shimming and gaps were noted at the base of the shower door jambs in the master bath. The wood shims should be removed, and if needed, replaced with plastic shims. The bottom of the shower door jambs should be neatly and professionally caulked with the appropriate compounds.

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(Picture 20) The upper left corner of the left-hand door at the central double door closet is damaged and should be repaired or replaced.

(Picture 21) Both of the doors at the central double door closet rub on the adjoining door jambs when opened. The doors should be repaired or adjusted to prevent such contact.

(Picture 22) Stained grout was already noted at the master bathroom floor tile. The tile should be professionally cleaned and then sealed with multiple coats of high quality grout sealer.

(Picture 23) All inside tile corners should be sealed not with grout, but with a color matched, mildew resistant, caulking compound. It is recommended that the existing grout be raked free from these locations and that a be sealed with high-quality caulked joints.

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Not Functioning or in need of repair

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J. WINDOWS & DOORS

Not Functioning or in need of repair

(Picture 1)(Picture 2) The hole that was cut for the Main entry door latch handle is too large and is visible outside the escutcheon. Also, a number of scratches, dents, and other surface imperfections were noted on the door. The door should be repaired to 'like new' condition or replaced.

(Picture 3) Damage was also noted at the front door jamb and trim. They should also be returned to 'like new' condition.

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(Picture 6) Several hinged screws are missing from the secondary unit entry door, these should be furnished and installed.

The installation of a peephole is recommended at the secondary unit entry door for safety and security.

The exterior aluminum framed windows in the home appear to be separated from the living space by only a caulk joint at their perimeter. When looking into the gap between the windows and the finished jamb, the deep space between the window and the jamb appears to terminate at the exterior caulk joint. If this is indeed the case, there is insufficient thermal isolation and moisture protection in this detail. Caulk should be installed over appropriately sized backer rod and not applied as the sole component in a critical exterior sealing detail. Also, the deep gaps between the window and the finished jamb are unsightly. It would be more typical and highly preferred for this space to be filled with a foam air seal and to be covered on the interior with a matching aluminum trim strip. Further evaluation of the window installation and trim detailing by a qualified specialty contractor and/or the window manufacturer's representative is recommended.

K. OTHER

Not Functioning or in need of repair

No carbon monoxide detectors were noted in the home. Since gas-fired appliances are present, carbon monoxide detectors are required within 15 feet of every sleeping room. Carbon monoxide detector should be furnished and installed prior to closing.

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.

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INVOICE



Property, Energy & Moisture Intrusion Inspections

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: 4/2/2008
Report ID: 04/02/08/01

Customer Info:	Inspection Property:
Glen Doe	77 E. State St. 1A Chicago IL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
2 Bedroom Condominium	365.00	1	365.00
			Tax \$0.00
			Total Price \$365.00

Payment Method: Credit Card
Payment Status: Invoice Sent
Note: