



Property, Energy & Moisture Intrusion Inspect

Inspection Report

Property Address:



West Elevation



NE Elevation

Domicile Consulting

Ross Neag
4145 North Keystone Ave
Chicago IL 60641
708-243-7222
IL Lic #450.004096 exp 12/2012



Table of Contents

Cover Page.....	1
Table of Contents.....	3
Intro Page.....	4
I 4 POINT Inspection.....	5
Summary.....	38
Invoice.....	67
Attachments.....	68
Agreement.....	69

Date: 9/1/2011	Time: 12:00 PM	Report ID: 9/1/11/01m
Property:	Customer:	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:

Single Family Detached Residence

APPROXIMATE AGE OF STRUCTURE::

Over 10 Years

HOME FACES::

West

CLIENT PRESENT?:

Yes

RADON TEST?:

No

WATER QUALITY TEST?:

No

WEATHER CONDITIONS::

Clear

AMBIENT TEMPERATURE::

85 deg F

NUMBER OF STORIES::

Two story

EXTERIOR WALL CONSTRUCTION::

Wood Frame and Masonry

FOUNDATION::

Concrete Foundation Walls, Full basement

EXTERIOR WALL CLADDING MATERIAL: :

Brick veneer, Cedar Siding

(partially finished), Foundation Not Fully

Visible

FOUNDATION MATERIAL: : Concrete

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.

Items

A. EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

Comments: Inspected, Not Functioning or in need of repair

(1) Exterior sealant has an approximate lifespan of 3-7 years in our climate. The use of ASTM C 920 compliant exterior rated sealants of good quality and joint preparation is recommended for increased service life, performance, and aesthetics. Several sources regarding caulking preparation can be found online as well as the attached PDF regarding proper joint preparation and installation.

All caulk joints should be inspected annually and repaired as needed.

Basic exterior repairs are listed here.



A. Picture 1 periodically inspect inset trim for water collection



A. Picture 2 avoid flat surfaces when possible



A. Picture 3 recommend diverter flashing and/or modified gutter and downspout to avoid splashing/saturation at front bay



A. Picture 4 trim collections areas prone to moisture



A. Picture 5 aged sealant, garage i.e.



A. Picture 6 keep tree limbs 3' from home, min.



A. Picture 7 South siding near gas meter,

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



A. Picture 8 seal exterior electrical fixtures



A. Picture 9 North garage

(3) All dissimilar elements at the exterior walls of the home such as: brick-to-stone; brick-to-concrete block; concrete block-to-glass block, etc. should be joined one to the other and sealed against moisture through the use of backer rod and urethane caulk or its equivalent. These dissimilar elements have differing coefficients of expansion and contraction in relation to temperature and moisture. This can lead to cracking of the cladding material and/or of the mortar joints. The existing cement mortar joints should be ground out and replaced with the appropriate backer rod and ASTM approved caulking. This procedure is in keeping with the standards set forth by the Brick Industry Association. Further information is available at www.bia.org



A. Picture 10 repair sealant joints as needed

(4) All of the steel window and door lintels should be finish painted in order to provide protection against corrosion and also for proper appearance.



A. Picture 11 prep and finish paint lintels

(5) The downspouts around the home should extend approximately 6 feet away from the basement foundation walls to well-drained areas in order to reduce the risk of soil saturation and basement seepage.



A. Picture 12

(6) **ALL** exterior wall penetrations such as: piping, conduit, vent caps, etc. should be sealed against moisture intrusion through the use of the appropriate caulking methods and materials.



A. Picture 13 loose putty at a/c lineset

(7) Several areas of the decking require repairs or adjustments for continued service and safety. No access was available beneath the deck to view the ledger connection to the home (please see following comment regarding flashing, Sect D.). A qualified carpentry contractor is recommended for these repairs.



A. Picture 14 stringer/post/tread soil contact



A. Picture 15 loose handrail



A. Picture 16 stringer termination not on concrete or stable surface



A. Picture 17 improve lateral load resistance

(8) Rotted trim was noted at the SW corner soffit and mid West above gutter line and will require replacement.



A. Picture 18



A. Picture 19 awkward routing of roof drainage

(9) Modern masonry standards call for minimum 15 deg pitch on masonry sills for increased drainage and to prevent saturation or adjacent masonry and building components, as well as attendant flashing details with end dams. The sills should be reviewed and repaired as necessary by a qualified masonry contractor.



A. Picture 20 minimal pitch sills

B. GARAGES & OUTBUILDINGS

Comments: Inspected, Not Functioning or in need of repair

(1) The garage keypad code should be given to the Client prior to closing and then CHANGED post closing for security purposes.



B. Picture 1 change code post closing

(2) Attached garages are high hazard locations and often have gasoline, solvents, and other hazardous chemicals stored inside. Vehicle exhaust is particularly dirty and heavy with carbon monoxide during cold starts in the garage. Therefore it is recommended that the personnel entry door to the garage be a self-closing door with tight weatherstripping at all 3 sides and at the bottom. A solid core door or insulated steel door is recommended at a minimum. Local codes may require a door with a specific fire rating.

Modern building science is also advocating installing high efficiency, low cfm bath fans exhausted to the outside in garages to keep them at negative pressure with respect to the home. The fan is to be operated 24/7/365. This will reduce the likelihood of solvents and irritants from entering the home when the garage service door is opened by keeping the garage at negative pressure to the home. Making sure that the garage overhead door is weather stripped and tightly fitting is recommended as well. A qualified HVAC or specialty contractor is recommended for evaluation.



B. Picture 2 adjust already present spring loaded hinges

(3) The overhead door base panels should be prepped, primed and repainted to extend service life. Panel replacement may be necessary in near future.



B. Picture 3 door rust at bottom panel

C. ROOF, ROOF COVERING SYSTEM, AND ATTIC

Comments: Inspected, Not Functioning or in need of repair

(1) Heavy granular erosion/loss and fiberglass composition exposure of the composition shingles indicates they are at their useful service life's end and will require very near future replacement. The Client should budget for approximately \$10-12k for a tear off and re-roof, preferably with the lightest color acceptable for extended service and solar load reduction.

It is poor practice to splash downspouts on granular covered roofs such as this. The downspout should connect to the lower gutter system with a color matched downspout to avoid granular erosion and prolong the life of the roofing components. A qualified contractor should repair.



C. Picture 1 loss of protective granules, exposed fiberglass



C. Picture 2



C. Picture 3 note shingle wear



C. Picture 4 beginning shingle curling, indication of 'dying' shingle

(2) It is recommended that a rake edge flashing be installed to minimize moisture intrusion in wind driven rains and reduce the potential for mold, rot and structural damage to roof sheathing, framing and adjacent components. A qualified roofing contractor should install as needed.



C. Picture 5

(3) A kick out flashing should be installed at roof to sidewall terminations to help prevent liquid water from saturating the sidewall junction and increasing the risk of damage to siding or adjacent components. A standard photo and details can be seen here: [Kick Out Flashing](#)



C. Picture 6

(4) The attic spaces are not properly insulated or ventilated. Therefore the following recommendations are made: The eave ends of **all** the rafters channels should have insulation baffles installed in them in order to promote low-to-high attic ventilation and to reduce the tendency for ice damming and condensation to occur at this location. All ceiling penetrations through the attic floor should be sealed to maintain a pressure boundary. Attic insulation installed against sidewalls, kneewalls or skylight shafts should have an air barrier (housewrap, drywall, rigid foam board w/flame suppression, etc.) to reduce 'washing' of fibrous insulation which does not resist airflow. The attic insulation should be increased to a minimum of R-49 and the attic scuttle(s) should be weather stripped and insulated (typically 3 layers of rigid foam board glued to hatch). **Also, additional low ventilation points should be added preferably at the soffit.** Evaluation and repair by a licensed and competent specialty contractor is recommended in order to promote effective attic ventilation and reduce energy losses. Balanced airflow between high and low positions in the roof is paramount for proper performance.

The use of a radiant barrier at the roof underside may be implemented for reduced solar gains and cooling efforts. If a healthy topcoating of cellulose insulation is installed, the radiant barrier may still be installed (low cost, material is 14c a sq/ft); however, cellulose in itself is an effective radiant barrier at sufficient depths. [Radiant Barrier Info](#)



C. Picture 7 increase ventilation



C. Picture 8 recommend increased soffit ventilation

D. STRUCTURE & FOUNDATION

Comments: Inspected, Not Functioning or in need of repair

(1) INFORMATIONAL (no access beneath deck): The deck ledger is not properly flashed and should be repaired. This critical flashing should be installed in order to prevent moisture from entering the wall cavity and loosening or weakening the structural connection between the ledger board and wall framing--essentially the most important connection in the deck structure for safety as the vast majority of deck failures occur at this location according to several construction and safety organizations. [North American Deck and Railing Association](#)

In addition, ledger spacing can also increase the performance and service life of the ledger/deck system and building wall cladding through the use of spacers such as these [Ledger Wall Spacer](#). This does not remove the need for a ledger flashing or properly detailed deck attachment to the structure.



D. Picture 1 inconclusive view from gap at South

(2) The roof plywood sheathing was installed without the use of H clips which increase resistance to uplift and detachment (may have been code requirement at time of construction). Retrofitting may be costly.

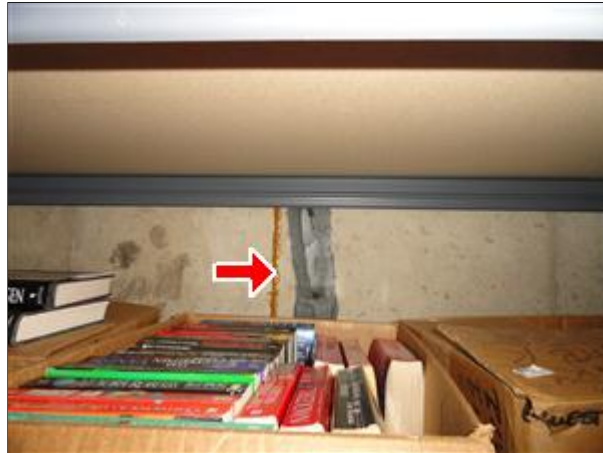


D. Picture 2

(3) Any information or warranty status of the foundation epoxy repairs is recommended to be presented to the Buyers for evaluation. The repairs and foundation at this area appear to be stable and functioning properly.



D. Picture 3 West basement



D. Picture 4 East basement foundation repairs

E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Comments: Inspected, Not Functioning or in need of repair

(1) PLEASE MAKE ELECTRICAL REPAIRS A HIGH PRIORITY ITEM

ALL ELECTRICAL REPAIRS SHOULD BE PERFORMED BY QUALIFIED ELECTRICIANS

The exterior GFCI receptacles are aged and did not respond to instrument or manual trip functions. They should be replaced for safe and proper function.



E. Picture 1 replace aged receptacles

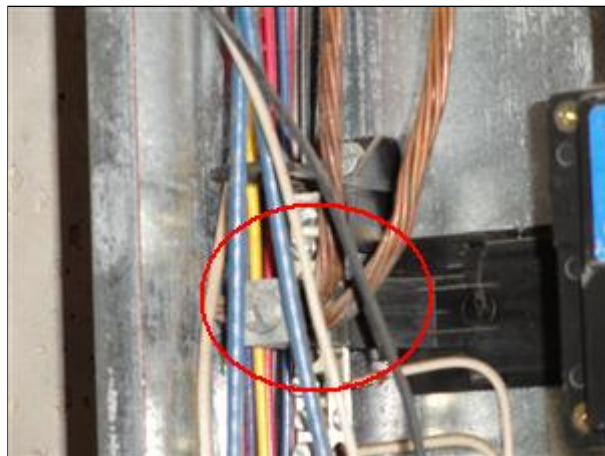


E. Picture 2 deck, improper horizontal cover orientation



E. Picture 3 secure loose receptacle, wet bar

(2) The main grounding and bonding electrodes must terminate on individual lugs for proper performance in the event that if one should become loose, so would the other. A qualified electrician should repair as soon as possible.



E. Picture 4 install second lug

(3) It is continually debated by electricians, inspectors and code officials as to whether a sump pump should be installed on a GFCI protected receptacle. Local codes may necessitate the installation of a GFCI receptacle at the sump pump location; this is to prevent electrocution or shock injuries in the event of an electrical fault or appliance malfunction. Others prefer to have a dedicated, non-GFCI receptacle to prevent the potential for nuisance tripping and increased risk of basement seepage (greater risk of shock to anyone touching malfunctioning sump pump).

Further discussion with a qualified electrician may be desired by the client.



E. Picture 5 sump pump GFCI



E. Picture 6 avoid bare bulb fixtures, risk of fire-- upgrade to covered or low profile fluorescent (sump closet here)

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

Comments: Inspected, Not Functioning or in need of repair

(1) The condensing unit is 13 years old and nearing its useful service life's end. Budgeting for its near future replacement is recommended and may require slightly reduced sizing if energy improvements are implemented. A cooling load calculation is recommended prior to this replacement.

Moderate cooling temperatures were recorded at the time of inspection; recommend a servicing of unit.



F. Picture 1 clean exterior of unit



F. Picture 2 elevated 2nd fl temp (insulation/ ventilation also a role)

(2) The intake and exhaust routing of the high efficiency furnace illustrates a lack of forethought regarding a/c unit maintenance and access of the a/c disconnect. They should be rerouted for convenience purposes.



F. Picture 3 poor installation



F. Picture 4 difficult to remove filter access panel

(3) The vegetation in front of the fresh air exchange unit intake and exhaust should be trimmed or removed to provide adequate ventilation and performance.



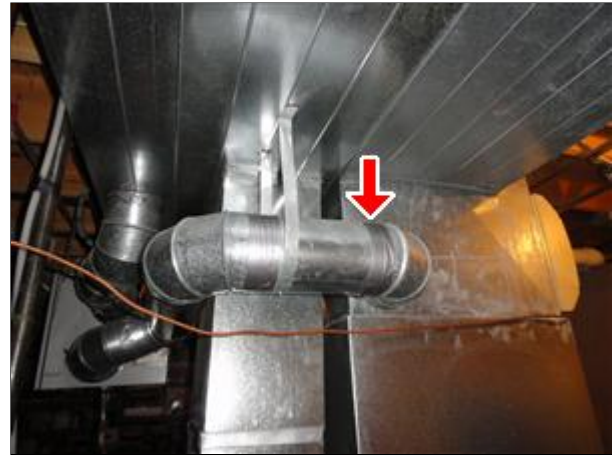
F. Picture 5 risk of choking off pathways

(4) The Department of Energy recommends insulating ductwork in unconditioned spaces to a level of at least R-8 for maximum delivered comfort and efficiency.

The cloth tape duct sealing should be removed and replaced with proper UL approved foil tape or duct mastic for extended service life and performance. Cloth duct tape fails 100% of the time in laboratory tests.



F. Picture 6 increased insulation and LESS flex duct use is recommended



F. Picture 7 upgrade material

(5) All of the HVAC ducts should be cleaned professionally to avoid the circulation of unwanted odors, debris and pollutants throughout the conditioned airstream and living quarters. It is also good practice to seal the register "boots" to their openings using foil tape, spray foam or caulk. The use of a National Air Duct Cleaning Association (NADCA) member is recommended.

If any construction/remodeling is to occur, we recommend delaying cleaning until the completion of such work.



F. Picture 8 clean ductwork

(6) NOTE/INFORMATIONAL- The Inspector recommends sealing all joints, junctions and gaps of the HVAC ductwork with approved methods and materials to increase airflow to the living space. In addition, a qualified air balancing contractor is recommended to test and repair, if needed, the existing forced air system to improve mechanical efficiency, service life, indoor air quality and reduce operating and energy costs.

Air Balancing consists of taking static pressure tests of return and supply ductwork (essentially, determining the system 'blood pressure'), combustion analyses, air flow measurements with a balometer (air capture hood) and other diagnostic equipment. Most forced air systems operate at a high static pressure which reduces performance, efficiency and appliance service life. Fine tuning of these systems can oftentimes yield efficiency increases in tens of percent.

Oftentimes, small duct revisions can yield large gains in airflow and comfort. We can be reached for further comment if desired.

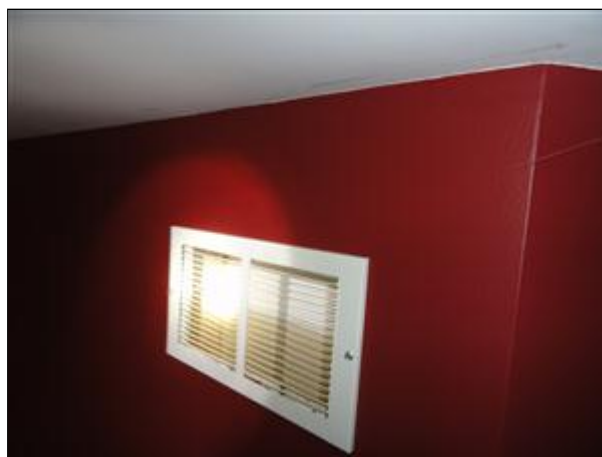
(7) The bath fan located in the water closet of the master may not be sufficient to remove latent air post bathing. The Clients should consider an additional fan in the main bathing area, ideally equipped with a bath fan timer switch for extended run cycles.



F. Picture 9 sole fan in water closet

(8) Some of the return ductwork in the home is "panned". While allowable by some codes, panned ductwork is not ideal as it uses the framing cavities instead of dedicated ductwork for its return or supply path. This can introduce allergens and particulates as well as unconditioned air from adjoining interstitial spaces into the conditioned airstream and increase energy costs. The use of dedicated ductwork is recommended and should be evaluated by a qualified HVAC contractor.

NOTE for those return ducts at 2nd floor that ARE NOT routed through attic-- a simple, but not perfect, repair is to remove the existing grille and install a piece of rigid foam cut neatly to size and wedged/sealed in the wall cavity ABOVE the return as the routing of these returns are below the grille back to the furnace.



F. Picture 10 panned ductwork

(9) The decorative wooden HVAC registers are known to restrict airflow in the 25-40% range. This can pressurize the HVAC system and shorten critical components' life while reducing the system's efficiency and delivered comfort. The registers should be replaced with those of the highest net free area to allow as much airflow as possible to maximize comfort and energy savings and prolong mechanical equipment service life.

Additionally, the registers should be pointed toward the outside wall for maximum energy savings and comfort so as to dilute the hot/cold outer wall as well as prevent short circuiting the heating cycle by blowing directly towards return air grilles, if present.



F. Picture 11 upgrade registers

(10) The basement bathroom exhaust fan did not operate properly at the time of inspection and may require repair or replacement (frozen motor sound)



F. Picture 12 repair/replace bath fan

(11) The humidistat control would ideally be placed next to the thermostat control. It's placement in the furnace closet presents an 'out of sight, out of mind' situation for the homeowner. The humidistat requires frequent adjustment during the heating season. Therefore, it is recommended that the humidistat be relocated next to the thermostat.

The humidifier pads should be replaced twice during the heating season to avoid mineral and biological growth build up and improved performance and indoor air quality of the humidifier. An indoor hygrometer of decent quality is recommended to effectively evaluate indoor humidity levels in order to adjust the moisture levels on the humidistat and keep within comfort range during winter, typically between 35-45% relative humidity. Summer humidity levels should not exceed 50% if possible. Note, during periods of very cold weather, the humidity scale on the humidistat may provide too much moisture as the furnace will be cycling much more frequently, thus adding more moisture to the air. Care should be taken to "throttle" back moisture levels during these times.



F. Picture 13 recommend relocation

(12) Condensation staining and air gaps were noted at the air conditioning lineset entry points into the HVAC unit. These entry points should be sealed a licensed and competent HVAC contractor in order to prevent further condensation and possible damage to the HVAC equipment.



F. Picture 14 seal entry points

G. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

Comments: Inspected, Not Functioning or in need of repair

(1) Location of the main gas shut-off to the home is at the SW exterior. The use of a large pipe wrench, Channel-Locks, or crescent wrench is required to align the valve so that both holes "meet up" in the event of an emergency.

The main water shut-off is located at the West basement. This is for your information.

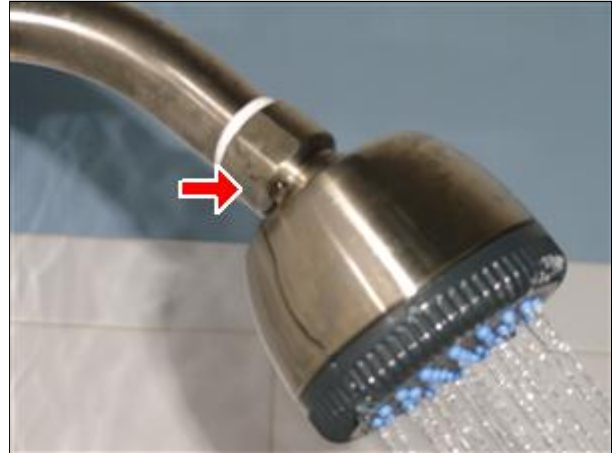


G. Picture 1 main gas shut-off

(2) Several plumbing deficiencies or repairs are required in the home. The following were noted and should be addressed by a qualified plumbing contractor or handyman should the repair be basic.



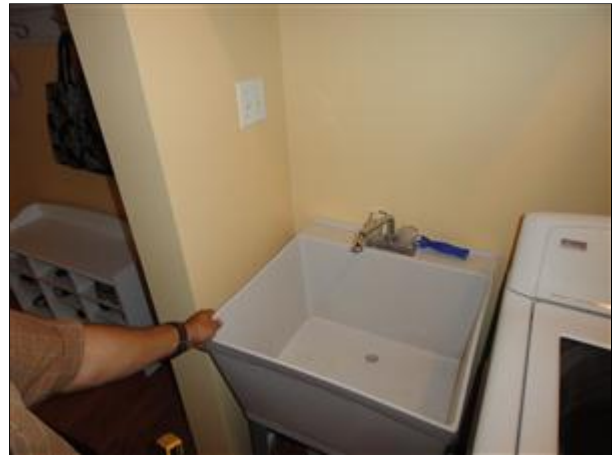
G. Picture 2 low master water volume, shower



G. Picture 3 small leak, guest bath 2nd fl



G. Picture 4 powder room pop up



G. Picture 5 loose utility tub



G. Picture 6 recommend replacing corrugated drain pipe with smooth wall metal, wet bar



G. Picture 7 install add'l supports for ejector pit piping to avoid 'hammer' and risk of leaking



G. Picture 8 condensate 'roll back' after exhaust operation, not threatening

(3) The access panel to the hydromassage bathtub motor should be made readily accessible so that the components inside may be easily serviced, maintained, or accessed in the event of an emergency.



G. Picture 9 unable to access without damage to area

(4) The toilet is not adequately secured to the floor. This can result in deformation of the wax ring seal, leaking, and other damage. The toilet should be evaluated by a licensed plumber in order to determine if removal and reinstallation as necessary.



G. Picture 10 guest bath, 2nd fl

(5) Any operating instructions (tips, nuances) regarding the water conditioning equipment should be made available by the Seller to Buyer for reduced risk of malfunction.

We do not inspect this equipment during home inspections.



G. Picture 11 water softener

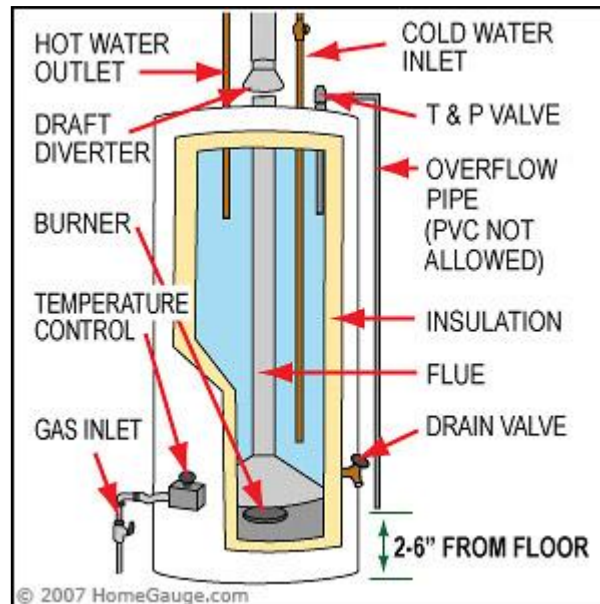
(6) The installation of stainless braided supply lines is recommended for each fixture to increase abrasion, puncture and bursting resistance levels.



G. Picture 12 basement toilet line

(7) The following link provides a thorough description of several steps and procedures that can assist a water heater's performance and service life.

[Maintenance tips for water heaters](#)



G. Picture 13

H. INTERIORS AND FINISHES

Comments: Inspected, Not Functioning or in need of repair

(1) Multiple interior blemishes or required repairs exist, some of which are omitted from this report and considered maintenance. A qualified drywall, plaster or painting contractor, or handyman is recommended to repair these areas as needed for proper appearance. Finish painting may be required which may 'flash' over the existing finish.

NOTE: Caulk is a temporary building material and will require repairs or replacement, especially in wet environments such as bath and tub areas. The highest quality sealant affordable is recommended for lasting service.

Basic interior repairs are listed here.



H. Picture 1 wood deterioration, master bath



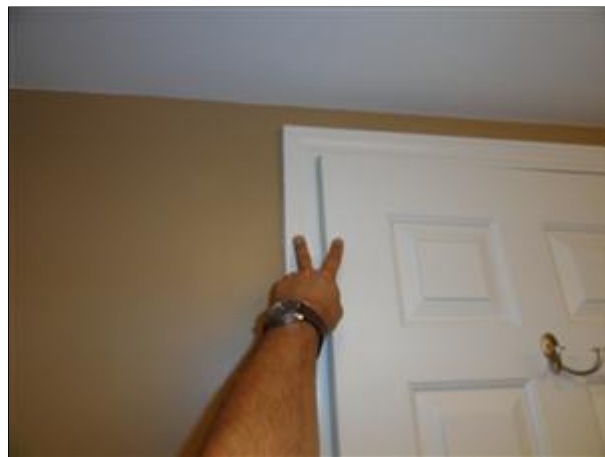
H. Picture 2 add rubber caps to avoid door damage



H. Picture 3 color matched toe kick for appearance recommended



H. Picture 4 install button caps for appearance



H. Picture 5 basement bathroom door fitment

(2) Poor tiling details and open grout joints at the master shower have allowed moisture penetration for unknown length of time. The tiling will, and should, be removed to assess substrate condition and reinstalled by a competent and qualified tile setting contractor.



H. Picture 6 baseline moisture reading



H. Picture 7 buried meter indicating saturation



H. Picture 8 reseal shower junctions

(3) The master bath floor tile has been installed over plywood which is not an accepted best building practice. The tile should be removed and reinstalled over a proper substrate by a competent tile setting contractor.

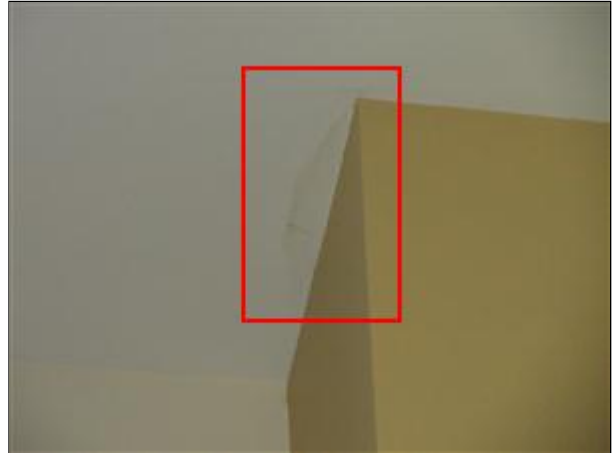


H. Picture 9

(4) A past stain was noted at the SE living room ceiling and may be attributed to the (inaccessible) vent flashings at this location. Further review by a qualified roofing contractor may be desired or required.

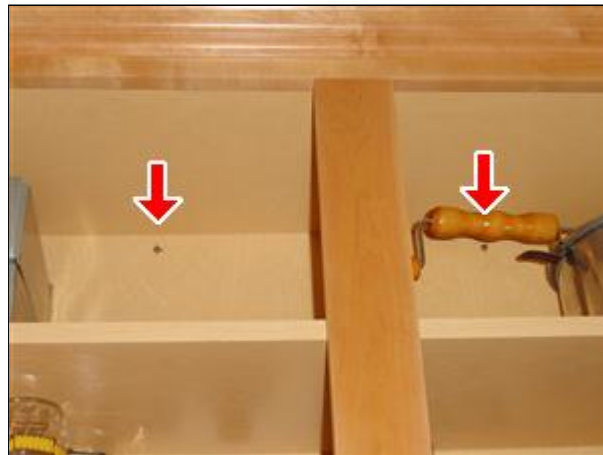


H. Picture 10 flashings may have degraded



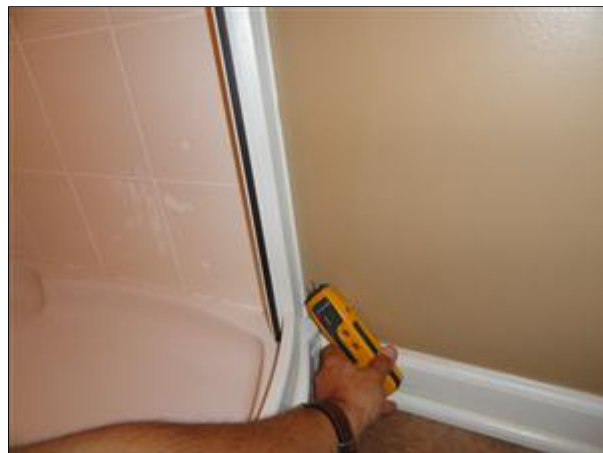
H. Picture 11 ceiling stain

(5) Some of the screws used to fasten the cabinets to the wall framing are not the recommended washer head screws. ALL non cabinet rated screws should be removed and replaced at ALL UPPER cabinets in order to reduce the risk of the cabinets pulling through the existing fasteners and loosening or becoming detached.



H. Picture 12

(6) The basement bathroom shower stall is not properly sealed and has allowed moisture to escape at the corners as evidenced by appearance and moisture meter readings. The stall should be sealed at all junctions and the drywall repaired appropriately.



H. Picture 13 elevated moisture at both corners

I. INSTALLED APPLIANCES

Comments: Inspected, Not Functioning or in need of repair

(1) The use of smooth wall metal venting is recommended for the kitchen exhaust to avoid grease collection within the corrugations of the existing vent which may cause odor or health issues over time as well as reduce performance.



I. Picture 1 upgrade venting

(2) It is recommended that the flexible copper supply piping be replaced with braided stainless steel tubing for the optimal resistance against leakage and damage to the surrounding finishes.



I. Picture 2 upgrade fridge supply

(3) Lint build-up was noted inside the vent passages of the clothes dryer. These passages and any vent piping should be cleaned in order to reduce the risk of dryer fire, reduce drying times, and to maximize the service life of the clothes dryer.



I. Picture 3 clean lint passages

(4) It is recommended that the existing rubber water supply hoses at the clothes washer be replaced with braided stainless steel hoses for increased insurance against leaks and water damage.



I. Picture 4 upgrade washer hoses

J. WINDOWS & DOORS

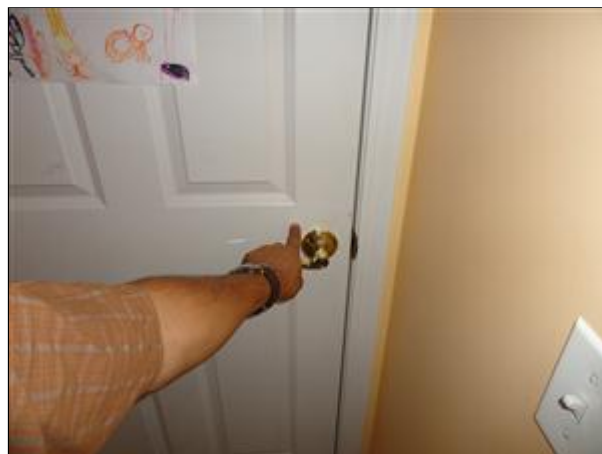
Comments: Inspected, Not Functioning or in need of repair

(1) A drip edge flashing is recommended (preferably end dammed) at the rear laundry door to reduce the risk of moisture entry beneath the door sill and apron.



J. Picture 1 laundry door

(2) All doors should be adjusted so that they fit snugly in the strikeplates and don't rattle or have excess movement when shut.



J. Picture 2 SW bedroom

(3) The addition of a rain or drip cap is recommended for the kitchen 'exterior' door to reduce moisture loads and convey to the exterior. Similar items such as this are found at better building material stores or online. This is generally recommended for any exterior door without a storm door or large overhang. [Drip Cap](#)



J. Picture 3 recommend drip cap

(4) The single pane, metal frame basement windows are poor performers in terms of energy savings. The Client is recommended to upgrade to at least a double pane, thermally glazed window. Care should be taken to follow all local fire and egress codes in terms of sizing and window construction.



J. Picture 4 inefficient windows

K. INSULATION, VENTILATION & AIR-SEALING

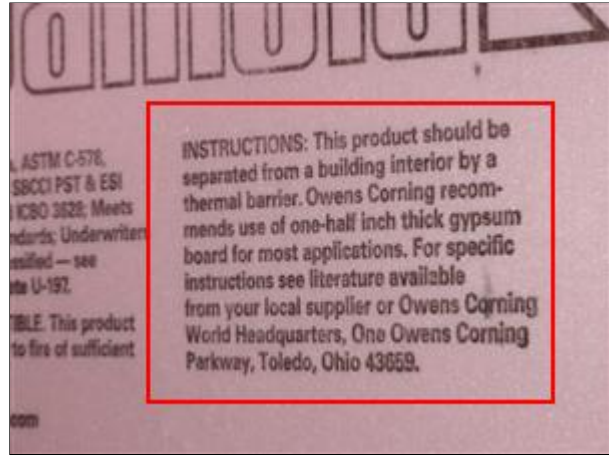
Comments: Inspected, Not Functioning or in need of repair

The box sills (area where joists rest on the foundation sill plate and abut the outer rim joist) are insulated with poorly installed fiberglass insulation. Modern building science has proven this area as a high leakage point in blower door testing as well as standard building pressure differences. It is recommended that the fiberglass be removed and either expanding spray foam or neatly cut rigid foam insulation 'boxes' installed and sealed into place for greater performance.

The exposed extruded polystyrene (XPS) foam board insulation in the basement should be properly covered with an approved fire retardant covering to reduce the risk of flame spread or ignition.



K. Picture 1



K. Picture 2 required fire suppression (typ. 5/8' drywall)

L. OTHER

Comments: Inspected, Not Functioning or in need of repair

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. 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 low level carbon monoxide detectors on 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.

The Inspection Firm recommends the installation of stand alone low level carbon monoxide detectors for increased sensitivity to this odorless, colorless and deadly gas. Off the shelf or mass produced carbon monoxide detectors often do not detect low levels which can be detrimental and ultimately lethal under long term low level exposure nor sound alarms. Multiple studies have shown that these lesser-quality units do not signal alarms until near lethal levels are present. The following articles should be digested and the Inspector can be reached for any further comment.

Recommended Units: [NSI 3000](#), [CO Experts](#)

Articles/Info: [Low Level CO, CSIA](#), [EPA](#), [IL Department of Public Health](#)



L. Picture 1 aged detectors, replace due to low cost vs critical function

L. Picture 2 manufacturer/model with high rate of failure

Styles & Materials

ROOF COVERINGS:

Composition (Asphalt or Fiberglass) Shingles

ROOF VIEWED::

Ground Via Binoculars
Ladder

ATTIC VIEWED:

Attic was entered

ATTIC VENTILATION:

Soffit vents present
Static Roof Vents

POTABLE WATER SOURCE::

Public

WATER SERVICE PIPING MATERIAL::

Copper
Main Water Shut-Off Location: : West
Basement

WATER SUPPLY PIPING MATERIAL::

Copper
Water Pressure and Flow: : Good

PLUMBING WASTE PIPING MATERIAL::

PVC

GAS SHUT-OFF LOCATION::

South Exterior Wall

WATER HEATER SIZE IN GALLONS::

50 Gallons
BTU or WATT Input Rating : 40k BTU

WATER HEATER BRAND::

A.O. Smith
Average Gas Water Heater Service Life is 8-12
years
Serial # and Approximate Age in Years :
0806A000

ELECTRICAL SERVICE::

240 volts
Below ground
Copper Service Conductors

MAIN DISCONNECT LOCATION:

Service Panel

SERVICE PANEL AMPACITY::

200 AMP
Adequate
Overcurrent Protection Devices: : Circuit
Breakers

SERVICE PANEL BRAND::

CHALLENGER

BRANCH CIRCUIT CONDUCTORS::

Copper
of Circuits Used/# of Circuits Available for
Use : 33 of 40 used

WIRING METHODS::

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

HEAT TYPE::

Forced Air
Air Filter Size: : Pleated Media Filter
(replace 3-6 mos)

HEATING ENERGY SOURCE::

Natural Gas
BTU or KW Input per Hour : 115k BTU

HEATING EQUIPMENT MANUFACTURER::

Average Service Life of a Gas-Fired Forced-Air Furnace is 18-24 years
GOODMAN
Serial # and approximate age of unit :
0911701647, 2 yrs

COOLING EQUIPMENT STYLE::

Split System {Condenser (outside) and Evaporator Coil (inside)}
Approximate Cooling Capacity in Tons :
4.0

COOLING EQUIPMENT MANUFACTURER:

ARMSTRONG
Average Service Life of Central A/C Unit is 12-15 Years
Serial # and Approx. Age of Condensing Unit :
8498D32514, 13+ yrs

VENTILATION:

Bathroom- Operable Window
Bathroom- ducted mechanical fan
Kitchen Exhaust- ducted mechanical fan

WINDOW STYLES & MATERIALS::

Casement
Double Hung
Metal Frame- Steel, Aluminum
Single Hung (Only the Bottom Sash Moves)
Sliding Glass Door(s)
Thermal Glazing
Wood Frame

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

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Domicile Consulting

Summary

domicile  consulti

Property, Energy & Moisture Intrusion Inspect

Domicile Consulting

4145 North Keystone Ave

Chicago IL 60641

708-243-7222

IL Lic #450.004096 exp 12/2012

Customer

Address

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

General Summary

EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

Inspected, Not Functioning or in need of repair

1. (1) Exterior sealant has an approximate lifespan of 3-7 years in our climate. The use of ASTM C 920 compliant exterior rated sealants of good quality and joint preparation is recommended for increased service life, performance, and aesthetics. Several sources regarding caulking preparation can be found online as well as the attached PDF regarding proper joint preparation and installation.

All caulk joints should be inspected annually and repaired as needed.

Basic exterior repairs are listed here.



Item 1 - Picture 1 periodically inspect inset trim for water collection



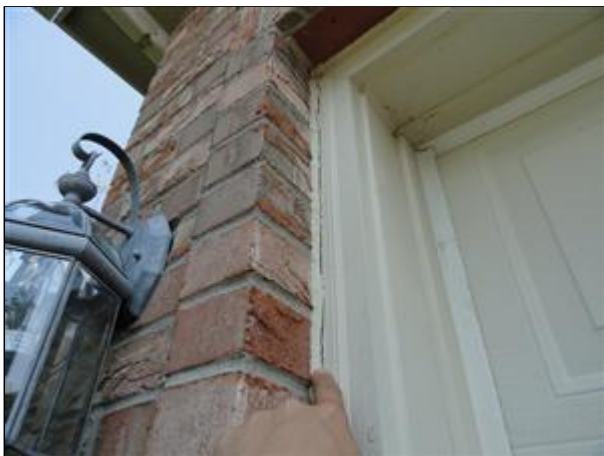
Item 1 - Picture 2 avoid flat surfaces when possible



Item 1 - Picture 3 recommend diverter flashing and/or modified gutter and downspout to avoid splashing/saturation at front bay



Item 1 - Picture 4 trim collections areas prone to moisture



Item 1 - Picture 5 aged sealant, garage i.e.



Item 1 - Picture 6 keep tree limbs 3' from home, min.



Item 1 - Picture 7 South siding near gas meter,

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



Item 2 - Picture 1 seal exterior electrical fixtures



Item 2 - Picture 2 North garage

3. (3) All dissimilar elements at the exterior walls of the home such as: brick-to-stone; brick-to-concrete block; concrete block-to-glass block, etc. should be joined one to the other and sealed against moisture through the use of backer rod and urethane caulk or its equivalent. These dissimilar elements have differing coefficients of expansion and contraction in relation to temperature and moisture. This can lead to cracking of the cladding material and/or of the mortar joints. The existing cement mortar joints should be ground out and replaced with the appropriate backer rod and ASTM approved caulking. This procedure is in keeping with the standards set forth by the Brick Industry Association. Further information is available at www.bia.org



Item 3 - Picture 1 repair sealant joints as needed

- 4. (4) All of the steel window and door lintels should be finish painted in order to provide protection against corrosion and also for proper appearance.



Item 4 - Picture 1 prep and finish paint lintels

- 5. (5) The downspouts around the home should extend approximately 6 feet away from the basement foundation walls to well-drained areas in order to reduce the risk of soil saturation and basement seepage.



Item 5 - Picture 1

- 6. (6) **ALL** exterior wall penetrations such as: piping, conduit, vent caps, etc. should be sealed against moisture intrusion through the use of the appropriate caulking methods and materials.



Item 6 - Picture 1 loose putty at a/c lineset

7. (7) Several areas of the decking require repairs or adjustments for continued service and safety. No access was available beneath the deck to view the ledger connection to the home (please see following comment regarding flashing, Sect D.). A qualified carpentry contractor is recommended for these repairs.



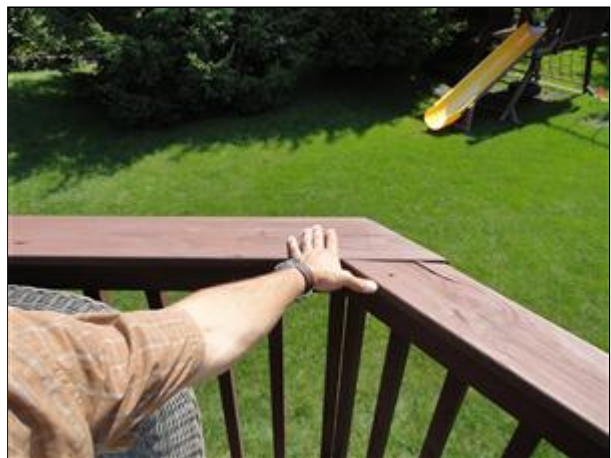
Item 7 - Picture 1 stringer/post/tread soil contact



Item 7 - Picture 2 loose handrail



Item 7 - Picture 3 stringer termination not on concrete or stable surface



Item 7 - Picture 4 improve lateral load resistance

8. (8) Rotted trim was noted at the SW corner soffit and mid West above gutter line and will require replacement.



Item 8 - Picture 1



Item 8 - Picture 2 awkward routing of roof drainage

9. (9) Modern masonry standards call for minimum 15 deg pitch on masonry sills for increased drainage and to prevent saturation or adjacent masonry and building components, as well as attendant flashing details with end dams. The sills should be reviewed and repaired as necessary by a qualified masonry contractor.



Item 9 - Picture 1 minimal pitch sills

GARAGES & OUTBUILDINGS

Inspected, Not Functioning or in need of repair

10. (1) The garage keypad code should be given to the Client prior to closing and then CHANGED post closing for security purposes.



Item 10 - Picture 1 change code post closing

11. (2) Attached garages are high hazard locations and often have gasoline, solvents, and other hazardous chemicals stored inside. Vehicle exhaust is particularly dirty and heavy with carbon monoxide during cold starts in the garage. Therefore it is recommended that the personnel entry door to the garage be a self-closing door with tight

weatherstripping at all 3 sides and at the bottom. A solid core door or insulated steel door is recommended at a minimum. Local codes may require a door with a specific fire rating.

Modern building science is also advocating installing high efficiency, low cfm bath fans exhausted to the outside in garages to keep them at negative pressure with respect to the home. The fan is to be operated 24/7/365. This will reduce the likelihood of solvents and irritants from entering the home when the garage service door is opened by keeping the garage at negative pressure to the home. Making sure that the garage overhead door is weather stripped and tightly fitting is recommended as well. A qualified HVAC or specialty contractor is recommended for evaluation.



Item 11 - Picture 1 adjust already present spring loaded hinges

12. (3) The overhead door base panels should be prepped, primed and repainted to extend service life. Panel replacement may be necessary in near future.



Item 12 - Picture 1 door rust at bottom panel

ROOF, ROOF COVERING SYSTEM, AND ATTIC

Inspected, Not Functioning or in need of repair

13. (1) Heavy granular erosion/loss and fiberglass composition exposure of the composition shingles indicates they are at their useful service life's end and will require very near future replacement. The Client should budget for approximately \$10-12k for a tear off and re-roof, preferably with the lightest color acceptable for extended service and solar load reduction.

It is poor practice to splash downspouts on granular covered roofs such as this. The downspout should connect to the lower gutter system with a color matched downspout to avoid granular erosion and prolong the life of the roofing components. A qualified contractor should repair.



Item 13 - Picture 1 loss of protective granules, exposed fiberglass



Item 13 - Picture 2



Item 13 - Picture 3 note shingle wear



Item 13 - Picture 4 beginning shingle curling, indication of 'dying' shingle

14. (2) It is recommended that a rake edge flashing be installed to minimize moisture intrusion in wind driven rains and reduce the potential for mold, rot and structural damage to roof sheathing, framing and adjacent components. A qualified roofing contractor should install as needed.



Item 14 - Picture 1

15. (3) A kick out flashing should be installed at roof to sidewall terminations to help prevent liquid water from saturating the sidewall junction and increasing the risk of damage to siding or adjacent components. A standard photo and details can be seen here: [Kick Out Flashing](#)



Item 15 - Picture 1

16. (4) The attic spaces are not properly insulated or ventilated. Therefore the following recommendations are made: The eave ends of **all** the rafters channels should have insulation baffles installed in them in order to promote low-to-high attic ventilation and to reduce the tendency for ice damming and condensation to occur at this location. All ceiling penetrations through the attic floor should be sealed to maintain a pressure boundary. Attic insulation installed against sidewalls, kneewalls or skylight shafts should have an air barrier (housewrap, drywall, rigid foam board w/flame suppression, etc.) to reduce 'washing' of fibrous insulation which does not resist airflow. The attic insulation should be increased to a minimum of R-49 and the attic scuttle(s) should be weather stripped and insulated (typically 3 layers of rigid foam board glued to hatch). **Also, additional low ventilation points should be added preferably at the soffit.** Evaluation and repair by a licensed and competent specialty contractor is recommended in order to promote effective attic ventilation and reduce energy losses. Balanced airflow between high and low positions in the roof is paramount for proper performance.

The use of a radiant barrier at the roof underside may be implemented for reduced solar gains and cooling efforts. If a healthy topcoating of cellulose insulation is installed, the radiant barrier may still be installed (low cost, material is 14c a sq/ft); however, cellulose in itself is an effective radiant barrier at sufficient depths. [Radiant Barrier Info](#)



Item 16 - Picture 1 increase ventilation



Item 16 - Picture 2 recommend increased soffit ventilation

STRUCTURE & FOUNDATION

Inspected, Not Functioning or in need of repair

17. (1) INFORMATIONAL (no access beneath deck): The deck ledger is not properly flashed and should be repaired. This critical flashing should be installed in order to prevent moisture from entering the wall cavity and loosening or weakening the structural connection between the ledger board and wall framing--essentially the most important connection in the deck structure for safety as the vast majority of deck failures occur at this location according to several construction and safety organizations. [North American Deck and Railing Association](#)

In addition, ledger spacing can also increase the performance and service life of the ledger/deck system and building wall cladding through the use of spacers such as these [Ledger Wall Spacer](#). This does not remove the need for a ledger flashing or properly detailed deck attachment to the structure.



Item 17 - Picture 1 inconclusive view from gap at South

18. (2) The roof plywood sheathing was installed without the use of H clips which increase resistance to uplift and detachment (may have been code requirement at time of construction). Retrofitting may be costly.



Item 18 - Picture 1

19. (3) Any information or warranty status of the foundation epoxy repairs is recommended to be presented to the Buyers for evaluation. The repairs and foundation at this area appear to be stable and functioning properly.



Item 19 - Picture 1 West basement



Item 19 - Picture 2 East basement foundation repairs

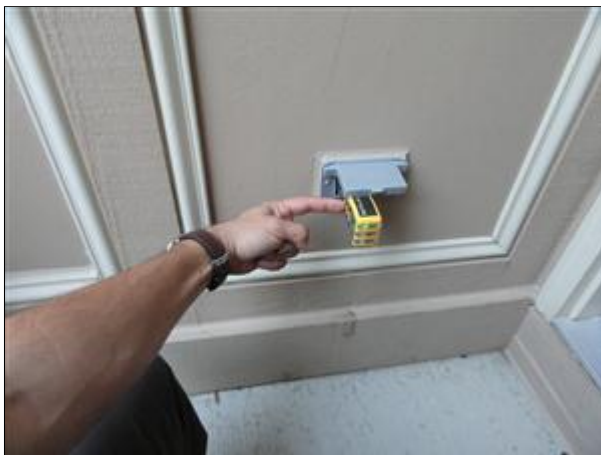
ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Inspected, Not Functioning or in need of repair

20. (1) PLEASE MAKE ELECTRICAL REPAIRS A HIGH PRIORITY ITEM

ALL ELECTRICAL REPAIRS SHOULD BE PERFORMED BY QUALIFIED ELECTRICIANS

The exterior GFCI receptacles are aged and did not respond to instrument or manual trip functions. They should be replaced for safe and proper function.



Item 20 - Picture 1 replace aged receptacles

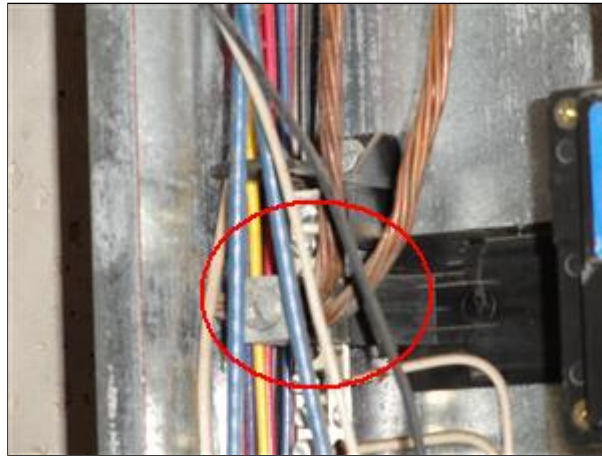


Item 20 - Picture 2 deck, improper horizontal cover orientation



Item 20 - Picture 3 secure loose receptacle, wet bar

21. (2) The main grounding and bonding electrodes must terminate on individual lugs for proper performance in the event that if one should become loose, so would the other. A qualified electrician should repair as soon as possible.



Item 21 - Picture 1 install second lug

22. (3) It is continually debated by electricians, inspectors and code officials as to whether a sump pump should be installed on a GFCI protected receptacle. Local codes may necessitate the installation of a GFCI receptacle at the sump pump location; this is to prevent electrocution or shock injuries in the event of an electrical fault or appliance malfunction. Others prefer to have a dedicated, non-GFCI receptacle to prevent the potential for nuisance tripping and increased risk of basement seepage (greater risk of shock to anyone touching malfunctioning sump pump).

Further discussion with a qualified electrician may be desired by the client.



Item 22 - Picture 1 sump pump GFCI



Item 22 - Picture 2 avoid bare bulb fixtures, risk of fire--upgrade to covered or low profile fluorescent (sump closet here)

HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS

Inspected, Not Functioning or in need of repair

- 23. (1) The condensing unit is 13 years old and nearing its useful service life's end. Budgeting for its near future replacement is recommended and may require slightly reduced sizing if energy improvements are implemented. A cooling load calculation is recommended prior to this replacement.

Moderate cooling temperatures were recorded at the time of inspection; recommend a servicing of unit.



Item 23 - Picture 1 clean exterior of unit



Item 23 - Picture 2 elevated 2nd fl temp (insulation/ventilation also a role)

- 24. (2) The intake and exhaust routing of the high efficiency furnace illustrates a lack of forethought regarding a/c unit maintenance and access of the a/c disconnect. They should be rerouted for convenience purposes.



Item 24 - Picture 1 poor installation



Item 24 - Picture 2 difficult to remove filter access panel

25. (3) The vegetation in front of the fresh air exchange unit intake and exhaust should be trimmed or removed to provide adequate ventilation and performance.



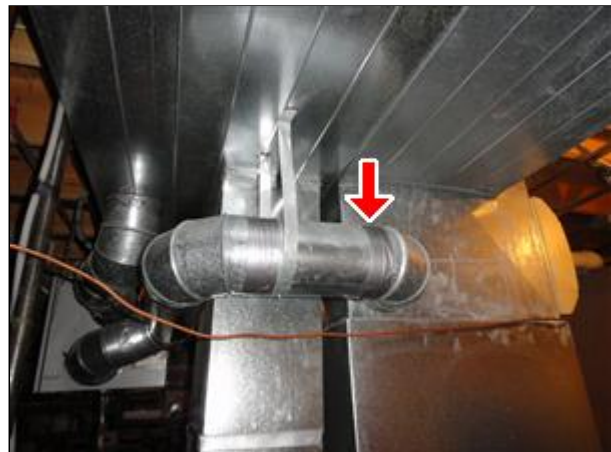
Item 25 - Picture 1 risk of choking off pathways

26. (4) The Department of Energy recommends insulating ductwork in unconditioned spaces to a level of at least R-8 for maximum delivered comfort and efficiency.

The cloth tape duct sealing should be removed and replaced with proper UL approved foil tape or duct mastic for extended service life and performance. Cloth duct tape fails 100% of the time in laboratory tests.



Item 26 - Picture 1 increased insulation and LESS flex duct use is recommended



Item 26 - Picture 2 upgrade material

27. (5) All of the HVAC ducts should be cleaned professionally to avoid the circulation of unwanted odors, debris and pollutants throughout the conditioned airstream and living quarters. It is also good practice to seal the register "boots" to their openings using foil tape, spray foam or caulk. The use of a National Air Duct Cleaning Association (NADCA) member is recommended.

If any construction/remodeling is to occur, we recommend delaying cleaning until the completion of such work.



Item 27 - Picture 1 clean ductwork

28. (6) NOTE/INFORMATIONAL- The Inspector recommends sealing all joints, junctions and gaps of the HVAC ductwork with approved methods and materials to increase airflow to the living space. In addition, a qualified air balancing contractor is recommended to test and repair, if needed, the existing forced air system to improve mechanical efficiency, service life, indoor air quality and reduce operating and energy costs.

Air Balancing consists of taking static pressure tests of return and supply ductwork (essentially, determining the system 'blood pressure'), combustion analyses, air flow measurements with a balometer (air capture hood) and other diagnostic equipment. Most forced air systems operate at a high static pressure which reduces performance, efficiency and appliance service life. Fine tuning of these systems can oftentimes yield efficiency increases in tens of percent. Oftentimes, small duct revisions can yield large gains in airflow and comfort. We can be reached for further comment if desired.

29. (7) The bath fan located in the water closet of the master may not be sufficient to remove latent air post bathing. The Clients should consider an additional fan in the main bathing area, ideally equipped with a bath fan timer switch for extended run cycles.



Item 29 - Picture 1 sole fan in water closet

30. (8) Some of the return ductwork in the home is "panned". While allowable by some codes, panned ductwork is not ideal as it uses the framing cavities instead of dedicated ductwork for its return or supply path. This can introduce allergens and particulates as well as unconditioned air from adjoining interstitial spaces into the conditioned airstream and

increase energy costs. The use of dedicated ductwork is recommended and should be evaluated by a qualified HVAC contractor.

NOTE for those return ducts at 2nd floor that ARE NOT routed through attic-- a simple, but not perfect, repair is to remove the existing grille and install a piece of rigid foam cut neatly to size and wedged/sealed in the wall cavity ABOVE the return as the routing of these returns are below the grille back to the furnace.



Item 30 - Picture 1 panned ductwork

31. (9) The decorative wooden HVAC registers are known to restrict airflow in the 25-40% range. This can pressurize the HVAC system and shorten critical components' life while reducing the system's efficiency and delivered comfort. The registers should be replaced with those of the highest net free area to allow as much airflow as possible to maximize comfort and energy savings and prolong mechanical equipment service life.

Additionally, the registers should be pointed toward the outside wall for maximum energy savings and comfort so as to dilute the hot/cold outer wall as well as prevent short circuiting the heating cycle by blowing directly towards return air grilles, if present.



Item 31 - Picture 1 upgrade registers

32. (10) The basement bathroom exhaust fan did not operate properly at the time of inspection and may require repair or replacement (frozen motor sound)



Item 32 - Picture 1 repair/replace bath fan

33. (11) The humidistat control would ideally be placed next to the thermostat control. It's placement in the furnace closet presents an 'out of sight, out of mind' situation for the homeowner. The humidistat requires frequent adjustment during the heating season. Therefore, it is recommended that the humidistat be relocated next to the thermostat.

The humidifier pads should be replaced twice during the heating season to avoid mineral and biological growth build up and improved performance and indoor air quality of the humidifier. An indoor hygrometer of decent quality is recommended to effectively evaluate indoor humidity levels in order to adjust the moisture levels on the humidistat and keep within comfort range during winter, typically between 35-45% relative humidity. Summer humidity levels should not exceed 50% if possible. Note, during periods of very cold weather, the humidity scale on the humidistat may provide too much moisture as the furnace will be cycling much more frequently, thus adding more moisture to the air. Care should be taken to "throttle" back moisture levels during these times.



Item 33 - Picture 1 recommend relocation

34. (12) Condensation staining and air gaps were noted at the air conditioning lineset entry points into the HVAC unit. These entry points should be sealed a licensed and competent HVAC contractor in order to prevent further condensation and possible damage to the HVAC equipment.



Item 34 - Picture 1 seal entry points

PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

Inspected, Not Functioning or in need of repair

35. (1) Location of the main gas shut-off to the home is at the SW exterior. The use of a large pipe wrench, Channel-Locks, or crescent wrench is required to align the valve so that both holes "meet up" in the event of an emergency.

The main water shut-off is located at the West basement. This is for your information.

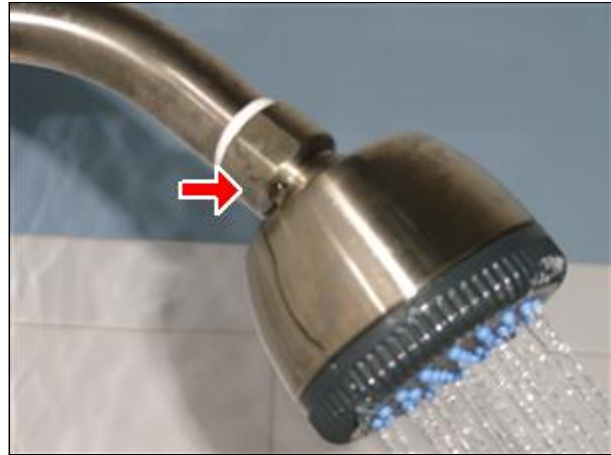


Item 35 - Picture 1 main gas shut-off

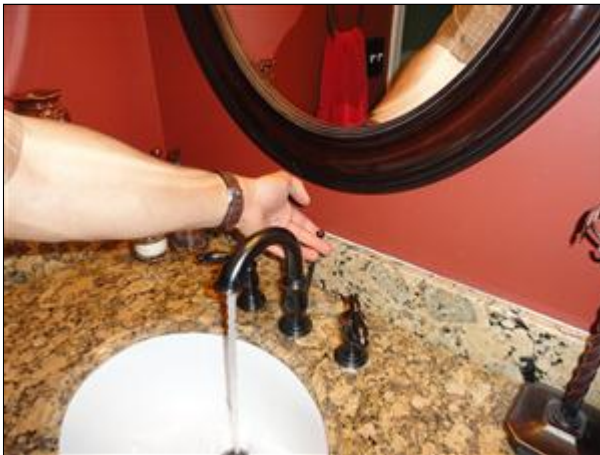
36. (2) Several plumbing deficiencies or repairs are required in the home. The following were noted and should be addressed by a qualified plumbing contractor or handyman should the repair be basic.



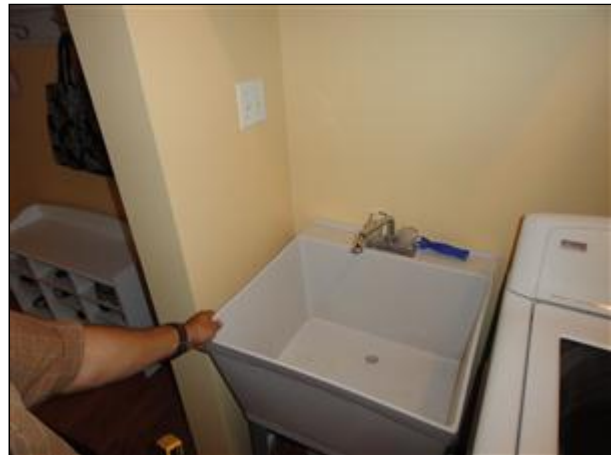
Item 36 - Picture 1 low master water volume, shower



Item 36 - Picture 2 small leak, guest bath 2nd fl



Item 36 - Picture 3 powder room pop up



Item 36 - Picture 4 loose utility tub



Item 36 - Picture 5 recommend replacing corrugated drain pipe with smooth wall metal, wet bar



Item 36 - Picture 6 install add'l supports for ejector pit piping to avoid 'hammer' and risk of leaking



Item 36 - Picture 7 condensate 'roll back' after exhaust operation, not threatening

37. (3) The access panel to the hydromassage bathtub motor should be made readily accessible so that the components inside may be easily serviced, maintained, or accessed in the event of an emergency.



Item 37 - Picture 1 unable to access without damage to area

38. (4) The toilet is not adequately secured to the floor. This can result in deformation of the wax ring seal, leaking, and other damage. The toilet should be evaluated by a licensed plumber in order to determine if removal and reinstallation as necessary.



Item 38 - Picture 1 guest bath, 2nd fl

39. (5) Any operating instructions (tips, nuances) regarding the water conditioning equipment should be made available by the Seller to Buyer for reduced risk of malfunction.

We do not inspect this equipment during home inspections.



Item 39 - Picture 1 water softener

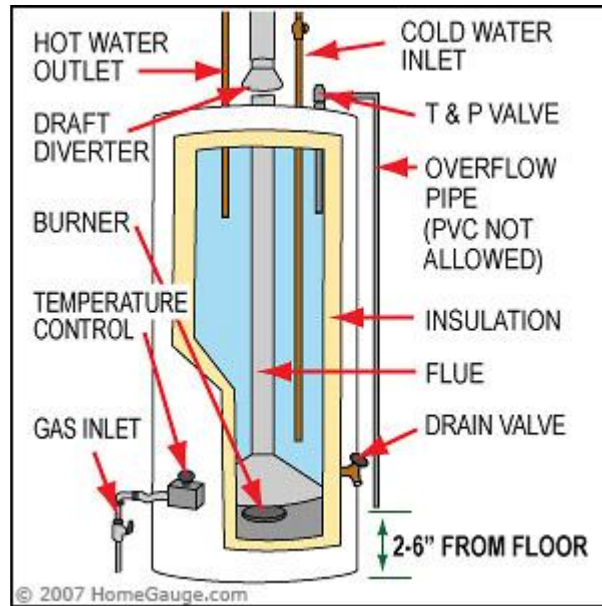
40. (6) The installation of stainless braided supply lines is recommended for each fixture to increase abrasion, puncture and bursting resistance levels.



Item 40 - Picture 1 basement toilet line

41. (7) The following link provides a thorough description of several steps and procedures that can assist a water heater's performance and service life.

[Maintenance tips for water heaters](#)



Item 41 - Picture 1

INTERIORS AND FINISHES

Inspected, Not Functioning or in need of repair

- 42. (1) Multiple interior blemishes or required repairs exist, some of which are omitted from this report and considered maintenance. A qualified drywall, plaster or painting contractor, or handyman is recommended to repair these areas as needed for proper appearance. Finish painting may be required which may 'flash' over the existing finish.

NOTE: Caulk is a temporary building material and will require repairs or replacement, especially in wet environments such as bath and tub areas. The highest quality sealant affordable is recommended for lasting service.

Basic interior repairs are listed here.



Item 42 - Picture 1 wood deterioration, master bath



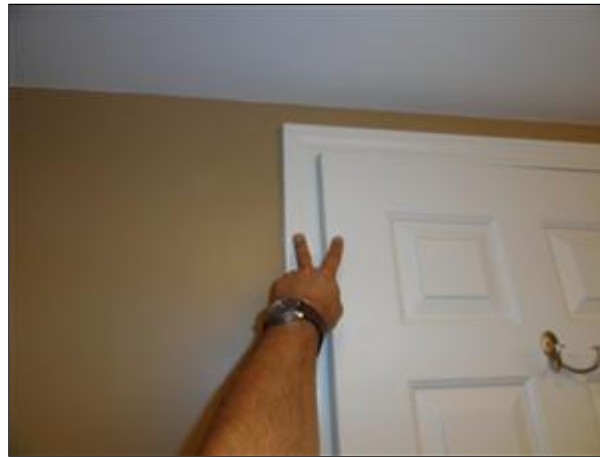
Item 42 - Picture 2 add rubber caps to avoid door damage



Item 42 - Picture 3 color matched toe kick for appearance recommended



Item 42 - Picture 4 install button caps for appearance



Item 42 - Picture 5 basement bathroom door fitment

43. (2) Poor tiling details and open grout joints at the master shower have allowed moisture penetration for unknown length of time. The tiling will, and should, be removed to assess substrate condition and reinstalled by a competent and qualified tile setting contractor.



Item 43 - Picture 1 baseline moisture reading



Item 43 - Picture 2 buried meter indicating saturation



Item 43 - Picture 3 reseal shower junctions

44. (3) The master bath floor tile has been installed over plywood which is not an accepted best building practice. The tile should be removed and reinstalled over a proper substrate by a competent tile setting contractor.

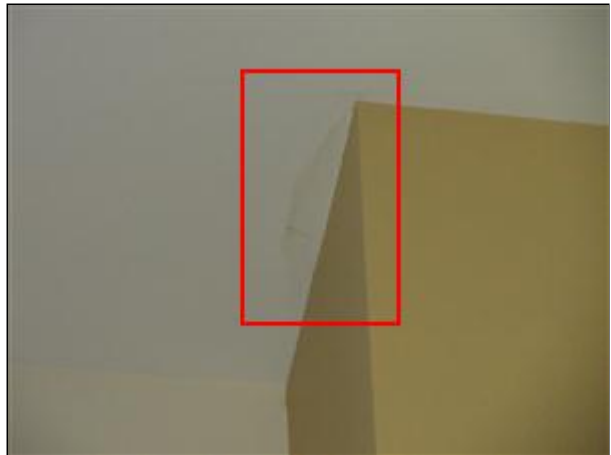


Item 44 - Picture 1

45. (4) A past stain was noted at the SE living room ceiling and may be attributed to the (inaccessible) vent flashings at this location. Further review by a a qualified roofing contractor may be desired or required.

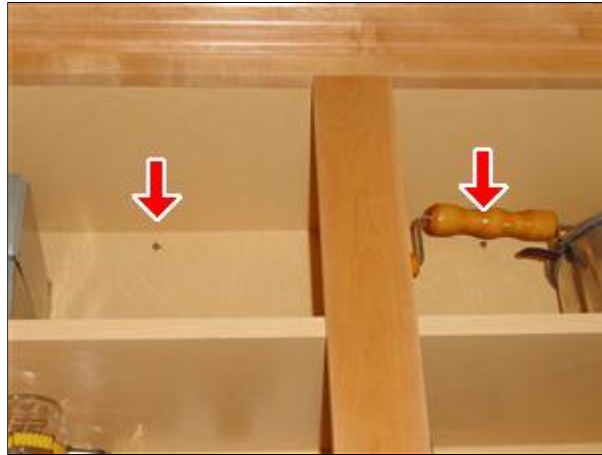


Item 45 - Picture 1 flashings may have degraded



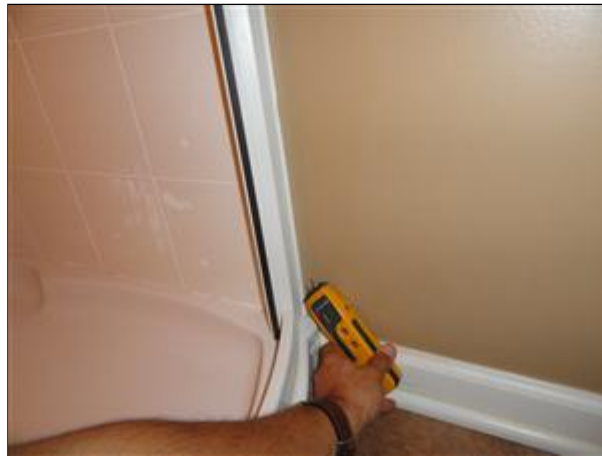
Item 45 - Picture 2 ceiling stain

46. (5) Some of the screws used to fasten the cabinets to the wall framing are not the recommended washer head screws. ALL non cabinet rated screws should be removed and replaced at ALL UPPER cabinets in order to reduce the risk of the cabinets pulling through the existing fasteners and loosening or becoming detached.



Item 46 - Picture 1

47. (6) The basement bathroom shower stall is not properly sealed and has allowed moisture to escape at the corners as evidenced by appearance and moisture meter readings. The stall should be sealed at all junctions and the drywall repaired appropriately.



Item 47 - Picture 1 elevated moisture at both corners

INSTALLED APPLIANCES

Inspected, Not Functioning or in need of repair

48. (1) The use of smooth wall metal venting is recommended for the kitchen exhaust to avoid grease collection within the corrugations of the existing vent which may cause odor or health issues over time as well as reduce performance.



Item 48 - Picture 1 upgrade venting

49. (2) It is recommended that the flexible copper supply piping be replaced with braided stainless steel tubing for the optimal resistance against leakage and damage to the surrounding finishes.



Item 49 - Picture 1 upgrade fridge supply

50. (3) Lint build-up was noted inside the vent passages of the clothes dryer. These passages and any vent piping should be cleaned in order to reduce the risk of dryer fire, reduce drying times, and to maximize the service life of the clothes dryer.



Item 50 - Picture 1 clean lint passages

51. (4) It is recommended that the existing rubber water supply hoses at the clothes washer be replaced with braided stainless steel hoses for increased insurance against leaks and water damage.



Item 51 - Picture 1 upgrade washer hoses

WINDOWS & DOORS

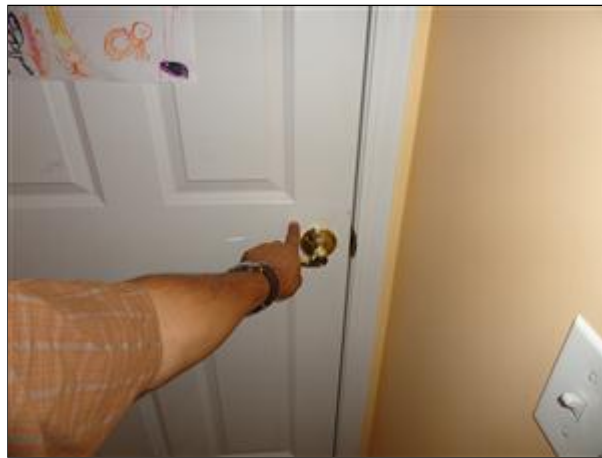
Inspected, Not Functioning or in need of repair

52. (1) A drip edge flashing is recommended (preferably end dammed) at the rear laundry door to reduce the risk of moisture entry beneath the door sill and apron.



Item 52 - Picture 1 laundry door

53. (2) All doors should be adjusted so that they fit snugly in the strikeplates and don't rattle or have excess movement when shut.



Item 53 - Picture 1 SW bedroom

54. (3) The addition of a rain or drip cap is recommended for the kitchen 'exterior' door to reduce moisture loads and convey to the exterior. Similar items such as this are found at better building material stores or online. This is generally recommended for any exterior door without a storm door or large overhang. [Drip Cap](#)



Item 54 - Picture 1 recommend drip cap

55. (4) The single pane, metal frame basement windows are poor performers in terms of energy savings. The Client is recommended to upgrade to at least a double pane, thermally glazed window. Care should be taken to follow all local fire and egress codes in terms of sizing and window construction.



Item 55 - Picture 1 inefficient windows

INSULATION, VENTILATION & AIR-SEALING

Inspected, Not Functioning or in need of repair

56. The box sills (area where joists rest on the foundation sill plate and abut the outer rim joist) are insulated with poorly installed fiberglass insulation. Modern building science has proven this area as a high leakage point in blower door testing as well as standard building pressure differences. It is recommended that the fiberglass be removed and either expanding spray foam or neatly cut rigid foam insulation 'boxes' installed and sealed into place for greater performance.

The exposed extruded polystyrene (XPS) foam board insulation in the basement should be properly covered with an approved fire retardant covering to reduce the risk of flame spread or ignition.



Item 56 - Picture 1



Item 56 - Picture 2 required fire suppression (typ. 5/8' drywall)

OTHER

Inspected, Not Functioning or in need of repair

57. 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. 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 low level carbon monoxide detectors on 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.

The Inspection Firm recommends the installation of stand alone low level carbon monoxide detectors for increased sensitivity to this odorless, colorless and deadly gas. Off the shelf or mass produced carbon monoxide detectors often do not detect low levels which can be detrimental and ultimately lethal under long term low level exposure nor sound

alarms. Multiple studies have shown that these lesser-quality units do not signal alarms until near lethal levels are present. The following articles should be digested and the Inspector can be reached for any further comment.

Recommended Units: [NSI 3000](#), [CO Experts](#)

Articles/Info: [Low Level CO, CSIA](#), [EPA](#), [IL Department of Public Health](#)



Item 57 - Picture 1 aged detectors, replace due to low cost vs critical function



Item 57 - Picture 2 manufacturer/model with high rate of failure

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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domicile consulting

Property, Energy & Moisture Intrusion Inspection

Domicile Consulting
4145 North Keystone Ave
Chicago IL 60641
708-243-7222
IL Lic #450.004096 exp 12/2012
Inspected By: Ross Neag

Inspection Date: 9/1/2011
Report ID: 9/1/11/01rn

Customer Info:	Inspection Property:
<p>Customer's Real Estate Professional:</p>	

Inspection Fee:

Service	Price	Amount	Sub-Total
4 Bdrm. Single Family/Townhome	575.00	1	575.00
			Tax \$0.00
			Total Price \$575.00

Payment Method:
Payment Status:
Note:



Property, Energy & Moisture Intrusion Inspect

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Chicago IL 60641

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Caulking 101](#)

[Brick Sill](#)

IMPORTANT READ:

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
 - a. Automatically populate the customer info for you
 - b. Automatically insert the agreement in-line inside the report.
 - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
 - a. You will select it each inspection under the MISC button in the software and click ATTACH.
 - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.