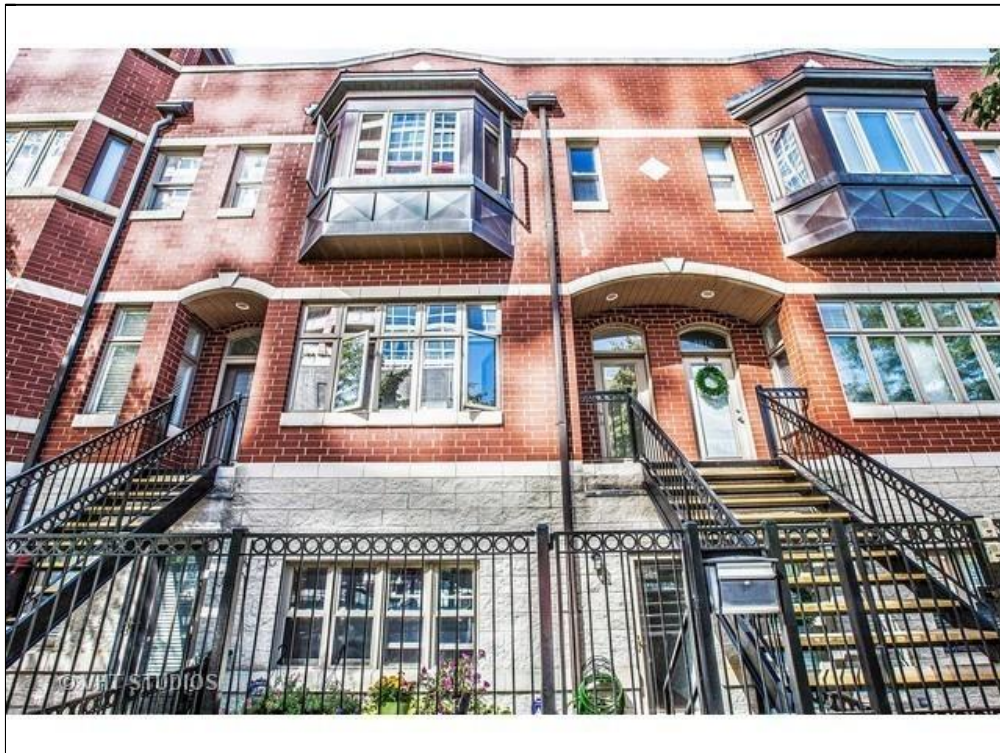




Inspection Report

James Doe

Property Address:
1818 S Halcyon Drive
Chicago IL



1818 S Halcyon Drive

Domicile Consulting

Dan Cullen 450.000570 Expires Nov. 2018
2545 W Diversey Ave Suite 206
Chicago IL 60647
312-488-1461

I. Domicile Consulting Report

This inspection is being conducted in accordance with the State of Illinois Home Inspector Licensing Act. 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 building/s.** Some items or areas may not be inspected if they are blocked by furniture or stored items. The inspector makes no guarantees regarding any of the building'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 buildings systems and components 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 property 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 Property 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 this inspection.** Any disputes that cannot be resolved by the inspector and the client will be submitted jointly to the American Arbitration Association for a decision.

Styles & Materials

ROOF COVERINGS:

Composition (Asphalt or Fiberglass)
Shingles
Modified Bitumen

ROOF VIEWED:

From a Raised Vantage Point Such as a
Lower Roof
Roof Was Walked

GAS SHUT-OFF LOCATION:

Garage

POTABLE WATER SOURCE:

Public

WATER SERVICE PIPING MATERIAL:

Copper
Main Water Shut-Off Location : Lower-
Level Mechanical Closet

WATER SUPPLY PIPING MATERIAL:

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

COOLING EQUIPMENT STYLE:

Split System (Outside Condenser w/
Inside Evaporator)
Approximate Cooling Capacity in Tons :
Each of the Two Units Is Rated at 2.5 Tons
of Cooling Capacity

COOLING EQUIPMENT MANUFACTURER:

Average Service Life of A/C Unit is 12-15
Years
CARRIER
Approx. Age of Condensing Unit : Both
Units Are Approximately 15 Years Old

PLUMBING WASTE PIPING MATERIAL:

Cast iron
Copper
Not Fully Visible
PVC

WATER HEATER SIZE AND POWER SOURCE:

50 Gallons
Gas-Fired Water Heater
Insufficiently Sized Water Heater
BTU or WATT Input Rating : 38,000 BTU

WATER HEATER MANUFACTURER:

Rheem
Water Heater Statistical Service Life is
13 years.
Approximate Age in Years :
Approximately 3 Years Old

ELECTRICAL SERVICE:

Below ground
Copper Service Conductors
240 volts
Location of Main Service Disconnect :
Northwest Corner of Basement

SERVICE PANEL AMPACITY:

200 AMP
Overcurrent Protection Devices : Circuit
Breakers

SERVICE PANEL BRAND:

CUTLER HAMMER

BRANCH CIRCUIT CONDUCTORS:

Copper
No Spare Breaker Spaces Are Available
For Additional Circuitry
Not fully visible
of Circuits Used/# of Circuits Available
for Use : 30 Used/0 Available

WIRING METHODS:

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

ELECTRICAL GROUNDING

CONDUCTOR/CLAMP LOCATION:

The Bonding/Grounding Is Defective and
Should Be Repaired by a Qualified
Electrical Contractor As Soon As Practical
Water Pipe Grounding Clamp

HEAT TYPE:

Forced Air Ducted System
Air Filter Size : 16 x 20 x 1

HEATING ENERGY SOURCE:

Natural Gas

HEATING EQUIPMENT MANUFACTURER:

VENTILATION:

Ducted Exhaust Fans in Bath/s

BTU or KW Input per Hour : Both Units
Are Rated at 88,000 BTU

Average Service Life of a Gas-Fired
Forced-Air Furnace is 15-20 years
CARRIER
Approximate age of unit : Both Units Are
Approximately 15 Years Old

Kitchen Exhaust Ducted to Outside

VEGETATION/GRADING/DRAINAGE:

Inadequate Clearance between Masonry
Wall and Exterior Grade Level

FLOOR STRUCTURE:

Unable to Determine

CRAWLSPACE ACCESS:

No Crawlpace

COUNTERTOPS/CABINETS:

Natural Stone Countertops
Wood Kitchen Cabinets

**ATTIC INSULATION AND VAPOR
RETARDERS:**

No Attic Access

FIREPLACES:

Metal Pre-Fab Fireplace. Can Be Used
With Wood or Natural Gas

MAIN FLOOR BEAM AND POSTS:

No Visible Posts or Beams

Items

A. EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

Comments: Not Functioning or in need of repair

(1) The presence of soil against the lower front exterior wall presents an increased risk for moisture saturation of the masonry, moisture penetration to the interior, and moisture damage. It is recommended that the planting bed/exterior wall be provided with a moisture barrier or that it be removed altogether.



A. Item 1(Picture) Risk for Moisture Saturation and Moisture Damage

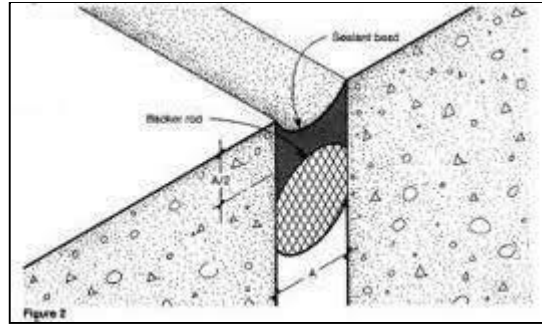
(2) The front gate requires excess effort to operate and should be repaired as needed.



A. Item 2(Picture) Front Gate



A. Item 3(Picture) Moisture Management Repairs Recommended



A. Item 4(Picture) Proper Configuration of Exterior Masonry Caulk Joint



A. Item 5(Picture) Risk for Moisture Penetration and Moisture Damage



A. Item 6(Picture) Caulking Recommended

(3) The mortar joints at the corners of the stone window sills and between all limestone copings/sills should be raked out and sealed instead with a high-quality masonry caulking compound to reduce the risk of moisture saturation, moisture intrusion to the interior, and damage to the brick masonry below the sill.

(4) The ponding at the garage apron presents a risk for icing, falls, and injuries. The townhome association should make any necessary repairs.



A. Item 7(Picture) Low Area



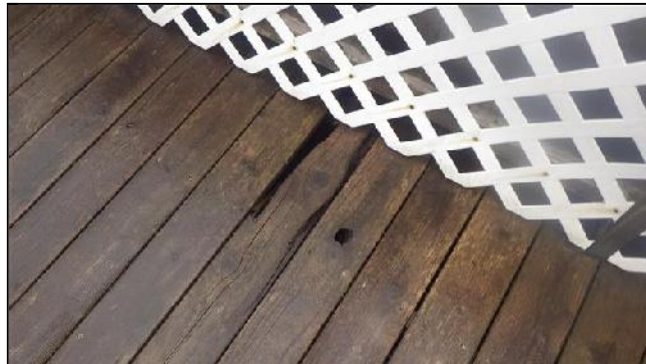
A. Item 8(Picture) Moisture Related Hardwood Flooring Damage



A. Item 9(Picture) Suspect Area

(5) Evidence of through-wall moisture penetration and hardwood flooring moisture damage was noted at the west balcony doorway. The door assembly as well as the adjacent masonry and flashing should be carefully evaluated and repaired as needed. The hardwood flooring damage should be addressed as part of the overall hardwood flooring repair recommended elsewhere in this report.

(6) The wood decking at the east penthouse balcony is badly deteriorated. It is recommended that the existing decking boards be replaced with synthetic or composite decking boards which require much less maintenance than natural wood decking. It is further recommended that, once the existing decking boards are removed, that the underlying deck framework and roof covering be evaluated and repaired or replaced as needed. It wouldn't make little sense to install a high performance decking system on top of a deteriorated framework or over a roof covering which is nearing the end of its useful life.



A. Item 10(Picture) Deteriorated Decking

(7) The east roof scupper is partially detached and is likely allowing moisture penetration into the exterior wall cavity. A qualified sheet metal contractor should make the necessary repairs as soon as practical.



A. Item 11(Picture) East Wall Scupper



A. Item 12(Picture) Deteriorated Caulking



A. Item 13(Picture) Missing Caulking

(8) The exterior caulking is largely deteriorated and at the end of its useful life. It is recommended that all of the exterior caulking be removed and replaced by a qualified architectural sealant contractor in order to reduce the risk for moisture penetration, moisture damage, drafts, energy losses, pest entry, etc.

(9) Poor caulking techniques were used at the main front entry landing area in an apparent attempt to stop moisture penetration. It is recommended that the masonry/concrete joints in this area be carefully prepared and properly caulked by a qualified contractor.



A. Item 14(Picture) Apparent Attempts to Stop Moisture Penetration

B. GARAGES & OUTBUILDINGS

Comments: Not Functioning or in need of repair

(1) It is recommended that the drywall around the hose bibb in the garage be covered with fiberglass resin panel (FRP) or equivalent protective panel to reduce the risk for moisture damage.



B. Item 1(Picture) Moisture Protection Recommended



B. Item 2(Picture) Sealed Ventilation Openings



B. Item 3(Picture) Significant Risk for Indoor Air Contamination

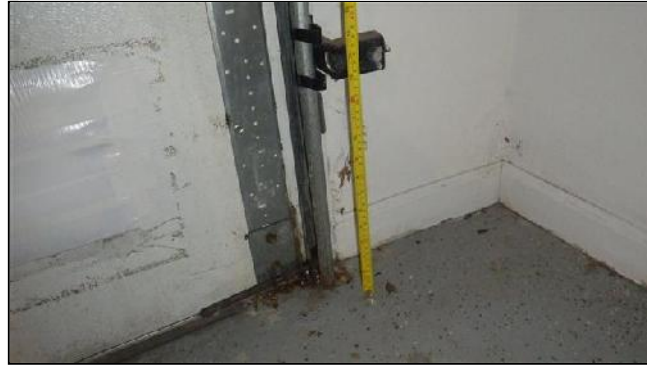
(2) Built-in garages such as the one at the subject townhome presented increased risk for contamination of indoor air with vehicle exhaust. This is why, at the time of construction, the overhead door required multiple ventilation openings. These openings have been sealed in an apparent attempt to reduce energy losses and to provide a warmer floor surface in the kitchen area during cold weather. The installation of the electric resistance garage heater was also likely intended to prevent cold floor temperatures during more extreme winter weather. The presence of the large HVAC return air grille just inside the personnel door between the parking garage and the lower-level family room creates a significant risk for vehicle exhaust and other indoor contaminants being drawn into the living space.

The optimal approach to energy efficiency, indoor comfort, and indoor air quality concerns will be to remove the existing drywall ceiling in the garage and apply high density spray foam insulation to the underside of the floor system before installing a new fire rated gypsum wallboard ceiling. In addition, the use of blower door

guided air sealing is recommended in order to find and eliminate all air breaches between the built-in garage in the living space thereby reducing the risk for indoor air contamination.

Once the insulation and air sealing improvements are performed, the garage can be ventilated so that vehicle exhaust, particularly dirty and unhealthy during cold startups, is less likely to be drawn into the home.

(3) The photo-electric safety sensors for the automatic overhead garage door should be placed within 4 to 6 inches of the garage slab. The existing safety sensors are higher than this standard dictates and present an undue risk for crushing and entrapment injuries. Repair by a licensed and competent garage door specialist is recommended.



B. Item 4(Picture) Unsafe Location

(4) It is recommended that the lower horizontal portions of the garage walls be provided with moisture/mold resistant drywall to prevent ongoing and accelerating moisture damage from slush, rising damp, etc.



B. Item 5(Picture) Moisture Damaged Wallboard

(5) The electrical receptacles in the garage should be provided with GFCI protection in order to reduce the risk for electrocution.



B. Item 6(Picture) Missing Shock Protection

(6) The garage personnel door should be provided with a self-closing device and with properly fitting weatherstripping in order to reduce the risk for indoor air contamination with vehicle exhaust and other substances.



B. Item 7(Picture) Missing Weatherstripping at Garage Personnel Door

C. ROOF COVERING, ROOF FLASHINGS, ROOF DRAINAGE.

Comments: Not Functioning or in need of repair

Copper and aluminum should not be joined together due to the risk for galvanic corrosion and deterioration. The corroded downspout at the rear of the home should be repaired or replaced as needed by a qualified sheet metal specialty contractor.



C. Item 1(Picture) Galvanic Corrosion

D. STRUCTURE & FOUNDATION

Comments: Inspected

Very little of the basement foundation walls were visible at the time of the inspection due to the finished lower level walls.

E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Comments: Not Functioning or in need of repair

(1) The evaluation of the low-voltage equipment in the home: alarm, communication, audiovisual, etc., is beyond the scope of the home inspection and should be performed by a qualified low-voltage electrical contractor.



E. Item 1(Picture) Alarm Panel

(2) The GFCI receptacle at the front exterior wall is defective, does not provide electrical power, and should be replaced.



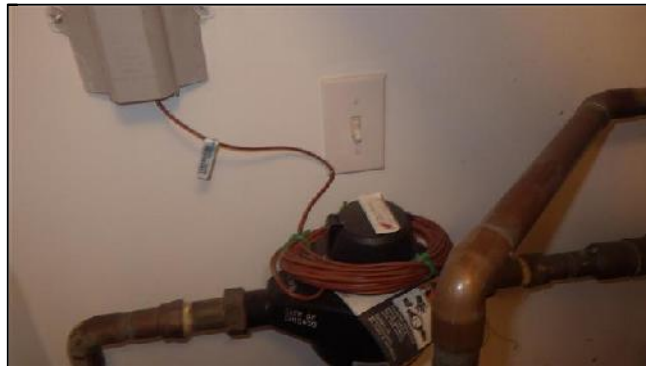
E. Item 2(Picture) Defective Receptacle

(3) The grounding electrode conductor is not properly secured to the water piping system or to their clamps. The stranded copper grounding conductor has been squeezed between the clamp and the piping. This is not allowed and is unsafe since it makes the clamp prone to loosening and can reduce the safety and effectiveness of the bonding and grounding system. The existing clamp should be replaced with ones that can properly secure the grounding electrode conductor into a screw terminals. Further evaluation and repair by a licensed and competent electrical contractor is recommended.



E. Item 3(Picture) Improper Grounding Connection

(4) A bonding jumper should be installed across the water meter by a qualified electrician in order to help insure the continuity of the bonding/grounding safety system.

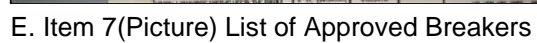
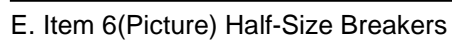


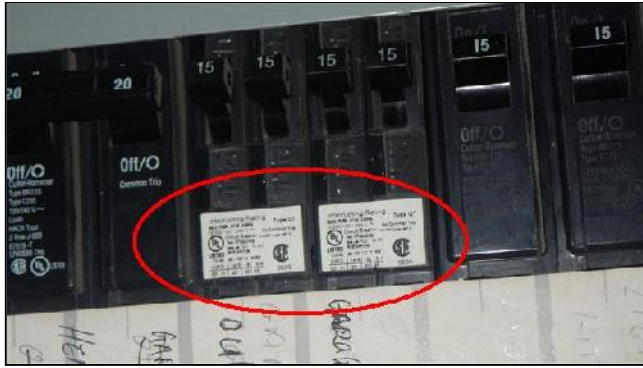
E. Item 4(Picture) Missing Bonding Jumper

(5) It is recommended that additional interior lighting be provided in the garage for safety and convenience.



E. Item 5(Picture) Minimal Garage Interior Lighting





E. Item 8(Picture) "QT" Breakers Not Listed

(6) The electrical panel has been maxed out and no spare breaker spaces are available for future expansion. In addition, half-size breakers have been installed in the electrical panel in order to provide for additional electrical circuitry in the home. However, these breakers are forbidden by the local electrical code and are not listed on the electrical service panel label as approved for use. It is strongly recommended that a qualified electrical contractor further evaluate the electrical loads in the home, the adequacy of the existing distribution panel, and make all necessary repairs, replacements or alterations to ensure safe and adequate electrical power is provided.

(7) Multiple loose electrical receptacles were noted in the home. Loose receptacles can result in arcing/sparking during use and an increased risk of fire in the home. All of the receptacles in the home should be evaluated and repaired as needed by a licensed electrician.



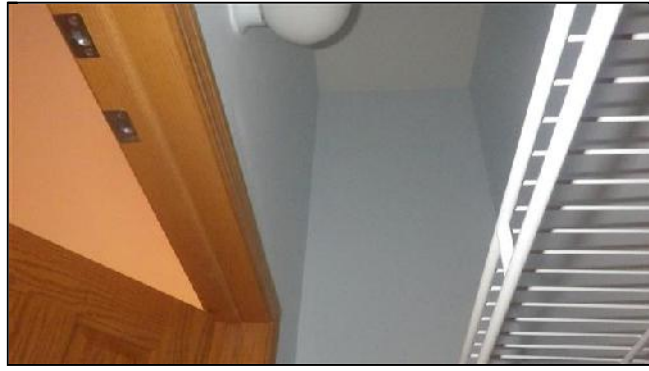
E. Item 9(Picture) Loose Receptacle

(8) The missing cover at the kitchen ceiling light fixture should be furnished and installed.



E. Item 10(Picture) Missing Cover

(9) Extinguished or otherwise inoperative luminaires (light bulbs) were noted during the inspection. All of the lighting in the home should be made fully operational for the final walk-through so that the proper operation of all the lighting in the home can be verified and differentiated from defective switches, fixtures, etc.



E. Item 11(Picture) Main Entry Closet Lighting



E. Item 12(Picture) Unsafe Receptacle Location



E. Item 13(Picture) Island Receptacle Standards

(10) Installation of at least one GFCI electrical receptacle is recommended on the kitchen island/peninsula in order to comply with modern safety codes and to increase the food preparation functionality of the workspace.

F. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

Comments: Not Functioning or in need of repair



F. Item 1(Picture) Non-Conforming Installation



F. Item 2(Picture) Non-Conforming Sink Drain

(1) The small utility sink in the laundry closet does not have a properly configured drain and does not conform to plumbing safety standards. A qualified plumbing contractor should evaluate the sink in consultation with the buyer to determine if repair or removal is the appropriate option.

(2) A small piping leak was noted above the water pressure booster assembly. Repair by a qualified plumbing contractor is recommended.



F. Item 3(Picture) Incipient Leaking

(3) It is recommended that the floor drain backup prevention device in the lower-level mechanical room be removed and either serviced or replaced to ensure its proper operation in the future.



F. Item 4(Picture) Floor Drain Backup Prevention Device

(4) None of the toilets are adequately secured to the floor. This can result in deformation of the wax ring seal, leaking, and other damage. The toilets should be evaluated by a licensed and competent plumber in order to determine if removal and reinstallation as necessary.



F. Item 5(Picture) Loose Toilet

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

Comments: Not Functioning or in need of repair

(1) The existing furnace-mounted humidifiers rely on standing water for humidification of the conditioned air. These units are difficult to clean and can allow molds, bacteria, and other biologicals to grow inside the conditioned air stream. They should be replaced with a more indoor air quality friendly unit by a licensed HVAC contractor.



G. Item 1(Picture) Furnace Mounted Humidifier



G. Item 2(Picture) Condensate Drain

(2) The installation of a air conditioning condensate trap is recommended in order to reduce the risk for energy losses and for splashing and leaking at the evaporator drain pan. Repair by a qualified HVAC contractor is recommended.



G. Item 3(Picture) Air Conditioning Condensate Drain Piping Trap

(3) The water heater is undersized for the needs of the home and cannot supply adequate hot water to fill the master bathroom bathtub. A qualified plumbing contractor should ensure that adequate hot water is available for the needs of the home.



G. Item 4(Picture) Undersized Water Heater

(4) The use of 1 inch pleated cartridge filters can reduce the required airflow across the heat exchanger or the evaporator coil to a point where the capacity and efficiency of the HVAC equipment is significantly compromised. Therefore, it is recommended that, especially during the heating season when airflow is even more critical, a more open weave and less restrictive air filter be used. These less restrictive filters are sometimes derisively referred to as "rock catchers" since smaller particles may not be caught by these open weave filters. The homeowner can use a light spray coating of a non-stick cooking spray on the upstream side of the air filter in order to enhance dust capture on this type of HVAC air filter.



G. Item 5(Picture) Standard 1 Inch Filter

(5) The large gaps in the framework of the return air plenum present a risk for contaminated air being drawn into the HVAC duct system. The return air plenum should be sealed by a qualified contractor.



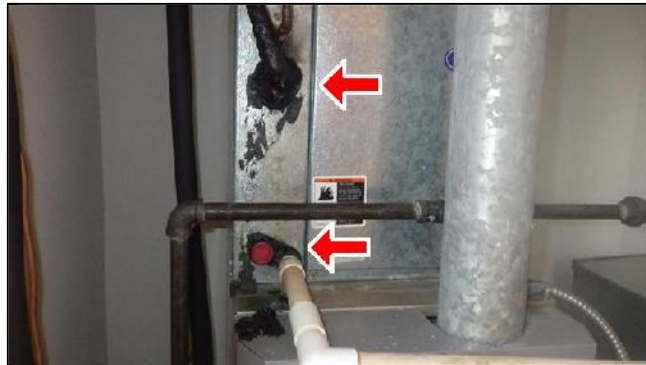
G. Item 6(Picture) Openings within the Return Air Plenum

(6) Air-conditioning condensing unit for the lower level HVAC unit is located at the penthouse balcony. Typically, air-conditioning filter dryers are installed on refrigerant line sets of such length. A qualified HVAC contractor should evaluate the installation and install any components which may improve efficiency, capacity, longevity, etc. of the air-conditioning system



G. Item 7(Picture) Missing Device

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



G. Item 8(Picture) HVAC Air Leakage

(8) The presence of moisture staining on the drywall ceiling around the top floor furnace supply duct penetration is indicative of summertime condensation on the surface of the cold metal supply ducts. This can be due to inadequately sealed HVAC ducts and/or inadequately insulated HVAC supply ducts. The inspector was unable to access the attic space above the top floor ceiling and cannot report definitively on conditions therein. It is recommended that access be provided to this area so that a thorough evaluation can be performed and recommendations for repairs or upgrades can be provided during the buyers due diligence process.



G. Item 9(Picture) Moisture Staining around Supply Ducts Penetration through Ceiling

(9) The elevated supply plenum sheet metal temperature noted during the operation of the upper-level furnace may be indicative of poor duct design/installation or other HVAC duct pressure issues. Excessive heat buildup can result in short cycling of the furnace and a reduced service life. It is recommended that a qualified HVAC contractor perform duct pressure testing and any other necessary diagnostics during the buyers due diligence process.



G. Item 10(Picture) Elevated Temperature

(10) It is recommended that the HVAC supply duct underneath the kitchen sink be properly configured to prevent airflow losses and to provide maximum heating and cooling in the intended area.



G. Item 11(Picture) Toe Kick Supply Duct

(11) The gaps at the register boots should be sealed to reduce energy losses, to promote optimal HVAC airflow, and to prevent future displacement of the inadequately secured duct boots.



G. Item 12(Picture) Duct Leakage

H. INSULATION, VENTILATION, ATTICS, ETC.

Comments: Not Functioning or in need of repair



H. Item 1(Picture) Low Performance Vent Termination



H. Item 2(Picture) High-Quality Vent Damper

The exhaust vent dampers on the exterior walls should be replaced with high-quality, gasketed, vent dampers in order to reduce drafts and energy losses.

I. FIREPLACES, WOODSTOVES, ETC.

Comments: Inspected

The National Fire Protection Agency recommends that wood-burning fireplaces be thoroughly evaluated when a home changes ownership. Evaluation of the fireplace/s in the home by a qualified specialty contractor, preferably one who is a member of the Chimney Safety Institute of America, is recommended.

J. INTERIORS AND FINISHES

Comments: Not Functioning or in need of repair



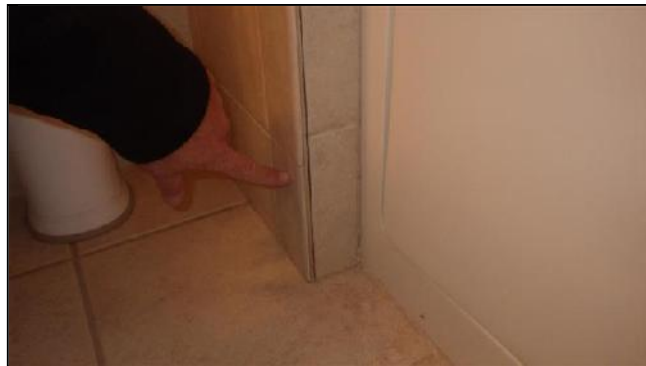
J. Item 1(Picture) Uneven Finish Application



J. Item 2(Picture) Splotchy Color

(1) The refinishing of the hardwood flooring was not performed in a workmanlike manner. Splotchy areas, areas of inadequate floor finish, and areas of excessive floor finish accumulation will be noted. In addition, some portions of the hardwood flooring and hardwood stair treads exhibit excessive wear and were not refinished. It is recommended that a qualified hardwood flooring finishing contractor make all repairs needed to provide a uniform and properly protective finish on all hardwood flooring areas.

(2) The wall tile next to the master bathroom toilet should be repaired to prevent detachment, failure, etc.



J. Item 3(Picture) Loose Tile



J. Item 4(Picture) Partial Handrail



J. Item 5(Picture) Missing Railing

(3) Winding stairs presents an increased risk for falls and injuries. Therefore, secure, continuous, and graspable handrails should be installed along the wider portion of the winding stairs in order to reduce this risk. As currently configured, occupants are encouraged to walk the narrow or more dangerous portion of the stairway and do not have access to an easily grasped railing continuous from the top landing to the bottom landings as is required. Repair by a qualified carpenter or custom stair builder is recommended in order to reduce the risk for falls and injuries.

(4) The upper level guest bathroom countertop is stained and should be repaired as needed by a qualified countertop specialty contractor.



J. Item 6(Picture) Countertop Stain



J. Item 7(Picture) Corroded Fasteners



J. Item 8(Picture) Corroded and Abandoned Fasteners

(5) The corroded fasteners in the upper-level guest bathroom should be replaced with stainless steel fasteners. The abandoned fasteners should be removed and the adjacent wall tiles repaired or replaced.

(6) The non-functioning drawer panel at the upper-level guest bathroom sink cabinet should be secured to prevent excess movement, failure, etc.



J. Item 9(Picture) Loose Panel

(7) Miscellaneous caulking and grouting repairs are required at the tub/shower enclosures in order to eliminate mold growth and to reduce the risk for moisture intrusion and damage.



J. Item 10(Picture) Caulking Needed

(8) FYI: The moisture staining at the upper southwest corner of the southwest guest bedroom appears to have resulted from leakage at the scupper above. This area should be monitored for signs of recurring moisture.



J. Item 11(Picture) Moisture Staining

(9) The large gap between the kitchen backsplash and countertop is indicative of inadequate countertop support. The full extent of the repairs will not be known until some cabinet disassembly is performed. It is strongly recommended that a qualified contractor provide a plan and budget for repair during the buyers to diligence process.



J. Item 12(Picture) Gap Between Backsplash and Countertop

K. WINDOWS, DOORS, SKYLIGHTS

Comments: Not Functioning or in need of repair



K. Item 1(Picture) Inadequate Clearance And Dust Accumulation from Continued Drafts



K. Item 2(Picture) Poorly Fitted Door

(1) The front entry door system is defective in multiple regards including but not necessarily limited to: defective storm door hydraulic closers; inadequate weatherstripping contact; and a poor fit between the door and doorjamb. A qualified contractor should make all necessary repairs for proper operation and draft prevention.

(2) The middle and right-hand windows at the lower level west wall do not fit properly along the top edge and are significantly drafty. A qualified contractor should make the repairs needed to reduce drafts and energy losses.



K. Item 3(Picture) Drafty Windows

(3) Advanced rot was noted at the east balcony sliding door assembly as well as at adjacent interior surfaces. The age and condition of the sliding door assembly indicates that replacement, rather than repair, is the appropriate option. A qualified contractor should provide a plan and budget during the buyers due diligence process.



K. Item 4(Picture) Advanced Rot

(4) It is recommended that the gaps and cracks on the exterior window cladding and exterior window frames be professionally sealed against ongoing moisture penetration.



K. Item 5(Picture) Caulking Recommended

(5) The entry door to the southwest guest bedroom does not latch when placed in the closed position and should be repaired for proper operation.



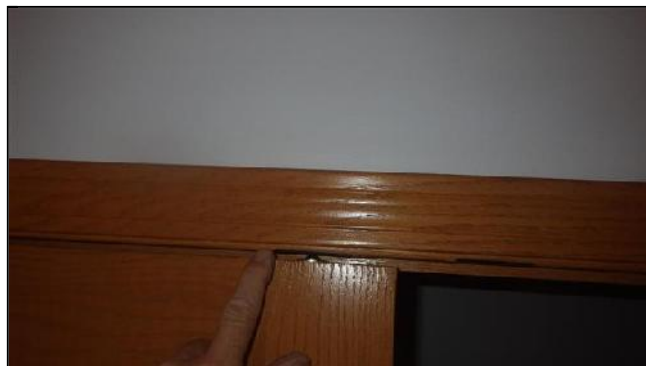
K. Item 6(Picture) Failure to Latch

(6) The master bedroom entry door does not remain in position and opens of its own volition when left in the partially open position. A qualified contractor should repair the door so that it remains in position when partially opened.



K. Item 7(Picture) Master Bedroom Entry Door

(7) The left-hand door panel at the main entry closet has a defective bullet catch. The door should be repaired so that it operates as intended.

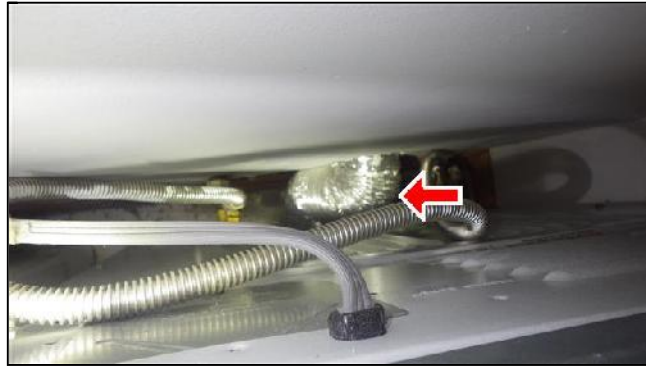


K. Item 8(Picture) Entry Closet Door

L. INSTALLED APPLIANCES

Comments: Not Functioning or in need of repair

(1) The corrugated vent hose for the clothes dryer is prohibited by all appliance manufacturers due to it's poor airflow characteristics. This can result in increased drying times, reduced equipment life, and an increased risk of fire from lint build-up. The existing vent hose should be replaced with smooth wall metal vent piping.



L. Item 1(Picture) Prohibited Material

(2) Heavy lint build-up was noted inside the vent passages of the clothes dryer. Regular cleaning is recommended in order to reduce drying times, increase equipment service life, and reduce the risk of a dryer fire.



L. Item 2(Picture) Lint Buildup

(3) The control panel for the built-in oven is defective. This condition present significant safety and convenience issues. The built-in oven should be repaired or replaced.



L. Item 3(Picture) Built-In Oven Control Panel

(4) The refrigerator icemaker was in the off position at the time of the inspection. It is recommended that the proper operation of the refrigerator icemaker be demonstrated at the time of the final walk-through prior to closing.



L. Item 4(Picture) Icemaker

(5) The food waste disposer is aged and deteriorated. Plans should be made for its near-term replacement.



L. Item 5(Picture) Grinding Chamber

(6) Is recommended that the built-in dishwasher be cleaned according to the manufacturer's instructions prior to move-in.



L. Item 6(Picture) Interior of Dishwasher

M. OTHER

Comments: Not Functioning or in need of repair



M. Item 1(Picture) Access to Wall Cavity



M. Item 2(Picture) Mold-like Material

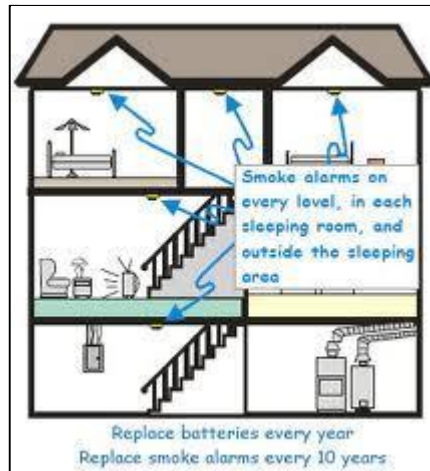
(1) Evidence of mold growth was noted on the interior side of the exterior sheathing gypsum wallboard. The inspector was unable to determine the full extent nor the cause of this apparent moisture related condition.

Mold growth results from moisture on organic strata and is first and foremost a moisture problem. The source of the moisture that is the proximal cause of the mold-growth should be found and eliminated before final remediation is performed. Initial remediative steps may be advisable in order to reduce the release of mold spores, fungal fragments, and mycotoxins during the moisture investigation and repair process. Small areas of mold (10 square feet or less) can be remediated by the homeowner successfully. An EPA approved mildewcide with residual mold inhibiting properties (Concrobium Brand) can be found at major home improvement stores. Relatively non-porous surfaces such as tile, laminate, concrete, etc. should be surface cleaned with this type of product and kept dry. Semi-porous surfaces such as wood framing and sheathing can also be cleaned in this manner if fungal growth hasn't degraded the material significantly. Porous surfaces such as paper-faced gypsum drywall, cellulose insulation, etc. should be removed and replaced.

Air sampling and bulk sampling for mold is typically not required for successful remediation. For routine assessments in which the goal is to identify possible mold contamination problems before remediation, it is usually unnecessary to collect and analyze air or settled dust samples for mold analysis because decisions about appropriate intervention strategies can typically be made on the basis of a visual inspection. Also, sampling and analysis costs can be relatively high and the interpretation of results is not straightforward. Air and dust monitoring may, however, be necessary in certain situations, including 1) if an individual has been diagnosed with a disease associated with fungal exposure through inhalation, 2) if it is suspected that the ventilation systems are contaminated, or 3) if the presence of mold is suspected but cannot be identified by a visual inspection or bulk sampling.



M. Item 3(Picture) Damaged Detector



M. Item 4(Picture) Recommended Detector Placement

(2) Smoke and carbon monoxide detectors are relatively inexpensive considering the importance of their function. It is recommended that the smoke and carbon monoxide detectors be replaced with new units upon moving into the home. Each level of living space should have both types of detectors installed. The installation of hard-wired smoke detectors in each bedroom is recommended as is the inter-connecting of all smoke and CO detectors. This is recommended so that an alarm in one area of the home would be able to alert occupants at all areas of the home.

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

INVOICE

Domicile Consulting
2545 W Diversey Ave Suite 206
Chicago IL 60647
312-488-1461
Inspected By: Dan Cullen

Inspection Date: 1/16/2017
Report ID:

Customer Info:	Inspection Property:
James Doe	1818 S Halcyon Drive Chicago IL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
3 Bedroom Attached Townhome	525.00	1	525.00
YELP / A.L. Discount	-25.00	1	-25.00

Tax \$0.00

Total Price \$500.00

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