



Inspection Report

Debby Buyer

Property Address:
9999 S. Garden Path
Chicago IL



Property

Domicile Consulting

Dan Cullen 450.000570 Expires Nov. 2016
2545 W Diversey Avenue Suite 206
Chicago IL 60647
773-771-6466

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 is 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:

Modified Bitumen
Snow covered roof/Not thoroughly evaluated

ROOF VIEWED:

Roof Was Walked

GAS SHUT-OFF LOCATION:

Basement

POTABLE WATER SOURCE:

Public

WATER SERVICE PIPING MATERIAL:

Lead Pipe (flush before drinking)
Main Water Shut-Off Location :
Basement

WATER SUPPLY PIPING MATERIAL:

Copper
Galvanized Pipe (30 to 50 year service life)
Lead piping (dangerous and should be removed)
Not Fully Visible
Water Pressure and Flow : Poor

COOLING EQUIPMENT STYLE:

No Installed A/C system present

PLUMBING WASTE PIPING MATERIAL:

Cast iron
Copper
Galvanized Pipe
Not Fully Visible

WATER HEATER SIZE AND POWER SOURCE:

65 Gallons
Gas-Fired Water Heater
Insufficiently Sized Water Heater
BTU or WATT Input Rating : 120,000 BTU

ELECTRICAL SERVICE:

240 volts
Copper Service Conductors
Overhead service
Location of Main Service Disconnect :
Rear Basement

SERVICE PANEL AMPACITY:

200 AMP
Overcurrent Protection Devices : Circuit Breakers

BRANCH CIRCUIT CONDUCTORS:

Copper
Not fully visible

WIRING METHODS:

Non-metallic sheathed cable Type NM (Romex)
Electrical Metallic Tubing EMT (Conduit)
Not Fully Visible
Armored Cable (BX)
Cloth insulated conductors (may be deteriorated and require replacement)

ELECTRICAL GROUNDING

CONDUCTOR/CLAMP LOCATION:

Not Located: Further Evaluation of the Grounding/Bonding System by a Qualified Electrician is Recommended

HEAT TYPE:

Forced Air Ducted System
Air Filter Size : Various

HEATING ENERGY SOURCE:

Natural Gas
BTU or KW Input per Hour : Various

HEATING EQUIPMENT

MANUFACTURER:

Average Service Life of a Gas-Fired Forced-Air Furnace is 15-20 years
Approximate age of unit : From 32 Years

WINDOW STYLES & MATERIALS:

Aluminum Frame
Double Hung
Thermal Glazing

to 12 Years

VENTILATION:

No Kitchen Ventilation
Window Ventilation Only in Bath

WALKWAYS/PATIOS/DRIVEWAYS:

Snow Cover Prevented a Full Evaluation of the Exterior Walks, Grading, Etc.

VEGETATION/GRADING/DRAINAGE:

Snow Cover at the Time the Inspection Prevented a Full Evaluation of the Exterior Grading

EXTERIOR

STEPS/STAIRWAYS/RAILINGS:

Wood Porch/Deck at Front
Wood Porch/Deck at Rear

FLOOR STRUCTURE:

Dimensional Lumber

CRAWLSPACE ACCESS:

No Crawlspace

ATTIC INSULATION AND VAPOR

RETARDERS:

No Attic Access

FIREPLACES:

Fireplace is for Decorative Purposes Only

MAIN FLOOR BEAM AND POSTS:

Wood Beams and Posts

Items

A. EXTERIOR WALLS, GROUNDS, CHIMNEYS, ETC.

Comments: Not Functioning or in need of repair



A. Item 1(Picture) exterior wall mortar erosion



A. Item 2(Picture) deteriorated and improperly patched masonry parapet wall



A. Item 3(Picture) masonry wall cracking and improper patching

(1) The exterior masonry walls are an overall good condition considering the age of the building. However, a significant area of the exterior walls are in need of repair. Some areas are in need of somewhat urgent repair while the repairs to other areas can be deferred. It is strongly recommended that a qualified masonry restoration contractor provide a plan and budget for both the immediate repairs as well as the longer-range repairs.



A. Item 4(Picture) failing cement parging



A. Item 5(Picture) parapet wall parging



A. Item 6(Picture) failing and deteriorating parapet wall parging

(2) Portions of the exterior masonry walls have been covered with a cement parging. The cement parging is splotchy and appears to have been patched a number of times. This thin cement coating which has been applied over deteriorated brick masonry will require regular upkeep and patching. The cement parging at this home is lacking several features that would be present on a high-quality cement parging job. These include a stainless steel mesh screen behind the cement parging it reduces the risk for delamination; corrosion resistant metal beading at the top and sides terminations of the cement parging; and a proper movement joint at the base of parging. The parging on the exterior masonry walls would ideally be composed of lime mortar and not Portland cement in order to allow for the best performance and optimal protection of the brick masonry walls. The application of a clear masonry sealant over the existing cement parging may extend its service life and may reduce its maintenance requirements. The homeowner should engaged the services of a qualified masonry restoration contractor with extensive experience in historic masonry repair in order to develop a plan and budget for ongoing maintenance/repair of the cement parging.

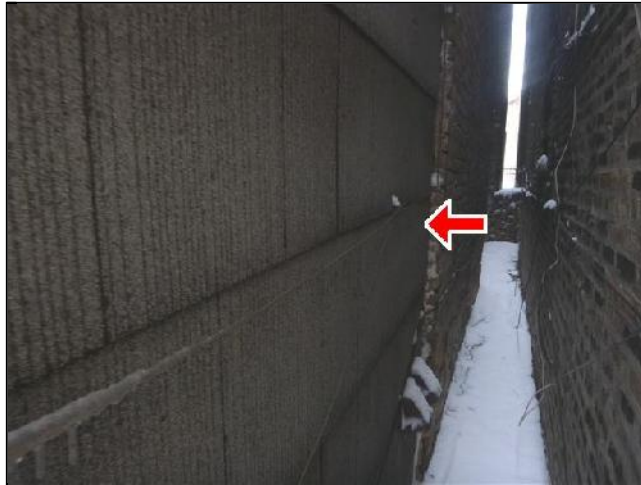


A. Item 7(Picture) enclosed rear porch rake edge

(3) Neither the roof covering nor the siding at the sides of the rear porch have been properly terminated. The failure to install edge metal flashing at these locations creates a risk for roofing damage, siding damage, leaking, etc. Repair by a qualified contractor is recommended.



A. Item 8(Picture) buckling siding



A. Item 9(Picture) aged and deteriorated siding at
North wall of enclosed rear porch



A. Item 10(Picture) moisture staining and wood rot at base of North enclosed porch exterior wall



A. Item 11(Picture) suspect structural connection



A. Item 12(Picture) evidence of ongoing water penetration



A. Item 13(Picture) ongoing moisture penetration and rot at enclosed rear porch walls



A. Item 14(Picture) suspect structural connection

(4) Evidence of ongoing moisture penetration through the vinyl siding was noted at the enclosed rear porch. It is possible and even likely that this ongoing moisture penetration has resulted in significant damage to the siding substrate. The extent of the installation defects and ongoing deterioration indicate that removal and replacement of the siding is the appropriate option. A qualified siding specialty contractor should evaluate the vinyl siding and ancillary components on the enclosed rear porch exterior walls in order to develop a plan and budget for the needed repairs.

B. GARAGES & OUTBUILDINGS

Comments: Not Functioning or in need of repair



B. Item 1(Picture) Missing Shock Protection

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



B. Item 2(Picture) Garage Door Springs

(2) Containment cable should be installed through the garage door extension springs in order to reduce the risk of injury in the event of a catastrophic spring failure.



B. Item 3(Picture) Missing Drip Edge Flashing

(3) The defective aluminum fascia covering is allowing moisture penetration and damage to take place at the eaves. An overhanging drip edge flashing should be installed by a qualified contractor.

C. ROOF COVERING, ROOF FLASHINGS, ROOF DRAINAGE.

Comments: Not Functioning or in need of repair



C. Item 1(Picture) leaking gutter/downspout



C. Item 2(Picture) Leaking Gutter/Scupper

(1) The gutter at the second floor front balcony is leaking then should be repaired by a qualified specialist in order to prevent wood rot of the front entry soffit ceiling.



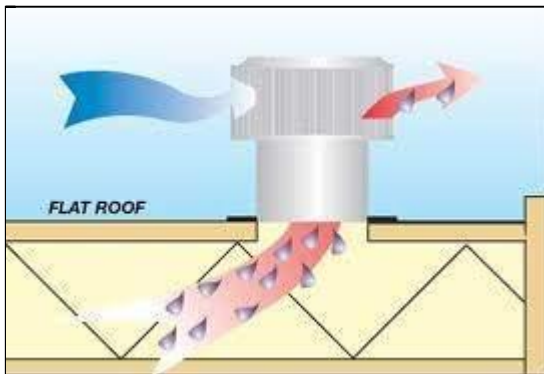
C. Item 3(Picture) extreme blistering/buckling of modified bitumen roof covering with resulting seam failure



C. Item 4(Picture) widespread blistering/buckling

(2) The inspector made a return visit to the property in order to better evaluate the conditions of the roof covering after significant snowmelt had occurred. With regard to the composition shingle roof covering over the front of the building, the shingles are significantly deteriorated and appear to be at the end of their useful life. Removal and replacement is recommended. With regard to the modified bitumen roof covering over the low slope portion of the building, it also is significantly deficient and exhibited extreme buckling as well as delamination from the underlying substrate. It is strongly recommended that plans be made for the near-term removal and replacement of the modified bitumen roof covering over the entire low slope area of building. It is the inspectors firmly held opinion that the existing roof coverings need to be removed and replaced as soon as practical in order to reduce the risk for leaking and damage to the underlying components.

In addition to holding an Illinois state home inspector's license, inspector also holds an Illinois state Qualifying Party Roofing Contractor's license: Lic. #105.005536



C. Item 5(Picture) High-Performance Low Slope Roof Vent



C. Item 6(Picture) badly deteriorated and heavily patched shingle roof covering



C. Item 7(Picture) failed/displaced area of modified bitumen roof covering



C. Item 8(Picture) the modified bitumen roof covering is no longer adhered to the substrate



C. Item 9(Picture) missing/failed modified bitumen roof covering at front parapet

(3) The failure to properly ventilate a conventionally insulated roof/ceiling plenum can result in condensation, mold growth, wood rot, and eventually....sheathing and framing failure. It is strongly recommended that a qualified roofing contractor install high-performance passive roof vents in order to reduce these risks and to also allow moisture and mold and easy way out of the living space.

D. STRUCTURE & FOUNDATION

Comments: Not Functioning or in need of repair



D. Item 1(Picture) wood fibers being crushed



D. Item 2(Picture) deterioration at base of 6 x 6 support posts



D. Item 3(Picture) Sloping Doorway

(1) Many of the interior doorways are sloping dramatically. This is indicative of unanticipated structural and framing movement in the building. Since most of the framing components are concealed within the walls and ceilings a full evaluation is not possible. However, multiple defects were noted with regard to the structural and framing components. These may include 6 x 6 main floor beams support posts which are submerged below the basement slab and therefore subjected to moisture, pests, etc., inadequate support at the lumber blocks between the top of the support posts in the underside of the main floor beam, and moisture related deterioration of floor framing. Once again, it is apparent that a full gut remodel of the property is necessary in order to bring it to its highest and best use.



D. Item 4(Picture) wet wall



D. Item 5(Picture) wet wall



D. Item 6(Picture) mushy gypsum wallboard



D. Item 7(Picture) evidence of previous moisture events



D. Item 8(Picture) Sloping Doorway

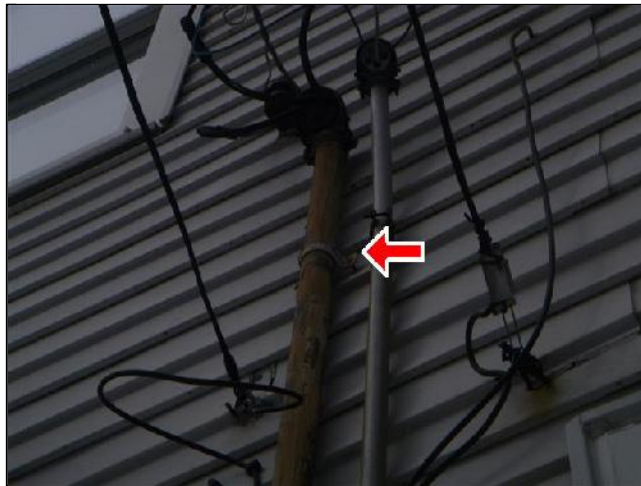
(2) Several areas of wet wall finishes and moisture damaged walls were noted in the basement. This condition is indicative of basement seepage and/or condensation within the basement wall finish cavities. It is recommended that the basement wall finishes be gutted and that a full complement of finished basement moisture management details be installed including but not necessarily limited to; foundation perimeter drainage tubing, sump pit and pump assembly, and a moisture impermeable membrane installed over the interior side of the foundation.

E. ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

Comments: Not Functioning or in need of repair



E. Item 1(Picture) in adequately secured conduit



E. Item 2(Picture) dangerous electrical condition



E. Item 3(Picture) inadequate safety clearance

(1) The electrical service mast at the rear wall of the building is not properly secured and is at risk for excess movement, arcing/sparking, fire, shock, and interruption of electrical service. Also, the overhead electrical service wires do not have adequate clearance from the nearest window of the enclosed rear porch. It should be repaired or replaced as soon as practical.



E. Item 4(Picture) dangerous wiring

(2) A section of nonmetallic sheathed cable wiring was noted at the north exterior wall. This material is not only prohibited by the local electrical code but was also not properly or safely installed. A qualified electrical contractor should make the necessary repairs.



E. Item 5(Picture) extensive cloth insulated wiring

(3) The existence of cloth insulated branch wiring was noted in the home. Older cloth insulated wiring is often degraded and may have to be replaced during remodeling of the electrical system. This condition presents another indicator of the need to perform a full gut remodel of the building. It is strongly recommended that a qualified electrical contractor provide a plan and budget for removal and replacement of the cloth covered wiring.



E. Item 6(Picture) defective bushing



E. Item 7(Picture) half-size breakers



E. Item 8(Picture) over fused circuit



E. Item 9(Picture) undersized panels

(4) The six position electrical breaker panels for the individual apartments are seriously undersized according to today's electrical demands. Also, a significant number of individual safety defects were noted in relation to the electrical panels including but not necessary limited to; the use of prohibited half-size breakers, the presence of prohibited wire splices within the electrical panels, over fused conductors, and defective nonconductive bushings at the feeder conduit terminations inside the panels. In addition, the 200 amp electrical service coming into the building is woefully inadequate and is likely nonconforming with regard to the current electrical code. Once again, the extent of the inadequacies, defects, and deterioration regarding the electrical service/supply components indicates that a full gut remodel is warranted and appropriate.



E. Item 10(Picture) missing information

(5) A complete and accurate electrical circuit directory should be provided to the buyer before closing in order to allow for safe and efficient electrical circuit interruption when required for maintenance, repairs, or in emergencies.



E. Item 11(Picture) defective electrical receptacle



E. Item 12(Picture) obsolete two-pronged receptacle

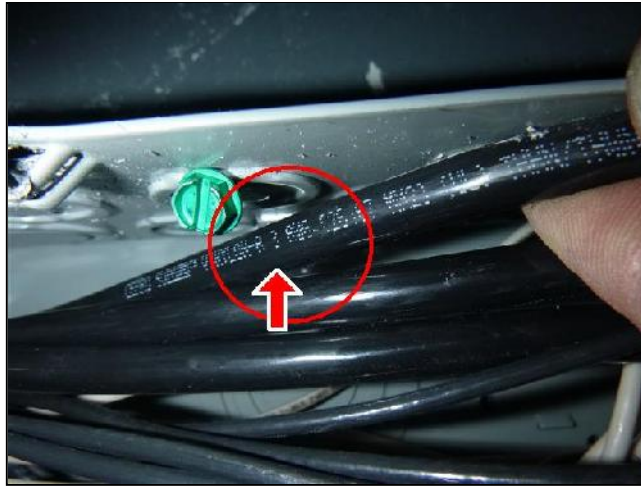


E. Item 13(Picture) ungrounded electrical receptacle

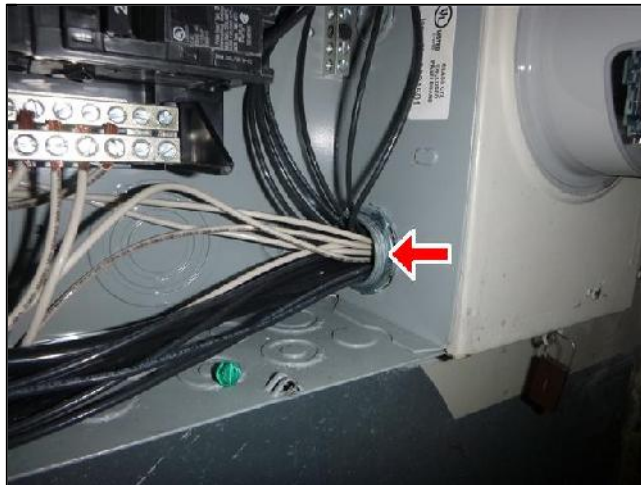


E. Item 14(Picture) Dangerously Loose Receptacle

(6) Ungrounded electrical receptacles, inoperative electrical receptacles, loose electrical receptacles, and mis-wired electrical receptacles were noted in various areas of the home. All of these conditions represent significant electrical safety defects. All the electrical receptacles in the home should be evaluated and repaired or replaced as necessary by a licensed and competent electrical contractor.



E. Item 15(Picture) protective bushing needed



E. Item 16(Picture) missing nonconductive bushing



E. Item 17(Picture) Nonconductive Conduit Bushing

(7) Larger electrical conductors are required to be protected at conduit terminations with a non-conductive bushing in order to reduce the risk for arcing/sparking, shock, fire, etc. These bushings are missing in both the furnace closet subpanel as well as the main distribution panel in the master bedroom. It is strongly recommended that the electrical panels be evaluated and repaired as needed by a qualified electrician prior to closing.



E. Item 18(Picture) improper electrical panel cover fastener

(8) The pointed tipped screws that secure the service panel cover to the enclosure presents a risk for arcing/sparking, shock, and fire. They should be replaced with blunt tipped screws by a qualified electrician.



E. Item 19(Picture) inadequate receptacle spacing

(9) There is an inadequate number of electrical receptacles in the living space. Additional receptacles should be added by a qualified electrician in order to reduce the risk for over-loading of circuits, the risk associated with the excessive reliance upon extension cords, and for convenience in the use of electrical appliances.



E. Item 20(Picture) missing shock protection at kitchen countertop



E. Item 21(Picture) Missing Shock Protection

(10) It is recommended that all electrical receptacles in the bathrooms, unfinished basement areas, kitchen counters, garage, and all exterior locations that are not already GFCI protected be upgraded to GFCI protected receptacles by a licensed and competent electrician in order to reduce the risk of electrical shock and injury.



E. Item 22(Picture) Closet Light



E. Item 23(Picture) Preferred Closet Lighting Fixture

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

F. PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

Comments: Not Functioning or in need of repair



F. Item 1(Picture) blocked drain

(1) The drain at the front exterior basement landing is at least partially blocked and should be cleared or otherwise repaired by a qualified plumbing contractor prior to closing.



F. Item 2(Picture) blocked vent stack

(2) At least one of the plumbing vent stacks was found to be partially blocked during the roof inspection. A qualified plumbing contractor should clear or otherwise repair this defective vent stack in order to reduce the risk for sewer gas intrusion into the occupied space.



F. Item 3(Picture) catch basin

(3) An underground drain piping evaluation was being performed simultaneously with this commercial property inspection. Evaluation of the underground piping was not within the scope of work of the property inspection.



F. Item 4(Picture) older water heater

(4) The water heater is approximately 18 years old and, as such, at or near the end of its useful life. It is recommended that plans be made for its near-term replacement.



F. Item 5(Picture) lead pipe water supply piping

(5) A significant amount of lead pipe water supply piping was noted. It is strongly recommended that a qualified plumbing contractor provide a plan and budget for removal of the lead-based water supply piping in the building.



F. Item 6(Picture) galvanized water supply piping patch



F. Item 7(Picture) inadequate water flow



F. Item 8(Picture) Inadequate Water Volume/Pressure

(6) The water pressure and flow at the plumbing fixtures is marginal. It is recommended that the remaining galvanized water supply piping be removed and replaced with copper piping for optimal flow and pressure during the use of multiple fixtures.



F. Item 9(Picture) basement bathroom gravity drain

(7) The plumbing fixtures in the basement drain to the city sewer via an underground gravity drain pipe system. This is far inferior to the preferred method of any injector pit and pump assembly draining into an overhead sewer. It is strongly recommended that a qualified plumbing contractor provide a plan and budget for the installation of such a plumbing drain system for the basement plumbing fixtures. This improvement would provide a significant safety margin against sewer backup into the basement.



F. Item 10(Picture) evidence of inadequate plumbing venting

(8) Gurgling of the bathroom sink drains was noted in multiple locations. This phenomenon is indicative of blocked or otherwise defective plumbing venting and can result in sewer gas intrusion into the occupied space. It is most strongly recommended that a qualified plumbing contractor evaluate this condition and make recommendations for repairs. If, as suspected, many of the concealed plumbing drain/vent/waste piping is antiquated and deteriorated, then this is another indication of the need for a full gut remodel.

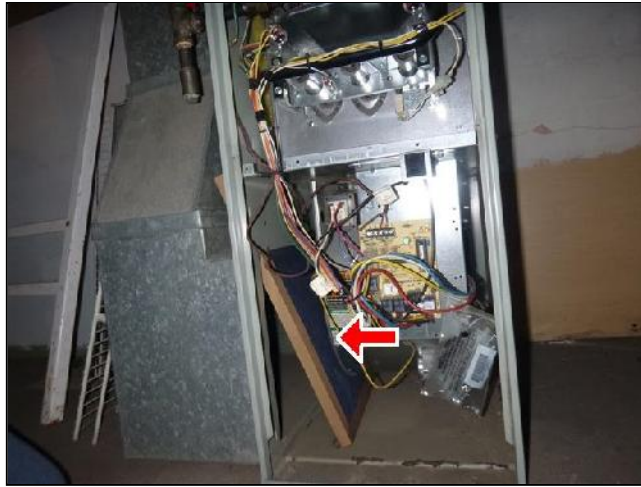


F. Item 11(Picture) Loose Toilet

(9) Two or more of the toilets were found to be inadequately secured in place. This can result in deformation of the wax ring seal, leaking, and other damage. The toilet should be evaluated by a licensed and competent plumber in order to determine if removal and reinstallation as necessary.

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

Comments: Not Functioning or in need of repair

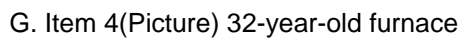
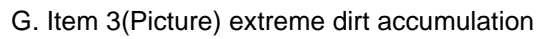


G. Item 1(Picture) defective filter slot

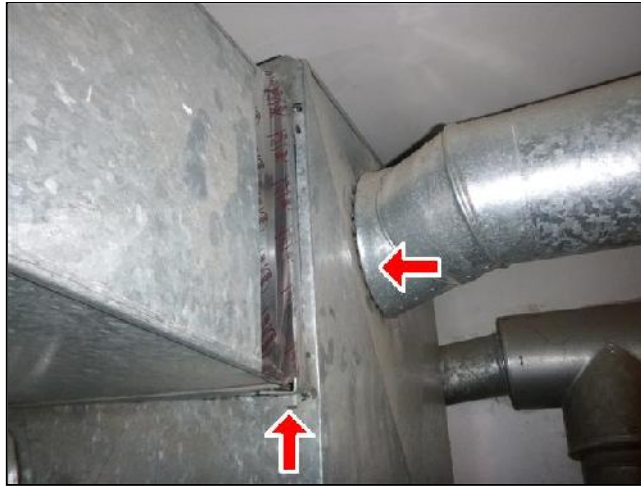
(1) The filter slot for the basement furnace should be repaired so that it is capable of properly securing the HVAC air filter and prevents any significant air filter bypass.



G. Item 2(Picture) dangerous gas exhaust venting



will need replacement in the near future.



G. Item 5(Picture) HVAC duct leakage

(3) 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 6(Picture) unsecured piping sections

(4) The furnace exhaust piping in the top floor rear apartment is not properly secured and is at risk for displacement. This could result in carbon monoxide poisoning of the occupants. The furnace vent piping in this unit should be repaired as needed by a qualified HVAC contractor as soon as practical.



G. Item 7(Picture) antiquated gas piping

(5) It is recommended that the antiquated, abandoned, and/or obsolete gas piping in the building be removed in order to reduce the risk for leaking, fire, explosion, etc.



G. Item 8(Picture) Filthy Air Handler



G. Item 9(Picture) Filthy Ducts

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

A significant build-up of dirt was noted inside the HVAC ducts. A duct cleaning performed by a member of the National Air Duct Cleaning Association (NADCA) is recommended in order to help improve indoor air quality.

Duct cleaning should be considered one part of HVAC related indoor air quality optimization. Other components include: cleaning of the HVAC unit including the evaporator coil, heat exchanger, air handler, etc; duct and plenum sealing to reduce infiltration of unfiltered air; and the use of high-quality HVAC filtration/humidification.

H. INSULATION, VENTILATION, ATTICS, ETC.

Comments: Not Functioning or in need of repair



H. Item 1(Picture) dryer vent terminations



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



H. Item 3(Picture) blocked vent damper

(1) 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.



H. Item 4(Picture) bathroom ventilation fan installation recommended



H. Item 5(Picture) Mold Growth Due to Inadequate Ventilation

(2) The installation of a ducted bathroom exhaust fan is recommended in each bathroom in order to provide for the safe and effective removal of moisture and odors. While the building code may allow the use of a bathroom window for ventilation, this practice is ineffective, uncomfortable in the winter, and wastes energy. High quality, quiet, exhaust fans (preferably controlled with a timer switch) should be installed by a qualified contractor.



H. Item 6(Picture) missing insulation and air/fire barrier

(3) The failure to provide an intact air/fire/thermal barrier at the top floor ceiling will result in: significant energy losses; increase the risk for condensation in the roof/ceiling plenum thereby creating a risk for mold growth, wood rot, and damage to the roof covering; and in the event of a fire will allow rapid extension of fire into the roof/ceiling plenum. It is strongly recommended that a qualified weatherization contractor provide a plan and budget for insulating the space above the top floor ceiling and for providing an intact air/thermal/fire barrier at this location.



H. Item 7(Picture) No Mechanical Ventilation in Kitchen

(4) The kitchen utilizes a recirculating vent hood. Cooking in the kitchen generates a great deal of heat, steam, grease, smoke, and odors that need to be ventilated in order to maintain indoor air quality and proper housekeeping. It is the inspector's opinion that the failure to install a ventilating kitchen exhaust hood will result in reduced indoor air quality, increased energy usage, and more difficulty in keeping the home clean. A qualified contractor should determine cost and feasibility for the installation of a vented kitchen exhaust system.

I. FIREPLACES, WOODSTOVES, ETC.

Comments: Inspected



I. Item 1(Picture) Interior of 1st Floor Fireplace

The fireplace in the first floor apartment living room is for decorative use only.

J. INTERIORS AND FINISHES

Comments: Not Functioning or in need of repair



J. Item 1(Picture) missing handrail



J. Item 2(Picture) missing railing



J. Item 3(Picture) Missing Handrail

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



J. Item 4(Picture) moisture damaged tile and tile substrate

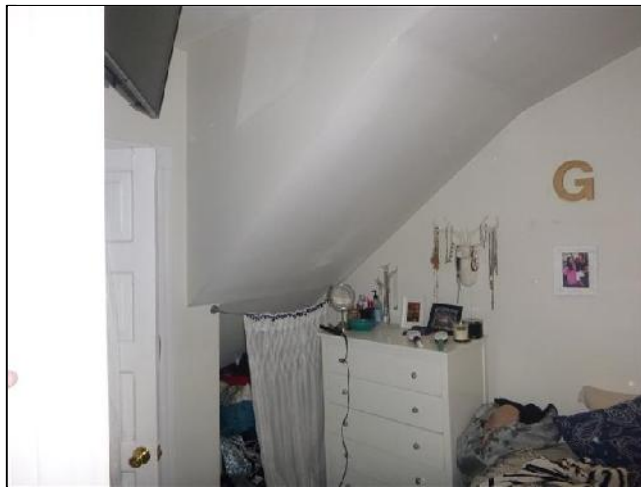


J. Item 5(Picture) badly deteriorated ceiling plaster



J. Item 6(Picture) Plaster is Heavy and Dangerous When Loose!

(2) The interior wall, floor, and ceiling finishes are aged and deteriorated. The interior trim and millwork is aged, defective, and damaged in multiple locations. The kitchen and bathroom cabinetry, fixtures, and appliances are also aged, deteriorated, and neglected. Extensive remodeling of the home's interior is required in order to elevate it modern standards of safety, convenience, and appearance. Further evaluation by a qualified remodeling contractor is recommended in order to assist the buyer's in developing a plan and budget for these repairs/upgrades.



J. Item 7(Picture) Under-sized Bedroom

(3) FYI: The first floor front bedroom does not appear to meet the local code authority's requirements for minimum size of a sleeping room due to the manner in which the sloped ceiling cuts into the floor area. While the bedroom may have been 'legal' at the time it was built/remodeled it may not be compliant in it's current configuration if significant renovations are performed. When a property undergoes a major renovation the code authority may require that the building meet all current codes.



J. Item 8(Picture) Low Ceiling

(4) As currently configured the basement living space doesn't conform to the local code authority's existing requirements. Typically, a minimum of 7 feet of ceiling height is required with some allowance made for soffits. The buyer should perform further due diligence regarding the legality of the basement living space as part of the due diligence process.

K. WINDOWS, DOORS, SKYLIGHTS

Comments: Not Functioning or in need of repair



K. Item 1(Picture) aged and deteriorated skylight



K. Item 2(Picture) front stairway skylight

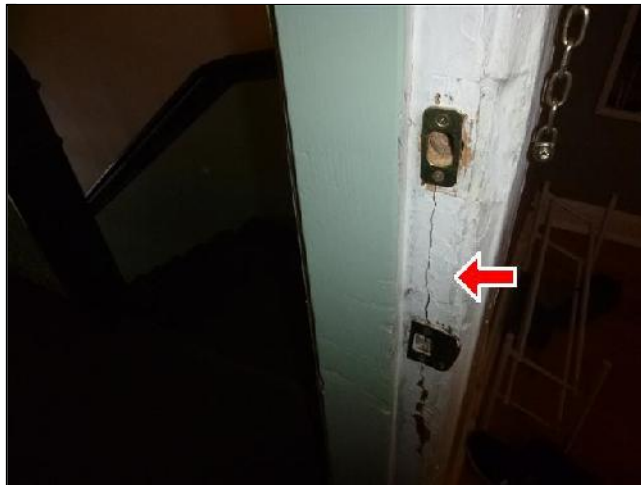
(1) The skylight which has, in the past, provided natural daylight to the front interior stairway has been tarred over and is no longer operating as intended. The skylight is significantly deteriorated. It is recommended that the skylight be replaced in conjunction with the recommended upcoming roof covering replacement



K. Item 3(Picture) antiquated door



K. Item 4(Picture) drafty door



K. Item 5(Picture) Damaged Door Jamb

(2) All of the exterior doors and unit entry doors are aged, deteriorated, drafty, easy to force, and in need of replacement. It is strongly recommended that all of the exterior and unit entry doors be replaced with the

exception of those having aesthetic or historical significance. Those doors should be repaired and refinished as needed.



K. Item 6(Picture) Failure to Latch

(3) The double-hung, aluminum framed windows are in fair condition and are typically a durable component. A number of the windows were difficult to operate or could not be latched. It is recommended that the windows be individually evaluated and repaired as needed.

L. INSTALLED APPLIANCES

Comments: Not Functioning or in need of repair



L. Item 1(Picture) missing safety bracket

An anti-tipping device (Federally mandated and shipped with all ranges) should be installed at the kitchen range for the prevention of scalds and burn injuries.



L. Item 2(Picture) Kitchen Range Anti-Tipping Bracket

M. OTHER

Comments: Not Functioning or in need of repair



M. Item 1(Picture) possible asbestos containing building material

(1) The sleeve for the buildings natural gas supply line appears to consist of asbestos/transite piping. This material may pose little or no threat to occupant health by virtue of its exterior location however, it should be protected from damage by encapsulation in order to reduce the risk for fiber release. Also, the inspector was unable to determine whether this pipe sleeve extends to the interior of the lower-level space and that possibility should be considered during a future remodeling.



M. Item 2(Picture) moldy drywall

(2) Mold-like substances were noted on surface/s of this building. 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) deterioration within basement ceiling joist channels

(3) It is the inspector's opinion that; given the extent of the moisture damage and deterioration, aged and deteriorated plumbing/mechanical/electrical components, and badly deteriorated lath and plaster wall/ceiling finishes, that a full gut remodel of the property is indicated.



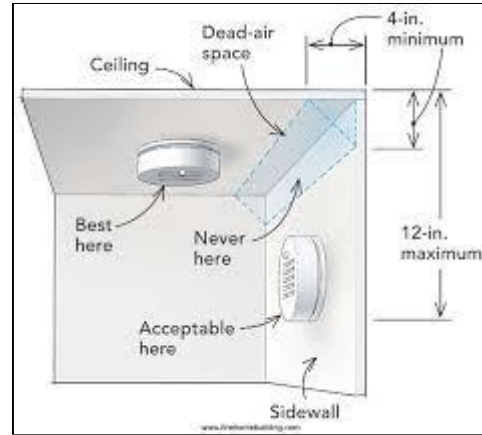
M. Item 4(Picture) Deteriorated Painted Surfaces

(4) Due to the age of the building and the existence of multiple layers of paint the possibility exists that lead based paint is present in one or more areas of the home. Further evaluation by a qualified lead paint or environmental specialist is recommended. Occupants should assume that any painted surface in an older home contains lead based paint and should be handled with all appropriate precautions. Further information is available from the US EPA or the US Department of Housing and Urban Development.

A thorough professional cleaning is recommended prior to move-in due to the age of the structure. Lead-based paint and asbestos were in common use when this structure was built. A HEPA vacuuming and a wet clean-up with a high phosphate detergent (useful for binding with lead dust) is recommended.



M. Item 5(Picture) Antiquated Detector



M. Item 6(Picture) Detector Placement Standards

(5) 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 taking ownership. 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. New smoke detectors are available that have 10 year batteries and which combine ionization and photocell functions thereby detecting both slow smoldering fires as well as quickly developing fires.



M. Item 7(Picture) Rat Hole, Rat Poop, Dead Mouse

(6) Evidence of a rodent problem was noted. Further evaluation by a qualified pest control contractor is recommended. Any openings in the exterior walls and door frames that are 1/4" or more in size could allow mice into the home. A comprehensive evaluation and sealing of the building exterior is recommended in addition to the elimination of any existing mice from inside the structure.



M. Item 8(Picture) Evidence of Termite Activity

(7) Evidence of wood-boring insect activity was noted in the garage. Further evaluation by a qualified pest control contactor is recommended as part of the buyer's due diligence process.

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 Avenue Suite 206
Chicago IL 60647
773-771-6466
Inspected By: Dan Cullen

Inspection Date: 3/14/2017
Report ID:

Customer Info:	Inspection Property:
Debby Buyer	9999 S. Garden Path Chicago IL
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Courtesy Inspection	0.00	1	0.00
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: