Inspection Report

Punchlist Example
Chicago IL

Client's Name:
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General Summary

Property Inspected
Punchlist Example
Chicago IL

1. Grounds

B. Walkways

Repair/Replace

Seal the west walkway where it meets the building's foundation. This will help prevent water from seeping into the foundation. Wider joints should be cleaned and filled with expansion foam or a backer rod and then caulked.

E. Decks

Safety Concern, Repair/Replace

(1) The deck columns are not properly seated on the footings. Consult with a qualified decking contractor to determine the best way to support these columns. There are 2 columns that are overhanging the footings. Photo shows west column.

(2) Secure all loose/lifting deck boards on the back deck system. Numerous boards are lifting which creates a tripping hazard.

G. Driveway

Repair/Replace

Some deterioration and cracking was noted in the driveway apron. Consult with a qualified concrete contractor to replace.

2. Exterior

B. Masonry/Stucco

Repair/Replace

(1) The limestone veneer on the lower part of the south wall is cracking and separating from the home. Cracking is noted on the west, south and east sides, but is the worst on the east side. This cracking and separation is unusual in such a new building and may indicate that the limestone veneer was not properly attached to the walls. Consult with a qualified mason to determine why there is cracking and separation. Make all necessary repairs so the limestone is properly attached and the mortar joints will not crack.

(2) Some of the steel lintels above the doors and windows need a final coat of paint (most 1st floor lintels are painted but most 2nd and 3rd floor lintels are not). Currently the lintels only have a primer coat so they are at risk of rusting. If lintels rust then cracking in the surrounding masonry can occur.

Some of the lintels that were painted are now rusting and should be scraped and repainted. Top back deck door.

(3) Caulking has been added between the door and window lintels and the masonry above the lintels (several back and front deck doors). There should be an open gap between the lintels and the masonry because water needs to drain out of the walls above the lintels. Adding caulk in the gap can trap water in the walls and cause interior leaking. We highly recommend removing all caulking between lintels and masonry.

C. Siding

Repair/Replace

The siding on the upper front and back deck walls is not well installed or well stained. Some pieces are loose and/or falling. Consult with a qualified siding contactor to secure all loose siding. Add a new coat of paint/stain.

E. Trim

Repair/Replace

The wood trim above the top floor front windows is falling off. Replace this trim.

F. Windows

Significant Repair/Replace

The trim around many of the window frames is not complete and insulation is visible. Other windows appear to have trim installed but there are large gaps and the trim is loose and/or falling. Consult with a qualified window contractor to repair the improperly installed trim and to finish the missing trim.

G. Caulking

Repair/Replace

Caulking is needed around all exterior wall penetrations. Caulking is important to keep moisture and critters out of the home.

I. Exterior Outlets

Safety Concern

The GFI's on the front and back top floor decks are not resetting properly. Replace the GFI's.

L. Catch Basin/Sewer Line

Repair/Replace

We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.

2. Exterior

O. Other

Repair/Replace

There are numerous incomplete vents on the east and west walls. Install all vent covers, elbows and screens. Then caulk all openings so the walls are water and critter proof.

3. Roofing, Gutters and Drainage

A. Grading

Repair/Replace

The land on all sides of the home is flat at the foundation. The land should slope away from the foundation as far as possible or at least until water will flow away from the home. If it is not possible to create a positive grade then it will likely be necessary to add a drainage system around the perimeter of the home to stop basement seepage. Consult with a qualified basement water proofing contractor.

D. Downspouts

Repair/Replace

All plastic sections of the downspouts should be replaced with aluminum piping. Consult with a qualified contractor.

E. Roof Condition

Repair/Replace

(1) Some minor ponding was noted on the roof in the NE corner - see photo. Re-pitch this area as necessary so water drains into the gutters.

I. Roof Venting

Not Present

We recommend adding vents in the roof so that air can flow in the space between the top floor ceiling and the roof decking.

L. Parapet Walls

Significant Repair/Replace

(1) There are no visible flashings under the limestone parapet wall caps throughout the home (front deck walls, back deck walls and upper parapets). Without flashings water will leak into the caps and then into the walls. Sometimes flashings are present but not visible. Please have a qualified roofer or mason check for flashings. If they are missing they need to be added.

(2) The interior of the upper parapet walls are concrete block. This block needs to be sealed with a breathable permeable sealer rated for smooth-faced concrete block.

Additionally, there are cracks in these walls (both on the brick and the block) that need to be tuck pointed. Some of these cracks have been repaired with caulking. Caulking should never be used to repair masonry cracks. Remove the caulking and then tuck point the cracks by grinding out the old mortar and installing new mortar. Replace cracked bricks and blocks. Consult with a qualified mason.

4. Cooling

A. General Condition

Minor Repair/Replace

The AC fluid lines are insulated near the AC coil so that condensation does not form on these lines while the system is running. The insulation is incomplete near the coil cabinet. As a result, condensation will form and drip onto the mechanical equipment below. Add proper HVAC tape or putty to seal the lines and prevent condensation. All 3 systems

5. Garage

B. Garage Siding

Deferred Maintenance

(1) Re-stain or paint the garage siding as necessary so the wood does not deteriorate.

(2) We recommend removing all ivy from the exterior of the garage.

H. Garage Interior Electrical

Safety Concern

Please install GFI protection on all garage outlets.

L. Overhead Door

Safety Concern

The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.

M. Access Door

Repair/Replace

Install the hardware on the garage sliding door.

6. Electrical System

C. Main Panel Condition

Safety Concern

(2) Four of the electrical panels have been mounted in direct contact with the foundation - the 2 main shut off panels, the public panel and the garden unit panel (all located in the back basement hallway). Chicago does not allow this because moisture from the foundation can seep into the panel and cause corrosion. Panels should typically be mounted with an air gap between the panel and the foundation or a piece of plywood. Consult with a qualified electrician to remount these panels as required.

(3) Please label all unlabeled circuits.

G. Number of Spares

Safety Concern, Minor Repair/Replace

(2) Add dummy covers over spare openings in the main panel so that no one can touch live wires.

H. Wire Condition in Main Panel/Sub-Panel

Safety Concern

AFCI breakers are required on all bedroom circuits. There is only one AFCI breaker in the main panel. Consult with a qualified electrician to add AFCI breakers on all bedroom circuits, including the garden unit.

J. House Wiring Type and Condition

Safety Concern, Minor Repair/Replace

Add covers over all exposed wiring throughout the home. All switch boxes, outlets and junction boxes should be covered so that no wiring is exposed.

1 noted in 2nd floor furnace room

7. Plumbing and Water Heating Systems

C. Water Main Condition

Repair/Replace

(1) We recommend adding insulation on the water main pipe in the cabinet near the garden unit front door. This will prevent the pipe from sweating in the spring and fall. If the pipes sweat corrosion can occur and mold growth can form on the surrounding drywall.

(2) Leaking was noted at the main water shut-off. Please have this repaired by a licensed plumber.

I. Sump Pumps

Repair/Replace

What is flowing into the sump pit? Is there a drain tile system around the perimeter of the foundation? It appears that this is an old sump pump from the original building and that this supports the floor drain but not a drain tile system. Is this correct?

J. Ejector Pumps

Questions/Information

There is no ejector pump in this home. This implies that the drain lines are still running under the foundation. Were the drain lines replaced when this home was built?

K. Water Heater Condition

Safety Concern

Non-direct vent water heater's may only be installed in bedrooms or bathrooms if they are located in a fully fire-rated utility room that has a weather-stripped, self-closing, solid door. All combustion air must come from the exterior of the home. The garden unit water heater does not meet these standards. Please consult with a licensed contractor to make the necessary changes to correct this situation.

N. Water Heater Combustion Air

Safety Concern

(1) There appears to be insufficient combustion air into the main floor water heater room. Consult with a qualified plumber, contractor or HVAC contractor to add the proper combustion air openings. This can generally be done by adding louvered doors to the room or adding pass-through air vents. If vents are used then one will be needed within 12 inches of the floor and a second will be needed within 12 inches of the ceiling. There is a risk that the natural gas used to power mechanical equipment will not burn properly without sufficient combustion air. Recommend adding wall vents on the north wall above and below the electrical panel (if possible) so vents do not face the gas stove in the kitchen.

P. Water Heater Temperature Pressure Relief Valve

Repair/Replace

The temperature pressure relief valve on the garden unit water heater leaks when the water heater is running. This could be because of a faulty TPR valve or because there is too much pressure building up in the tank. Further evaluation and repair is needed. Once the water heater is repaired replaced damaged flooring, baseboards and drywall.

8. Furnaces

D. General Furnace Condition

Safety Concern

A fire-rated ceiling is required above the ceiling in the garden unit. Please complete the ceiling using drywall and fire-rated caulking as necessary.

E. Flue Condition

Repair/Replace

Please add elbows and screens in the exterior PVC flues for the furnace's and water heater's. Screens will prevent critters from nesting in the warm vents.

J. Humidifier Condition

Repair/Replace

- The water line is not hooked up for the garden unit humidifier. Install water heater.
- The left humidifier is leaking heavily into the blower motor cabinet. We cannot see the underside of the humidifier to determine what is wrong. Consult with a qualified HVAC contractor to repair this humidifier and clean up the interior of the furnace.

L. Operation

Repair/Replace

Please clean all construction debris from inside the furnace cabinets. Construction dust can be very damaging to the inside of the furnace and AC coil. All 3 units

9. Basement

B. Environmental Concerns

Significant Repair/Replace, Safety Concern

A mold-like substance was visible on the walls around the water meter (see photos) and a mold-like odor was present in the access panel for the whirlpool along the east foundation. Additionally, as noted below all of the drywall around the perimeter of the home below the foundation line was wet when tested with a moisture meter at the inspection. Mold can only be present when there is water and a food source for the mold. See the Moisture Section of this report for more information regarding the moisture. Given that some mold-like substance is visible we highly recommend either further mold testing to determine the extent of additional mold behind the walls or removal of the drywall/baseboards around the perimeter of the garden unit. Electrical facilities, wall studs, sills and insulation should also be checked for water damage and replaced once the seepage is stopped.

C. Foundation

Significant Repair/Replace

The only place we could see the foundation was in the access panel for the whirlpool. It appears that this is an old foundation but the buyers were told that the home is new construction. Does this home still have its original foundation and slab? Was any water proofing done to the foundation during construction?

Efflorescence is present on the foundation wall in the access panel. This indicates seepage and is likely why all of the walls tested as being wet during the inspection.

It is very common for there to be evidence of seepage in old foundation walls. Seepage generally occurs because of poor exterior grading and foundation deterioration. The presence of efflorescence on the walls (white mineral deposits) is an indication of ongoing seepage. We do not recommend finishing basement walls where seepage is occurring because the moisture can cause mold growth on wall board. Consult with a qualified basement water proofing contractor to determine the best ways to stop seepage for this property.

E. Moisture Intrusion

Repair/Replace

(2) Engineered wood flooring is not recommended in basement spaces. Bamboo is present in the living room. Provide details of the water barrier that was installed under the flooring. Was the old slab leveled before installing this floor? If foundation seepage issues continue expect the bamboo floor boards to curl/cup in the living room.

G. Drainage

Questions/Information

There is water damage on the tile around the sump pump and evidence of a mop being used. When/ why did this pit back up?

10. Laundry

A. Laundry Room

Safety Concern

There is only 1 double outlet behind the 1st floor washing machine but 3 machines need to be plugged in. Plug adaptors are not allowed. Install an additional outlet so each machine can be plugged directly into a wall outlet.

B. Washing Machine

Not Inspected/Not Visible

- Finish installation of 1st floor laundry.
- We did not test the garden washer because of time constraints.

E. Dryer

Not Inspected/Not Visible

- Finish installation of 1st floor dryer.
- The garden unit dryer turned on but did not heat. We could not see if the gas was on.

F. Combustion Air

Safety Concern

(1) There is no air source into the laundry room. Gas dryers need a combustion air source so that the gas can burn properly. Either add a vented (louvered) door or a wall vent to allow for combustion air. Garden unit

G. Dryer Vent

Safety Concern

This dryer has a tin-foil style vent. Tin-foil vents have not been allowed in Chicago since November of 2007. We recommend replacing this vent with a semi-rigid metal vent. Be sure to connect the vent on either end with metal brackets (tape should not be used). Both sets.

11. Fireplaces

A. General Fireplace

Repair/Replace

(1) Please complete the following on the living room fireplace:
- install a gas shut-off outside the firebox
- install the face plate in the lower control panel - see photo

12. Bathrooms

E. Interior Door Condition

Minor Repair/Replace

The door is not latching properly. Adjust the strike plate on the door frame so the door latches.
- 2nd floor north

F. Window Condition

Repair/Replace

- See notes in Interior Window section regarding screens and painting
- The master bath window hardware is stripped. Replace.

N. Toilet condition

Repair/Replace

The garden unit toilet is slightly loose. It may be possible to make this repair by tightening the bolts (being very careful not to crack the porcelain). If the problem is not solved by tightening the bolts, then the wax ring will likely need to be replaced.

Q. Whirlpool Condition

Repair/Replace

Please make the following repairs to the whirlpools:
- The GFI in the 2nd floor north bath is not tripping
- One of the back jets in the 2nd floor north tub is not working.
- The cap for the jet strength adjustment button is missing - 2nd floor south
- The drain stoppers do not hold water in the garden and the master
- The on/off button in the garden is jammed. Repair and test.
- The drain is very low in the garden tub.

13. Kitchen

H. Electrical Outlet Condition

Safety Concern

The GFI to the left of the stove in the garden unit is not tripping properly. Replace.

J. Cabinet Condition

Repair/Replace

Please adjust the cabinetry as follows:
- align all doors so they are level across the top
- adjust all hinges so that doors are flush with the cabinets
- install missing bumpers
- adjust all drawers/doors so they open/close properly
- level all drawer faces
- fill all finishing nail holes
- secure/finish all baseboards, kick plates and quarter rounds
- touch up all scratches
- install all missing pieces of cabinetry

M. Appliance Condition

Repair/Replace

(1) The dishwasher drains is running into the disposal. This type of connection is not recommended because it creates a cross-connect between the two appliances. If the disposal is clogged and the dishwasher is running, it is possible to pull bacteria out of the disposal and into the dishwasher. Consult with a qualified plumber to connect the dishwasher drain properly (outside of the disposal). Garden unit.

14. Interior

A. Entry Door Condition

Repair/Replace

Adjust the hardware on the front door so the latches work properly. Add weather stripping so daylight is not visible around the door.

B. Ancillary Door Condition

Repair/Replace

(1) Adjust the garden unit front door, the 3 1st floor juliet balcony doors and all of the deck/balcony doors so they open, close and lock properly. Make sure that all operable doors work on the deck doors.

(2) Install the missing screen deck doors.

G. Window Condition

Repair/Replace

(1) Install all screens prior to final walk through. Check for proper fit and damage.

(2) Some parts of the wood window frames are not fully painted. The wood needs to be painted so it will not absorb water. Finish painting all operable windows.

(3) The fixed pane window in the center of the front 2nd floor bedroom is cracked. Replace.

O. Other

Repair/Replace

- Please touch up all walls, baseboards and trim as necessary.
- Please professionally clean the unit once all work is complete.
- Repair settlement cracking throughout the home.

15. Stairs

B. Riser Condition

Safety Concern

The top floor stair risers are uneven which creates a tripping hazard. The riser height should not vary by more than 3/8 inch. Consult with a qualified carpenter to adjust these stairs to meet this requirement.

D. Railings

Safety Concern

The spiral stair railings have gaps wider than 4 inches. This is considered a safety concern because children and small animals may slide through the railings. Consult with a qualified contractor to install railing spindles so that gaps are no more than 4 inches wide.

16. Smoke and Carbon Monoxide Detectors

B. Carbon Monoxide Detectors

Safety Concern

Install a carbon monoxide detector on the first floor and top floor.

Date: 7/11/2011	**Time:** 09:00 AM	**Report ID:** 20110711a
Property: Punchlist Example Chicago IL	**Customer:** Michelle Teague	**Real Estate Professional:**

Comment Key or Definitions

The following definitions apply to this report. All comments should be read and considered before the close of attorney review. All items in need of repair or replacement should be further evaluated by a qualified and licensed contractor. We recommend obtaining at least three estimates and opinions before contracting for any major repairs. Please consider all costs for further inspections as well as the actual repair/replacement costs prior to the close of the attorney review period.

Inspected/Satisfactory (SAT) = We were able to visually inspect the majority of the component and it appeared to be functioning within normal limits.

Significant Repair/Replace (SIG) = Expect repair or replacement costs to exceed $2000. Obtain at least three estimates prior to contracting for work.

Repair/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. Costs for items in this category generally range from $300 to $2000.

Minor Repair/Replace (MIN) = Minor repairs or replacement may be necessary. Items in this category will generally cost less than $300 to correct.

Deferred Maintenance (DM) = This indicates that a significant component or system will likely need repair or replacement anytime within the next five years.We recommend obtaining cost estimates now to allow for proper budgeting.

Questions/Information (QU) = We recommend obtaining the answers to these questions prior to the close of attorney review.

Not Inspected (NI) = We were unable to inspect this item, component or unit. Therefore no statement can be made about its ability to function as intended.

Not Present (NP) = This item, component or unit is not present on this property.

Important Note - Inspection Summary and Report

The summary page of this report is provided to allow the reader a brief overview of the report. This page is NOT encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the Pre-Inspection Agreement and the Overview to a Home Inspection, must be carefully read to fully assess the findings of the inspection. The summary page is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by an attorney or real estate agent.

We highly recommend that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated and repaired by a licensed/qualified contractor PRIOR TO THE CLOSE OF ATTORNEY REVIEW. Further evaluation PRIOR to the close of attorney review is recommended so a licensed professional can further evaluate our concerns and inspect the remainder of the components/systems for ADDITIONAL concerns that may be outside our area of expertise or the scope of a home inspection. Please call our office for any clarifications or further questions.

Additionally, please excuse any typos that may be found in this report. In the interest of everyone's time during the inspection we are unable to correct all typographical errors during the inspection.

Inspection Versus Warranty - An Inspection Is Not A Warranty

A home inspection is just what the name indicates, an inspection of a home. The purpose of the inspection is to determine the condition of the various systems and structures of the home at the time of the inspection. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will identify every minute defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home at the time of the inspection. This opinion is arrived at by the best technical methods available in the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer or home owner that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that All About Homes has provided is an inspection. We make no warranty of this property. If you would like warranty coverage, consult with your real estate agent or directly with a home warranty company.

General Comments:
This inspection was terminated early per the buyer's request on the first date. We then returned to the property on 7/15 to complete the inspection.

Type of building:
Single Family (3 story)

Occupancy:
Vacant

Approximate age of building:
1 to 5 Years

Home/Building Faces:
South

Temperature:
56 to 99 degrees

Weather:
Light Rain, Clear

Ground/Soil surface condition:
Wet, Dry

Rain in last 3 days:
Yes, No

In Attendance:
Client, Client's agent (client not present at 2nd inspection)

Standards of Practice:
ASHI American Society of Home Inspectors, Illinois

Inspection Fees:
$150 Per Hour, Final Price To Be Determined

Radon Test:
No

1. Grounds

SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. General Access**

Access: Able to access all sides

			X						**B. Walkways**

Walkways: Concrete, Pavers, Seal where walkway meets foundation

Seal the west walkway where it meets the building's foundation. This will help prevent water from seeping into the foundation. Wider joints should be cleaned and filled with expansion foam or a backer rod and then caulked.

X									**C. Steps**

Steps: Concrete, Metal

X									**D. Patio**

Patio: Pavers

		X	X						**E. Decks**

Deck: Metal, Wood

(1) The deck columns are not properly seated on the footings. Consult with a qualified decking contractor to determine the best way to support these columns. There are 2 columns that are overhanging the footings. Photo shows west column.

E. Picture 1

(2) Secure all loose/lifting deck boards on the back deck system. Numerous boards are lifting which creates a tripping hazard.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

E. Picture 2

[x] **F. Balcony**

Balcony: Juliet balcony

[x] **G. Driveway**

Driveway: Concrete, Deteriorated apron

Some deterioration and cracking was noted in the driveway apron. Consult with a qualified concrete contractor to replace.

[x] **H. Handrails**

Handrails: Metal

[x] **I. Fencing**

Fencing: Metal

SAT SIG SAF RR MIN DM QU NIV NP Items

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2. Exterior

SAT=Inspected/Satisfactory, SIG=Significant Repair/Replace, SAF=Safety Concern, RR=Repair/Replace, MIN=Minor Repair/Replace, DM=Deferred Maintenance, QU=Questions/Information, NIV=Not Inspected/Not Visible, NP=Not Present

SAT SIG SAF RR MIN DM QU NIV NP Items

[x] **A. Exposed Foundation**

Exposed Foundation: Poured Concrete

[x] **B. Masonry/Stucco**

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP	Items

Masonry/Stucco: Brick Veneer, Lintels need final coat of paint, Lintels caulked

(1) The limestone veneer on the lower part of the south wall is cracking and separating from the home. Cracking is noted on the west, south and east sides, but is the worst on the east side. This cracking and separation is unusual in such a new building and may indicate that the limestone veneer was not properly attached to the walls. Consult with a qualified mason to determine why there is cracking and separation. Make all necessary repairs so the limestone is properly attached and the mortar joints will not crack.

(2) Some of the steel lintels above the doors and windows need a final coat of paint (most 1st floor lintels are painted but most 2nd and 3rd floor lintels are not). Currently the lintels only have a primer coat so they are at risk of rusting. If lintels rust then cracking in the surrounding masonry can occur.

Some of the lintels that were painted are now rusting and should be scraped and repainted. Top back deck door.

(3) Caulking has been added between the door and window lintels and the masonry above the lintels (several back and front deck doors). There should be an open gap between the lintels and the masonry because water needs to drain out of the walls above the lintels. Adding caulk in the gap can trap water in the walls and cause interior leaking. We highly recommend removing all caulking between lintels and masonry.

B. Picture 1

			X						

C. Siding

Siding Material: Composite board

The siding on the upper front and back deck walls is not well installed or well stained. Some pieces are loose and/or falling. Consult with a qualified siding contactor to secure all loose siding. Add a new coat of paint/stain.

SAT SIG SAF RR MIN DM QU NIV NP	Items

C. Picture 1 Loose siding piece - top level near west side

[x] | | | | | | | | **D. Soffit/Fascia**

Soffit/Fascia: Aluminum

| | | | [x] | | | | | **E. Trim**

Trim: Wood, Limestone, Aluminum

The wood trim above the top floor front windows is falling off. Replace this trim.

E. Picture 1

| [x] | | | | | | | | **F. Windows**

Exterior Window Frame Material: Aluminum

The trim around many of the window frames is not complete and insulation is visible. Other windows appear to have trim installed but there are large gaps and the trim is loose and/or falling. Consult with a qualified window contractor to repair the improperly installed trim and to finish the missing trim.

F. Picture 1

F. Picture 2

F. Picture 3

F. Picture 4

| | | | X | | | | | |

G. Caulking

Caulking: Needed on wall penetrations

Caulking is needed around all exterior wall penetrations. Caulking is important to keep moisture and critters out of the home.

| X | | | | | | | | |

H. Exterior Fixtures

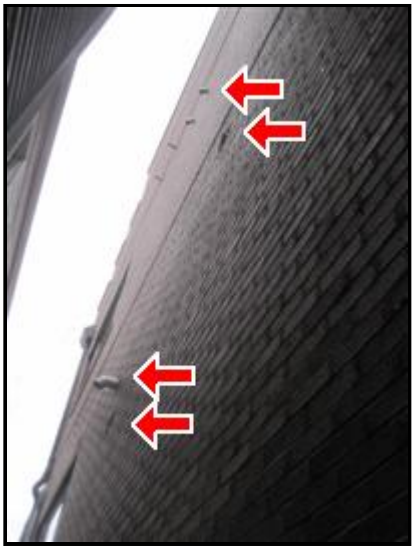
Exterior Fixtures: Present

| | | X | | | | | | |

I. Exterior Outlets

Exterior Outlets: GFI protected, GFI not resetting properly

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
									The GFI's on the front and back top floor decks are not resetting properly. Replace the GFI's.
X									**J. Water Spigots** **Water Spigots:** Present, Anti-siphon present, Anti-frost present
			X						**K. Dryer Exhaust** **Dryer Exhaust:** Other See notes below in "Other Section".
			X						**L. Catch Basin/Sewer Line** **Catch Basin/Sewer Line:** Recommend scoping drain lines We highly recommend hiring a qualified contractor to scope the main drain lines under the home prior to the close of attorney review. Problems with drain lines cannot be identified in a home inspection so it is important to hire a contractor with a drain camera. Drain line deterioration can lead to flooded basements and very expensive repairs.
X									**M. Gas Meter** **Gas Meter:** East
X									**N. Electric Meter** **Electric Meter:** West
			X						**O. Other** There are numerous incomplete vents on the east and west walls. Install all vent covers, elbows and screens. Then caulk all openings so the walls are water and critter proof.



O. Picture 1

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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3. Roofing, Gutters and Drainage

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
			X						**A. Grading**

Grading: Flat - all sides

The land on all sides of the home is flat at the foundation. The land should slope away from the foundation as far as possible or at least until water will flow away from the home. If it is not possible to create a positive grade then it will likely be necessary to add a drainage system around the perimeter of the home to stop basement seepage. Consult with a qualified basement water proofing contractor.

X									**B. Landscaping**

Landscaping: Evaluated

X									**C. Gutters**

Gutters: Aluminum

Gutter/Downspout Approximate Age: New

			X						**D. Downspouts**

Downspouts: Aluminum

All plastic sections of the downspouts should be replaced with aluminum piping. Consult with a qualified contractor.

D. Picture 1

			X						**E. Roof Condition**

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP	Items

How Inspected Roof/Gutters/Downspouts: Walked roof, Ground

Extent View of Roof/Gutters/Downspouts: Full view

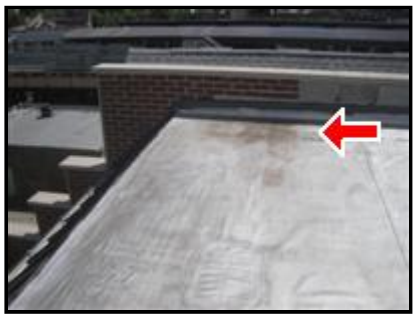
Roof Style: Flat

Roofing Material: Modified bitumen

Roof Condition: Ponding water - minor

(1) Some minor ponding was noted on the roof in the NE corner - see photo. Re-pitch this area as necessary so water drains into the gutters.

E. Picture 1



E. Picture 2

(2) The average life expectancy of a modified bitumen flat roof is about 18 to 20 years.

E. Picture 3 General view of roof

X | | | | | | | | **F. Roof Age**

Roof Approximate Age: 1-5 years

X | | | | | | | | **G. Roof Layers**

Number of Roofing Layers: One

X | | | | | | | | **H. Flashings**

Flashing Materials: Metal/aluminum, Modified bitumen

Flashing Condition: Satisfactory

SAT SIG SAF RR MIN DM QU NIV NP	Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
								X	**I. Roof Venting**

Roof Venting System: None

We recommend adding vents in the roof so that air can flow in the space between the top floor ceiling and the roof decking.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**J. Plumbing Vents**

Plumbing Vents: PVC

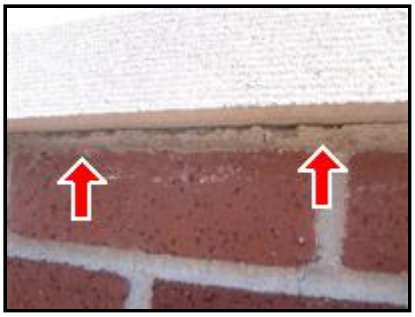
SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**K. Skylights**

Skylights: Fixed, Two

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
	X								**L. Parapet Walls**

Parapet Walls: No visible flashing under limestone caps

(1) There are no visible flashings under the limestone parapet wall caps throughout the home (front deck walls, back deck walls and upper parapets). Without flashings water will leak into the caps and then into the walls. Sometimes flashings are present but not visible. Please have a qualified roofer or mason check for flashings. If they are missing they need to be added.



L. Picture 1

(2) The interior of the upper parapet walls are concrete block. This block needs to be sealed with a breathable permeable sealer rated for smooth-faced concrete block.

Additionally, there are cracks in these walls (both on the brick and the block) that need to be tuck pointed. Some of these cracks have been repaired with caulking. Caulking should never be used to repair masonry cracks. Remove the caulking and then tuck point the cracks by grinding out the old mortar and installing new mortar. Replace cracked bricks and blocks. Consult with a qualified mason.

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT SIG SAF RR MIN DM QU NIV NP Items

L. Picture 2 Caulk on cracks

L. Picture 3 Caulk on cracks

L. Picture 4 Cracked bricks - east wall

SAT SIG SAF RR MIN DM QU NIV NP Items

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4. Cooling

Please note the following relating to the testing of air conditioners:
- AC systems will NOT be tested if it has not been at least 55 degrees for 72 hours straight. The refrigerant coagulates in low outdoor temperatures. Running an AC system if the refrigerant is not liquid can damage the system.
- Dates/ages and manufacturer names provided apply only to the condensing unit. These do not apply to the coil. We have no way to evaluate a properly encased AC coil.
- We will do our best to evaluate the temperature drop (differential between the warm and cold air sides of the AC coil), but there are often limitations to our evaluation because of restricted access to the coil. We are unable to drill any holes in the AC plenum so that a proper temperature drop test can be performed.
- The expected useful life of an AC condenser is 12 to 15 years.
- We cannot determine if the sizing/tonnage of the AC system is adequate or appropriate to cool the home that is being inspected.

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SAT SIG SAF RR MIN DM QU NIV NP Items

				X					

A. General Condition

General Condition: Satisfactory

Size/Tonage: 2 Tons, 3 Tons

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
									Fluid Line Condition: Extend insulation all the way to coil cabinet The AC fluid lines are insulated near the AC coil so that condensation does not form on these lines while the system is running. The insulation is incomplete near the coil cabinet. As a result, condensation will form and drip onto the mechanical equipment below. Add proper HVAC tape or putty to seal the lines and prevent condensation. All 3 systems
X									**B. Condenser Condition** **Condenser Accessibility:** Satisfactory, Present - ground level **Manufacturer (Condenser):** Payne **Manufacture Date (Condenser):** 2010
							X		**C. Coil Condition** **Coil Accessibility:** Not visible - fully encased
X									**D. Electrical Disconnect** **Exterior Disconnect:** Present
X									**E. Maximum Fuse Size** **Maximum Fuse Size:** 30 amps
X									**F. Temperature Drop** **Temperature Drop:** Satisfactory **Supply Temperature:** 51 to 55 degrees Extra Info : Garden - , Unit 1 - 55, Unit 2 - 50 **Return Temperature:** 71 to 75 degrees Extra Info : Garden - , Unit 1 - 72, Unit 2 - 64

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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5. Garage

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. Garage Type/Access** **Garage Access:** Accessible **Garage Type:** Detached
					X				**B. Garage Siding**

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT SIG SAF RR MIN DM QU NIV NP	Items

Garage Siding: Wood

(1) Re-stain or paint the garage siding as necessary so the wood does not deteriorate.

B. Picture 1

(2) We recommend removing all ivy from the exterior of the garage.

X									C. **Garage Soffit/Fascia**

Garage Soffit/Fascia: Aluminum

X									D. **Garage Trim**

Garage Trim: Wood

							X		E. **Garage Exterior Fixtures**

Garage Exterior Fixtures: On timers/sensors

X									F. **Garage Gutters/Downspouts**

Garage Gutters: Aluminum

Garage Downspouts: Aluminum

X									G. **Garage Roof Condition**

Garage Roof Style: Hip

Garage Roofing Material: Asphalt/Fiberglass

Garage Roof Age: 1-5 years

Garage Roof Layers: One

		X							H. **Garage Interior Electrical**

SAT SIG SAF RR MIN DM QU NIV NP	Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
									Garage Interior Electrical: Outlets, Lighting, Need GFI protected outlets Please install GFI protection on all garage outlets.
X									**I. Garage Ceiling** **Garage Ceilings:** Unfinished
X									**J. Garage Walls** **Garage Walls:** Paneling/plywood/osb, Unfinished
X									**K. Garage Floor** **Garage Floor:** Concrete, Typical cracking
		X							**L. Overhead Door** **Garage Overhead Door:** Metal **Safety Reverse - Electronic Eye:** Present, Tested **Safety Reverse - Pressure:** Did not reverse The pressure safety reverse on the garage door did not reverse when tested. This can usually be repaired by adjusting the settings on the overhead opener. Please adjust and retest. If the door still does not reverse then all necessary repairs should be made.
			X						**M. Access Door** **Garage Access Door:** Metal, Wood Install the hardware on the garage sliding door.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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6. Electrical System

The electrical inspection consists of an interior inspection (when possible) of the electrical panel/s and a random sample check of outlets, switches and fixtures. It is generally not possible to test all electrical facilities because we cannot unplug or move personal items in the home. Additionally, we cannot determine the proper number of circuits for a home or if residents will overload circuits. We cannot make this determination because we have no knowledge of the personal items that will be in the home or how they will be used. Additionally we cannot verify how the wiring in the home is distributed between the main panel and the electrical facilities (switches, outlets and fixtures). We also cannot determine if labels are correct because we cannot turn off circuits. AFCI breakers will not be tested because personal electronic equipment could be shut-down or damaged.

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. Main Service Drop and Meter** **Main Service Drop and Meter:** Overhead
X									**B. Overhead Clearance**

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

Overhead Clearance: Satisfactory

| | | x | | | | | | | C. **Main Panel Condition**

Main Panel Access: Typical

Main Panel Location: Basement, Kitchen

Main Panel Type: Breaker

Main Panel Disconnect: Present

Main Disconnect Wire Type: Copper

Main Panel Condition: Mounted directly on exterior wall

Main Panel Voltage: 120/240

Main Panel Amperage: 100 amps, Multi-panel system

Main Panel Labels: None labeled

(1) This home has 2 main shut-off panels in the back basement hallway. One is for the main garden panel and one is for the main house panel. Please label these shut-off panels.

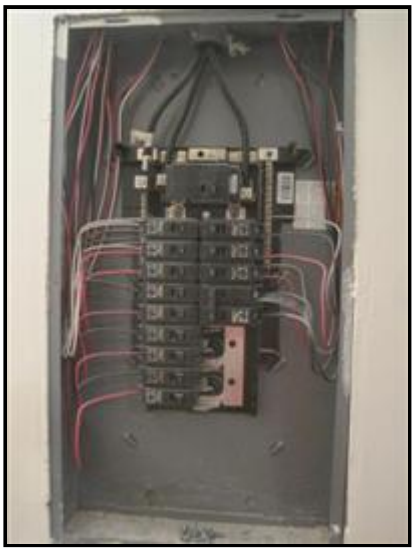
There is a 100-amp panel for the garden unit that is also in the back basement hallway.

There is a 100-amp public panel in the back garden hallway.

There is a ...

Photos show views of all 5 panels.

C. Picture 1 Public panel on left, 2 shut-off panels on right



C. Picture 2 Garden unit panel

(2) Four of the electrical panels have been mounted in direct contact with the foundation - the 2 main shut off panels, the public

SAT SIG SAF RR MIN DM QU NIV NP	Items

panel and the garden unit panel (all located in the back basement hallway). Chicago does not allow this because moisture from the foundation can seep into the panel and cause corrosion. Panels should typically be mounted with an air gap between the panel and the foundation or a piece of plywood. Consult with a qualified electrician to remount these panels as required.

C. Picture 3

(3) Please label all unlabeled circuits.

X									**D. Grounding**

Grounding: Wire visible on water pipe, Wire visible on driven rod at meter

X									**E. Bonding**

Bonding: Bonding screw/strap visible

X									**F. Number of Active Circuits**

Number of Active Circuits: Typical amount

		X		X					**G. Number of Spares**

Number of Spares: 10, Over 15, Typical

(1) 17 public

10 garden

7 main

(2) Add dummy covers over spare openings in the main panel so that no one can touch live wires.

		X							**H. Wire Condition in Main Panel/Sub-Panel**

Wire Condition in Main Panel/Sub-Panel: Satisfactory, AFCI breakers missing

AFCI breakers are required on all bedroom circuits. There is only one AFCI breaker in the main panel. Consult with a qualified electrician to add AFCI breakers on all bedroom circuits, including the garden unit.

SAT SIG SAF RR MIN DM QU NIV NP	Items

H. Picture 1

[x] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] **I. Conduit**

Conduit Types: Solid metal, Not visible

The majority of electrical conduit in this home is behind walls and therefore cannot be inspected.

[ ] [ ] [x] [ ] [x] [ ] [ ] [ ] [ ] **J. House Wiring Type and Condition**

Junction Boxes: Missing covers

House Wiring Type: Copper

Add covers over all exposed wiring throughout the home. All switch boxes, outlets and junction boxes should be covered so that no wiring is exposed.

1 noted in 2nd floor furnace room

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7. Plumbing and Water Heating Systems

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[x] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] **A. General Plumbing**

Plumbing Access and Current State: Water was on, plumbing tested, Home has been unoccupied

This home has been unoccupied. When a plumbing systems are not used it is common for leaks to occur once the new owner moves in.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

Plumbing connections on both the supply and drain sides of the system can dry out and deteriorate when not in use. Watch carefully for plumbing leaks in the first few months of occupancy and hire a licensed plumber to make all necessary repairs. Leaks of this nature generally will not show up during the home inspection.

X									**B. Gas Line and Meter Condition**

Gas Line Type: Black iron

Gas Meter Location: Exterior - east

			X						**C. Water Main Condition**

Main Water Source: Municipal

Main Water Pipe Material: Copper, Add insulation, Leaking

Main Water Shut-off Location: Basement

(1) We recommend adding insulation on the water main pipe in the cabinet near the garden unit front door. This will prevent the pipe from sweating in the spring and fall. If the pipes sweat corrosion can occur and mold growth can form on the surrounding drywall.

(2) Leaking was noted at the main water shut-off. Please have this repaired by a licensed plumber.

X									**D. Supply Pipe Condition**

Supply Line Type: Copper

X									**E. Drain Pipe Condition**

Drain Line Type: PVC, Not visible

Most of the drain piping in the home is behind finished walls and could not be inspected.

							X		**F. Vent Pipe Condition**

Vent Pipe Type: Not visible

Plumbing vents are generally not visible in a home inspection because they are inside the walls. We are sometimes able to see the beginning of the vents in the basement and the ends of the vents in the attic. We cannot determine if they are properly connected to each drain along the way.

X									**G. Water Pressure**

Water Pressure: Normal

X									**H. Drainage**

Drainage: Normal

			X						**I. Sump Pumps**

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

Sump Location: Basement, What is flowing into the sump pit?

What is flowing into the sump pit? Is there a drain tile system around the perimeter of the foundation? It appears that this is an old sump pump from the original building and that this supports the floor drain but not a drain tile system. Is this correct?

						x			**J. Ejector Pumps**

Ejector Location: None

There is no ejector pump in this home. This implies that the drain lines are still running under the foundation. Were the drain lines replaced when this home was built?

									K. Water Heater Condition
		x							

Number of Water Heaters: 2

Water Heater Locations: Bedroom/bathroom, Kitchen

Water Heater Access: Typical

Water Heater Manufacturer: AMERICAN, BRADFORD-WHITE

Water Heater Fuel: Gas

Water Heater Serial Number: Serial number listed below
Serial # : Garden - GJ13932205, Main - 1104T412425

Water Heater Age: 2010, 2011

Water Heater Size: 40 gallons, 75 gallons

Water Heater Ancillary: Power vent fan

Water Heater Condition: Satisfactory

Non-direct vent water heater's may only be installed in bedrooms or bathrooms if they are located in a fully fire-rated utility room that has a weather-stripped, self-closing, solid door. All combustion air must come from the exterior of the home. The garden unit water heater does not meet these standards. Please consult with a licensed contractor to make the necessary changes to correct this situation.

									L. Water Heater Flue Condition
x									

Flue Condition: Properly pitched

									M. Water Heater Gas Line Condition
x									

Gas Line Condition: Visible, On/off valve present, Sediment trap present

									N. Water Heater Combustion Air
		x							

Combustion Air: Not satisfactory

(1) There appears to be insufficient combustion air into the main floor water heater room. Consult with a qualified plumber, contractor or HVAC contractor to add the proper combustion air openings. This can generally be done by adding louvered doors to

SAT SIG SAF RR MIN DM QU NIV NP Items

the room or adding pass-through air vents. If vents are used then one will be needed within 12 inches of the floor and a second will be needed within 12 inches of the ceiling. There is a risk that the natural gas used to power mechanical equipment will not burn properly without sufficient combustion air. Recommend adding wall vents on the north wall above and below the electrical panel (if possible) so vents do not face the gas stove in the kitchen.

(2) See notes above for garden unit water heater.

X | | | | | | | | **O. Water Heater Shut-off Condition**

Water Heater Shut-offs: Present

| | | | X | | | | | **P. Water Heater Temperature Pressure Relief Valve**

Temperature Pressure Relief Valve: Present

The temperature pressure relief valve on the garden unit water heater leaks when the water heater is running. This could be because of a faulty TPR valve or because there is too much pressure building up in the tank. Further evaluation and repair is needed. Once the water heater is repaired replaced damaged flooring, baseboards and drywall.

P. Picture 1

8. Furnaces

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. Types of Heating Systems**

Types of Heating Systems: Gas forced air

Number of Heating Units: Three

Energy Source: Gas

It appears that the left furnace controls the first and 2nd floors and the right furnace controls the top floor.

X									**B. Thermostat Condition**

Thermostat: Programmable

X									**C. Ductwork Condition**

Ductwork: Metal, Most behind walls and not visible

		X							**D. General Furnace Condition**

Furnace Room: Needs fire-rated ceiling

Heating System Brand: CARRIER, PAYNE

Estimated Efficiency Level: High-efficiency (> 90%)

Serial Number: Serial number listed below

Serial Number : Garden - 0510A04506, Main 1 - 1510A00782, Main 2 - 3310A03830

Model Number: Model number listed below

Model Number : Garden - PG9MAB036040, Main 1 - PG9MAB036080, Main 2 - PG9MAB036040

Manufacture Date: 2010

Size/BTU's: <50,000

Number of BTU's : Garden - 40K, Main 1 - 80K, Main 2 - 40K

A fire-rated ceiling is required above the ceiling in the garden unit. Please complete the ceiling using drywall and fire-rated caulking as necessary.

			X						**E. Flue Condition**

Furnace Flue: PVC, Add elbows, Add screens

Please add elbows and screens in the exterior PVC flues for the furnace's and water heater's. Screens will prevent critters from nesting in the warm vents.

X									**F. Gas Line Condition**

Gas Line: Black iron, Shut-off present, Sediment trap present

X									**G. Combustion Air**

Combustion Air: Sufficient

X									**H. Shut-off Condition**

SAT SIG SAF RR MIN DM QU NIV NP Items

Furnace Shut-Offs: Tested, Main switch present

X | | | | | | | | **I. Filter Condition**

Filter Type: Disposable

Filter Size: 16x20

Other filter size : Same size all 3 = 16x20

The furnace has a disposable filter. We recommend changing filters monthly or whenever they appear dirty. Changing furnace filters is important because dirty filters can cause damage to the mechanical equipment and contribute to poor air quality.

| | | X | | | | | | **J. Humidifier Condition**

Humidifier: Not working

- The water line is not hooked up for the garden unit humidifier. Install water heater.
- The left humidifier is leaking heavily into the blower motor cabinet. We cannot see the underside of the humidifier to determine what is wrong. Consult with a qualified HVAC contractor to repair this humidifier and clean up the interior of the furnace.

J. Picture 1 Arrow shows area where water came from

| | | | | | | | X | **K. Heat Exchanger Condition**

Heat Exchanger: Sealed unit

The heat exchanger is in a sealed box so we have no view of this part of the furnace. Therefore the heat exchanger could not be inspected.

| | | X | | | | | | **L. Operation**

Operation: Fired, Clean construction debris

SAT SIG SAF RR MIN DM QU NIV NP	Items
	Please clean all construction debris from inside the furnace cabinets. Construction dust can be very damaging to the inside of the furnace and AC coil. All 3 units

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9. Basement

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SAT SIG SAF RR MIN DM QU NIV NP	Items
X	**A. General Basement** **Basement Type:** Full finished **Basement Access and Egress:** Via back door, Two means of egress, Via front door **Ability to Inspect:** Most foundation walls covered, All slab covered, All beams/columns covered, All ceiling joists covered (1) Almost all of the foundation walls were covered with drywall. Therefore we could not inspect the foundation. Basement seepage is very common and cannot generally be identified in a visual home inspection when the walls are finished. We also cannot evaluated the foundation for cracking and other types of deterioration. (2) All of the foundation slab is covered by flooring. Therefore the slab cannot be inspected for cracking or moisture damage. (3) All of the beams and columns in the basement are covered so they cannot be inspected. When the beams and columns are not visible we cannot assess their general condition or their adequacy from a structural perspective. (4) All of the ceiling joists in the basement were covered with drywall. As a result, we cannot inspect the condition of the joists. We cannot evaluate for general deterioration, pest damage or structural integrity.
X X	**B. Environmental Concerns** **Presence of a Mold-Like Substance:** Walls **Presence of Wood-Boring Insect Damage:** None visible **Presence of Pests:** None visible A mold-like substance was visible on the walls around the water meter (see photos) and a mold-like odor was present in the access panel for the whirlpool along the east foundation. Additionally, as noted below all of the drywall around the perimeter of the home below the foundation line was wet when tested with a moisture meter at the inspection. Mold can only be present when there is water and a

food source for the mold. See the Moisture Section of this report for more information regarding the moisture. Given that some mold-like substance is visible we highly recommend either further mold testing to determine the extent of additional mold behind the walls or removal of the drywall/baseboards around the perimeter of the garden unit. Electrical facilities, wall studs, sills and insulation should also be checked for water damage and replaced once the seepage is stopped.

B. Picture 1

B. Picture 2

B. Picture 3

| | X | | | | | | | | C. **Foundation**

Foundation - Walls: Poured concrete

Foundation - Wall Covering: Drywall

Foundation - Slab: Concrete

Foundation - Slab Covering: Carpet, Engineered wood, Tile

Foundation - Seepage/Efflorescence: Present all walls

Foundation - Cracks: Not visible

The only place we could see the foundation was in the access panel for the whirlpool. It appears that this is an old foundation but

the buyers were told that the home is new construction. Does this home still have its original foundation and slab? Was any water proofing done to the foundation during construction?

Efflorescence is present on the foundation wall in the access panel. This indicates seepage and is likely why all of the walls tested as being wet during the inspection.

It is very common for there to be evidence of seepage in old foundation walls. Seepage generally occurs because of poor exterior grading and foundation deterioration. The presence of efflorescence on the walls (white mineral deposits) is an indication of ongoing seepage. We do not recommend finishing basement walls where seepage is occurring because the moisture can cause mold growth on wall board. Consult with a qualified basement water proofing contractor to determine the best ways to stop seepage for this property.

C. Picture 1

| | | | | | | | x | **D. Structure**

Structure - Columns: All not visible

Structure - Beams: All not visible

Structure - Joists: All not visible

Structure - Subfloor/Ceiling: All not visible

| | | | x | | | | | **E. Moisture Intrusion**

Presence of Moisture: Water damage on walls, Water damage in exterior walls - implies seepage

(1) As noted above it appears that this home has an old foundation and that water is seeping into the foundation around the perimeter walls. When foundation walls are seeping drywall should not be installed in front of the foundation because mold growth will likely occur. We highly recommend consulting with a basement water proofing contractor to determine the best way to stop this seepage. It will likely be necessary to add an exterior drain tile system, seal the foundation and/or repair any damaged areas of the foundation.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

Once the seepage is stopped then we recommend removing the drywall, baseboards and insulation as high up as necessary to remove any water damaged materials. All electrical facilities should be checked for corrosion and the wood wall studs and sills should be checked for damage, rot and mold. Replace all damaged materials.

(2) Engineered wood flooring is not recommended in basement spaces. Bamboo is present in the living room. Provide details of the water barrier that was installed under the flooring. Was the old slab leveled before installing this floor? If foundation seepage issues continue expect the bamboo floor boards to curl/cup in the living room.

							X		**F. Insulation**

Insulation: Not visible

						X			**G. Drainage**

Drainage: Floor drains, Sump pump

There is water damage on the tile around the sump pump and evidence of a mop being used. When/why did this pit back up?

G. Picture 1

							X		**H. Ventilation**

Ventilation: Windows

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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10. Laundry

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection if possible. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. If possible the washing machine will run through one cycle. If possible the dryer will be turned on to determine if it is heating. Most dryers will not run through a full cycle when they are empty. If any clothing is present in either the washer or dryer the machines will NOT be tested.

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
		x							**A. Laundry Room**

Walls: Drywall

Ceilings: Drywall

Floors: Tile

Doors: Satisfactory

Electrical: Outlet present

There is only 1 double outlet behind the 1st floor washing machine but 3 machines need to be plugged in. Plug adaptors are not allowed. Install an additional outlet so each machine can be plugged directly into a wall outlet.

							x		**B. Washing Machine**

Washing Machine: Not installed

- Finish installation of 1st floor laundry.
- We did not test the garden washer because of time constraints.

							x		**C. Laundry Water Supply**

Laundry Water Supply: Rubber hoses

							x		**D. Laundry Drain**

Laundry Drain: Not visible

							x		**E. Dryer**

Dryer: Not installed

Dryer Power Source: Gas, Electric

- Finish installation of 1st floor dryer.
- The garden unit dryer turned on but did not heat. We could not see if the gas was on.

		x							**F. Combustion Air**

Combustion Air: Add wall vent

(1) There is no air source into the laundry room. Gas dryers need a combustion air source so that the gas can burn properly. Either add a vented (louvered) door or a wall vent to allow for combustion air. Garden unit

(2) See notes in Water Heater section for main floor unit.

		x							**G. Dryer Vent**

Dryer Vent: Tin-foil

This dryer has a tin-foil style vent. Tin-foil vents have not been allowed in Chicago since November of 2007. We recommend replacing this vent with a semi-rigid metal vent. Be sure to connect the vent on either end with metal brackets (tape should not be used). Both sets.

SAT SIG SAF RR MIN DM QU NIV NP Items

11. Fireplaces

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
			X						**A. General Fireplace**

Type of Fireplace: Metal Insert

Number of Fireplaces in the Home: 1

Fuel Source: Gas ventless

(1) Please complete the following on the living room fireplace:
- install a gas shut-off outside the firebox
- install the face plate in the lower control panel - see photo

A. Picture 1

(2) This home has a gas-ventless fireplace. These fireplaces are 100% efficient so they do not have flues for combustion product removal. When these fireplaces are operating, they will draw a significant amount of oxygen from the air and return carbon dioxide to the air. Therefore it is important that there always be a supply of fresh air while the fireplace is operating. The manufacturer recommends that a window be opened slightly at all times during operation.

X									**B. General Operation Issues**

Ability to Test: Tested

X									**C. Hearth Extension Condition**

Hearth Extension: Satisfactory for gas logs/gas ventless

X									**D. Firebox Condition**

Firebox: Masonry panels, Metal

SAT SIG SAF RR MIN DM QU NIV NP Items

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12. Bathrooms

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. General Bathroom** **Number of Full Baths:** Four **Number of Half Baths:** One
X									**B. Ceiling Condition** **Ceiling Material:** Drywall
X									**C. Wall Condition** **Wall Material:** Drywall
X									**D. Floor Condition** **Flooring Material:** Hardwood, Tile
				X					**E. Interior Door Condition** **Interior Doors:** Satisfactory, Not latching properly The door is not latching properly. Adjust the strike plate on the door frame so the door latches. - 2nd floor north
			X						**F. Window Condition** **Window Type:** Awning, Not functional **Window Age:** New **Window Glass Type:** Double-paned **Interior Window Frame Material:** Wood - See notes in Interior Window section regarding screens and painting - The master bath window hardware is stripped. Replace.
X									**G. Electrical Switch Condition** **Electrical Switches:** All tested
X									**H. Electrical Fixture Condition** **Electrical Fixtures:** All tested
X									**I. Electrical Outlet Condition** **Electrical Outlets:** All tested, GFI protected
X									**J. Bathroom Ventilation** **Ventilation:** Fan present, Window
X									**K. HVAC Ductwork Condition**

SAT SIG SAF RR MIN DM QU NIV NP Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

Supply Ductwork: None powder room

X									**L. Vanity Condition**

Vanity: Satisfactory

X									**M. Sink Plumbing Condition**

Sink Basin: Porcelain/enamel

Sink Faucet: Satisfactory

Sink Drain: P-trap, PVC

			X						**N. Toilet condition**

Toilet Operation: Flushes

Toilet Condition: Satisfactory, Slightly loose at base

The garden unit toilet is slightly loose. It may be possible to make this repair by tightening the bolts (being very careful not to crack the porcelain). If the problem is not solved by tightening the bolts, then the wax ring will likely need to be replaced.

X									**O. Bathtub Condition**

Tub Type: Plastic, Whirlpool

Tub Faucet: Satisfactory

Tub Walls: Tile

Tub Shower Head: Satisfactory

Tub Caulking: Satisfactory

X									**P. Shower Condition**

Shower Stall Pan/Floor: Tile/Masonry

Shower Faucet: Satisfactory

Shower Walls: Tile

Shower Head: Satisfactory

Shower Caulking: Satisfactory

			X						**Q. Whirlpool Condition**

Whirlpool: Tested, Access panel present, GFI protected, GFI not resetting properly

Please make the following repairs to the whirlpools:
- The GFI in the 2nd floor north bath is not tripping
- One of the back jets in the 2nd floor north tub is not working.
- The cap for the jet strength adjustment button is missing - 2nd floor south
- The drain stoppers do not hold water in the garden and the master
- The on/off button in the garden is jammed. Repair and test.
- The drain is very low in the garden tub.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**R. Water Pressure/Drainage**

Water Pressure: Normal

Drainage: Normal

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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13. Kitchen

Appliances are not generally considered part of a normal home inspection, however the main appliances will be tested for proper operation at the time of the inspection. We can only state if the appliances work at the time of the inspection. Appliances are extremely temperamental and can fail to operate at any time. We have no responsibility for non-functioning appliances. The following kitchen appliances/accessories are not tested: microwaves, coffee/ espresso machines, trash compactors, ice makers, beverage refrigerators.

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. General Kitchen**

Kitchen Locations: Main

X									**B. Ceiling Condition**

Ceiling Material: Drywall

X									**C. Wall Condition**

Wall Material: Drywall

X									**D. Floor Condition**

Flooring Material: Hardwood, Engineered wood

X									**E. Window Condition**

Window Type: Casement

Window Age: New

Window Glass Type: Double-paned

Interior Window Frame Material: Wood

X									**F. Electrical Switch Condition**

Electrical Switches: All tested

X									**G. Electrical Fixture Condition**

Electrical Fixtures: All tested

		X							**H. Electrical Outlet Condition**

Electrical Outlets: All tested, GFI protected

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT SIG SAF RR MIN DM QU NIV NP	Items
	The GFI to the left of the stove in the garden unit is not tripping properly. Replace.
X	**I. HVAC Ductwork Condition**
	Supply Ductwork: Present
X	**J. Cabinet Condition**
	Cabinetry: Wood/wood veneer, Need adjustments
	Please adjust the cabinetry as follows: - align all doors so they are level across the top - adjust all hinges so that doors are flush with the cabinets - install missing bumpers - adjust all drawers/doors so they open/close properly - level all drawer faces - fill all finishing nail holes - secure/finish all baseboards, kick plates and quarter rounds - touch up all scratches - install all missing pieces of cabinetry
X	**K. Counter Top Condition**
	Counters: Stone
X	**L. Sink Plumbing Condition**
	Sink Basin: Stainless Steal
	Sink Faucet: Satisfactory
	Sink Faucet Sprayer: Functional
	Sink Drain: P-trap, PVC
X	**M. Appliance Condition**
	Disposal: Functional
	Dishwasher: Functional, Dishwasher drains through disposal, Not tested
	Refrigerator: Functional, Ice maker present, Water dispenser present, No water line for ice/water
	Oven: Functional
	Cook top: Functional
	Exhaust Fan: In microwave, Hood, Functional, Exhausts inside - filters present
	(1) The dishwasher drains is running into the disposal. This type of connection is not recommended because it creates a cross-connect between the two appliances. If the disposal is clogged and the dishwasher is running, it is possible to pull bacteria out of the disposal and into the dishwasher. Consult with a qualified plumber to connect the dishwasher drain properly (outside of the disposal). Garden unit.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

M. Picture 1

(2) The fan in this home does not exhaust outside. This circulating fan likely has two sets of filters. The lower filter (where the air is initially pulled into the fan) can generally be cleaned in the dishwasher as necessary. Most circulating fans also have a charcoal filter in the upper area of the fan where the clean air is released. If the fan does not seem to be removing odors from the air, then the charcoal filter likely needs to be replaced. Consult with the appliance manuals for replacement information. Garden unit

We did not test the garden unit dishwasher due to time constraints.

The garden unit does not have a water line or an ice maker.

X									**N. Water Pressure and Drainage**

Water Pressure: Normal

Drainage: Normal

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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14. Interior

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
			X						**A. Entry Door Condition**

Front Entry Doors: Wood, Adjust hardware, Needs weather stripping

Adjust the hardware on the front door so the latches work properly. Add weather stripping so daylight is not visible around the door.

			X						**B. Ancillary Door Condition**

Ancillary Entry Doors: Wood, Not closing/opening properly

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT SIG SAF RR MIN DM QU NIV NP	Items
	Screen/Storm Doors: Screen door missing (1) Adjust the garden unit front door, the 3 1st floor juliet balcony doors and all of the deck/balcony doors so they open, close and lock properly. Make sure that all operable doors work on the deck doors. (2) Install the missing screen deck doors.
X	**C. Ceiling Condition** **Ceiling Material:** Drywall, Typical settlement cracking
X	**D. Wall Condition** **Wall Material:** Drywall, Typical settlement cracking
X	**E. Floor Condition** **Flooring Material:** Hardwood, Engineered wood, Carpet, Tile
X	**F. Interior Door Condition** **Interior Doors:** Sample tested
X	**G. Window Condition** **Window Type:** Sample tested, Fixed pane, Casement, Sliders **Window Age:** New **Window Glass Type:** Double-paned **Interior Window Frame Material:** Wood **Screens:** None (1) Install all screens prior to final walk through. Check for proper fit and damage. (2) Some parts of the wood window frames are not fully painted. The wood needs to be painted so it will not absorb water. Finish painting all operable windows.

SAT SIG SAF RR MIN DM QU NIV NP	Items

G. Picture 1

(3) The fixed pane window in the center of the front 2nd floor bedroom is cracked. Replace.

G. Picture 2

[x] | | | | | | | | **H. Skylight Condition**

Skylights: No evidence of leaking

[x] | | | | | | | | **I. Electrical Switch Condition**

Electrical Switches: Sample tested

| | | | | [x] | | | | **J. Electrical Fixture Condition**

Electrical Fixtures: Sample tested, Light bulbs appear burned out

Burned out light bulbs are considered a very minor maintenance issue. We note their presence because we cannot determine if a non-working fixture is the result of a simple burned out bulb (most common) or if it is because of a problem somewhere on the circuit (switch, wiring, fixture). We recommend that all burned out bulbs be replaced so that the switches, wiring and fixtures can be tested for proper operation.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**K. Electrical Outlet Condition**

Electrical Outlets: Sample tested, Three-pronged, grounded

								X	**L. Ceiling Fan Condition**
X									**M. Closets**

Closets: Satisfactory

X									**N. HVAC Ductwork Condition**

Return Ductwork: Satisfactory

Supply Ductwork: Satisfactory

			X						**O. Other**

- Please touch up all walls, baseboards and trim as necessary.
- Please professionally clean the unit once all work is complete.
- Repair settlement cracking throughout the home.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

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15. Stairs

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SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items
X									**A. General Stairs**

Location of Stairs: Exterior basement, Interior to second floor, Interior to third floor

		X							**B. Riser Condition**

Stair Risers: Uneven

The top floor stair risers are uneven which creates a tripping hazard. The riser height should not vary by more than 3/8 inch. Consult with a qualified carpenter to adjust these stairs to meet this requirement.

X									**C. Tread Condition**

Stair Treads: Satisfactory

		X							**D. Railings**

Railings: Gaps greater than 4 inches

The spiral stair railings have gaps wider than 4 inches. This is considered a safety concern because children and small animals may slide through the railings. Consult with a qualified contractor to install railing spindles so that gaps are no more than 4 inches wide.

SAT	SIG	SAF	RR	MIN	DM	QU	NIV	NP	Items

SAT SIG SAF RR MIN DM QU NIV NP Items

D. Picture 1

SAT SIG SAF RR MIN DM QU NIV NP Items

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16. Smoke and Carbon Monoxide Detectors

We do not test smoke and carbon monoxide detectors. We only check for their presence or absence. We highly recommend that smoke and carbon monoxide detectors be present on each floor of a home and within 15 feet of each bedroom. Smoke detectors should also be present in garages as applicable. Fire extinguishers should be present on each floor, in kitchens, in basements, in common stairwells and in garages. All detectors should be tested monthly for proper functionality.

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SAT SIG SAF RR MIN DM QU NIV NP Items

X									**A. Smoke Detectors**
									Smoke Detectors: Satisfactory
		X							**B. Carbon Monoxide Detectors**
									Carbon Monoxide Detectors: Missing first floor
									Install a carbon monoxide detector on the first floor and top floor.

SAT SIG SAF RR MIN DM QU NIV NP Items

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