TOMACOR, INC.

PROPERTY INSPECTION PROFESSIONALS

July 13, 2010

Client
Client Address

Re: Inspection Address

Dear Client,

Only July 13, 2010, Tomacor completed a preliminary "work in progress" inspection of the above referenced premises. Present during the inspection were Tom Corbett of Tomacor Incorporated, several workmen on the job site, and Project Manager of ABC Development. At the end of the inspection Tomacor walked the property with Project Manager to point out the more immediate deficiencies noted. Tomacor completed this preliminary inspection report for ABC Development. Tomacor is under the impression that the building is not currently for sale. We will not therefore follow the format required by the State of Illinois to be used for properties that are for sale. The purpose of the inspection was to locate significant deficiencies and to help the developer and the developer's agent to anticipate problems which will require additional attention. Photographs have been added to this report to help facilitate an understanding of the problems discovered. The building is about 90% complete. Tomacor recommends a two month time budget in order to complete the remaining work. The following issues need to be addressed:

General Conditions

1. It is important to complete all detail work to plans and specifications as drawn and intended by the architect of record. Complete the exterior to blueprint standard. Complete the interior to blueprint standard.

2. The examination of the masonry revealed that flashing and weep holes are missing beneath capstones, at the foundation wall, and over steel lintels as specified. Review the blueprints and install the flashing and weep holes in all required areas as soon as possible. Tomacor will point out the specific areas regulating flashing and weep holes as noted in the blueprint should you desire this service. See photograph at the bottom of page 1.

3. The interior hardwood flooring is to receive a minimum of three coats of polyurethane before it should be considered completed. Provide two additional coats of urethane to the floors once they have been buffed and prepared. See photo section at the upper portion of page 2.

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4. The inspection revealed construction debris at the building's exterior, interior, and most areas of the job site that were inspected. It is critical that the construction debris be collected each night and thrown away while loose sections of scaffolding or equipment that are not being used should be collected and organized. Although it is not commonly discussed, job site conditions affect the quality of work overall and help create a standard which workmen identify as the general contractor standard. The job site should be thoroughly cleaned and organized as soon as possible. This will also reduce your risk of injury on the job site. See the photographic section bottom of page 5.

5. All floor registers need to be removed and the duct work fully cleaned to professional standards.

6. Tomacor noted that switch and receptacle plate covers did not match the switches and receptacles. Replace these covers as agreed upon.

Exterior

1. Complete the water sealing of the exterior electrical conduit and gas line where they penetrate the foundation wall. These pipes are to serve the back up generator and they should be sealed.

2. Complete the installation of the roofing material above the oriel windows of the property.

3. Complete the flashing detail at the rear door in order to provide a system of flashing where the newly installed layer of material covers the exposed concrete and open sections of the foundation wall at the rear of the building. See photo section on page 1.

4. The installed first floor level skylights sit too close to the decking material. Review your blueprint and manufacturer specifications and set the skylights at 8” or more above the roof. Should the skylights not be raised, anticipate water into the areas below them.

5. The inspection revealed small and specific areas of the roof that remain open before the gutter detailing is installed. See specifically the area adjacent to the garage which sits to the left of the entry door. Close the roof up before installing the required gutters. See photo section at the bottom of page 1.

6. The inspection revealed that flashing was missing beneath the entry stone at the stoop. Install the required flashing and weep holes as soon as possible. See photo section at the bottom of page 2.

7. Shingles are missing in the roofing area over the garage. Install the required shingles. See photo section at the bottom of page 2.

8. The foundation wall will need to be flashed and sealed to prevent water infiltration at the garage area. Complete this detail. See photo section at the bottom of page 3.

9. Tomacor's examination of the cedar shingles revealed that they are not professionally back primed. The developer's representative said that they were back primed. Confirm with him that they are. See photo section at the bottom of page 3.

10. All exterior lighting and penetration of the wood frame wall require unique flashing and taping in order to prevent water from entering into the building. Install this flashing with the required blocking as needed. See photo section upper left page 4.

11. One primary source of energy loss is below the mudsill where it meets the top of the foundation wall. Multiple gaps were discovered that should be sealed for energy efficiency. See photo section at the top of page 4.

12. The drain tile clean-out is located beneath the exterior cedar sided wall. Move this connection to provide adequate access. See photo section at the bottom of page 4.

13. The inspection revealed multiple steel lintels which need priming and painting. Complete the preparation of these lintels, then prime and two-coat paint. See photo section at the bottom of page 4.

14. While inspecting the screened in porch area at the second floor, known as the gazebo area, Tomacor noted several stains originating from above the window, suggesting a minor roof leak. Complete any minor adjustments which may need to be done in order to seal off the roof above the gazebo wall. Note the photograph at the upper right of page 8.

15. Complete the installation of the gazebo wall cedar shingles. See photo section at the lower right of page 8.

16. The chimney cap installed next to the gazebo is covered with a concrete wash which is spalling. Complete the necessary repair to the spalled component then add flashing and weep holes below the cap as required. See photo section at the bottom of page 8.

17. Complete the anticipated counter-flashing and reglet flashing at the roof to wall intersection within the second floor exterior gazebo. See photo section at the bottom of the upper section of page 9.

18. Complete the storm sewer installation per City ordinance.

19. Confirm with your contractor that all exterior door thresholds have been set into multiple bands of fully sealing caulking beneath their thresholds. Should this detail have been skipped, water will enter the building.

20. When the exterior is complete, all exposed exterior components and wall penetrations should be fully weather sealed and water tight to the elements.

Interior

1. Complete the mechanical room and the pool to plans and specifications Review the photographs at the upper and lower portions of page 5.

2. Several sections of the building have not received their final drywall passes with the taping knives as required. The US Gypsum handbook for taping and topping or finishing of the drywall is specific in that a level four finish, typical for residential use, should receive four total passes of the drywall blade. As the photos on the bottom of page 6 and top of page 7 illustrate, specific sections of the home have only received two passes of the drywall blade. Sanding and two additional passes are anticipated. Once complete, prime and two-coat paint all affected areas.

3. The inspection of the basement area drywall noted that the drywall seams are still visible at the ends of the drywall materials. Anticipate one or two more passes of the drywall blade in order to blend these seams into the surrounding walls. Note the photographs at the top and bottom of page 6 of the photo section.

4. The interior insulation of the building appears to be in good condition overall where visible. See photo section, top of page 7.

5. The interior inspection of the home revealed that there are gaps between inner and outer sections of stone at the fireplaces. These gaps need to be sealed in order to help prevent the spread of fire. See page 7 of the photographic section, lower portion of the page.

6. Complete the heating duct installation in the kitchen and other areas. See bottom of page 7 in the photographic section.

7. There is a hole in the second floor sub floor in the bedroom. Repair the sub floor immediately. See the photo at the upper portion of page 8 in the photographic section.

8. The interior inspection revealed several frayed and dangerous power cords which were being used by the workmen. These cords should be replaced. See page 9 of the photographic section.

9. Tomacor noted multiple areas where flexible duct work had been used in the mechanical system. Replace the flexible duct work. See photo section, page 10.

Conclusion

The scope and design of this house is unique for the City of Chicago and surrounding suburbs. The design detailing is grand requiring high level skills on the parts of the contractors that have been retained to do the work. Although the inspector could not see behind finished walls, floors, and ceilings, the quality of the work looks good overall to significantly above average in some areas.
The personal and professional skills required to maintain all of the subcontractor's focus on detail can be overwhelming in most cases. Tomacor believes that the quality of the work is unexpectedly good and above average overall. Keep up the good work.

Sincerely,

Thomas A Corbett

Thomas A. Corbett, President

Tomacor Incorporated