



PROPERTY INSPECTION PROFESSIONALS

March 8, 2010

Client
Client Contact Address

Re: East 49th Street, Chicago Illinois, 60637

Dear Mr. Buyer,

On date, Tomacor completed an inspection of the above referenced premises. Present during the inspection were Tom Corbett of Tomacor Inc., the buyer, the real estate agent, a representative of the builder, and the developer.

Purpose of Inspection: The intent of the consulting inspection is to visually screen for “exposed to view” readily accessible systems and or components of the property which may need major repair and or are “significantly deficient.” The observations of the inspector are disclosed to the client in this report. The intent of this report is to comply with the State of Illinois Home Inspection licensing standards 225 ILCS 441.

In order to comply with the State of Illinois licensing standards the following information is relevant: This was a visually conducted inspection.

- The building is approximately 2 years old. The property is a single family home.
- The structural components of the building are concrete foundation with a wooden frame structure.
- The drain waste and venting system is of plastic material.
- The heating is gas forced air and hot water boiler and is vented through plastic and metal flues.
- The water heater is gas forced air and is vented through a metal flue.
- The unit is equipped with 3 fireplaces, 2 wood burning pre-fab systems and one direct-vent gas system.
- The main gas shut off is located at the building’s south elevation, while the electrical shut off is located in the basement at the northwest corner.
- The electrical panel is 400 amps 240 volts and is located in the basement. The wiring methods consist of conduit with copper conductors and with some extension cord wiring in the kitchen. Copper conductors are used to distribute the electricity. The copper wiring appears to be 500 kcmil. The main electrical disconnect is located in the basement. In addition, there is a 100 amp, 240 volt sub panel in the 2nd floor mechanical room.
- The building insulation is blown-in cellulose.

- The roof covering is asphalt shingle and modified bitumen. The roof structure is truss. The roof was inspected for the main building using binoculars while the flat roofs could not be inspected because they were covered with finished surfaces. The pitch of the roof is steep and flat.
- The attic insulation could be observed and a vapor barrier was not observed.
- There was no crawl space to inspect
- Smoke detectors are present throughout the unit.

Tomacor, Inc.	Inspector: Thomas A. Corbett	Telephone: 312-475-0835
License # 451.000127	License #: 450.000.450	Expiration Date: 11/2010
333 West North Ave Suite 342	Start time: 9:00am	Weather: Sunny & Warm
Chicago, Illinois 60610	Fees for service: TBD	Approximate age: 2 years

This report is written in compliance with the State of Illinois licensing law 225 ILCS 441.

The following systems and or components were not inspected:

<u>Component/System</u>	<u>Reason</u>
Air conditioning systems	Too cold
Steam shower	Not installed
All of the home's appliances	Not installed
Security system	Beyond the scope of our inspection
Low voltage wiring	Beyond the scope of our inspection
Foundation walls	Covered by finish materials
Wood frame structure	Covered by finish materials
All lighting fixtures	Need to be purchased and installed
Basement floor finishes	Not installed
Basement broiler for heat	Incomplete, gas off
Windows	Operating cranks were missing
Basement shower	Not operational
Basement door	Screwed closed

Should you desire, please send Tomacor, Inc. a copy of the architect stamped, city approved blueprints for our review. This is a critical step in the inspection process. There will be an additional fee for this service. Although these were asked for twice and promised to be at the inspection they were not. It is important that you retain a copy of these blueprints for your own future reference in locating system maintenance points and construction details that should have been completed during the construction phase.

The inspection revealed the following deficiencies:

Blueprint Review

1. Tomacor's evaluation of the blueprint that was submitted to us noted that flashings and weep holes were noted and are required throughout the exterior masonry skin of the home. These materials have been routinely skipped and can only be installed with the removal of the affected sills, parapet wall caps, and other masonry components above lintels and other affected areas. When the flashing and weep holes have been installed the stone components can then be installed over them. See photo section.

General Conditions:

1. The inspector noted gaps and cracks in the head and bed joints of the Renaissance Stone at each elevation of the property. In many instances the stone has been caulk-sealed in what appears to be an attempt to prevent water infiltration. It is Tomacor's opinion that much of this caulking will have to be removed and the mortar joints rebuilt unless the developer can show us specific manufacturer recommendations for using caulking to fill open mortar joints when installing this product. Remove the caulking, as required, and complete a full and professional tuck pointing of the open areas affected.

In addition to the caulked mortar joints, multiple mortar joints were noted as open and taking water. Notable observed locations include: the southwest corner of the building, the northeast corner of the building, and the west and east elevations. The building must be thoroughly checked by professional masons on a square foot by square foot basis and all open joints and missing flashing and weep holes must be repaired and/or installed to meet manufacturer and professional standards. Standards are available through the Brick Industry Association in Reston, Virginia and The Masonry Advisory Council in Park Ridge, Illinois. Other proprietary standards can be obtained from the manufacturer of the stone. Complete these repairs immediately and forward to Tomacor the unique "installation and specification manual" provided by the stone manufacturer for its installation and use. Complete these repairs immediately and certainly within the next 7-10 days, weather permitting. Follow the manufacturers' installation instructions for all repairs. See photo section.

2. An attractive concrete sealer has been installed over the exterior foundation wall yet it appears this material is covering cracks in the foundation system. Have the developer respond in writing as to whether single or multiple foundation cracks have been repaired and if so obtain the warranties for the work.
3. The inspection revealed that the windows were spray painted during the interior finish process. Unfortunately, the painting took place while the wooden windows were closed, leaving the perimeter of the window frames without paint. In addition, the sides of the windows have not been painted where these stiles and rails abut the window frame and assembly. Complete required preparations then three-coat seal all windows where there is

evidence of unpainted lumber. Should these wooden components not be painted anticipate warping and ill fitting windows as they age and expand with water. See photo section.

4. Tomacor's evaluation of the uniquely chosen and installed hardwood flooring material is that it is attractively done overall. Gaps in the trim work and finish detailing along the stair tower are evident and all of the new hardwood including the floors, the stair tower, and other exposed finished wood. The floors need to be "buffed or prepped" then two-coat urethane sealed in order to meet industry standards and minimum move-in standards for a custom built and designed single family home in the City of Chicago. The additional two layers of urethane are needed to protect the floor and stair surfaces while the family lives in the home. Complete this repair immediately. See photo section.
5. Tomacor's evaluation of the drywall ceilings in the home has concluded that they need two additional coats of paint over the primer. Mr. Buyer had shown an interest in a different color paint to be used throughout the home at the ceiling and wall areas. The existing ceilings remain incompletely painted.
6. Tomacor recommends that the drywall contractor review the U.S. Gypsum Handbook for Drywall Installation and the ASTM standard C 840-87 for notes on minimum requirements regarding drywall installation. Additional Gypsum installation standards are available through the Gypsum Association in Evanston, Illinois. These standards require four passes of the taping knife over seams and joints in the Gypsum board and multiple passes over the fasteners, leaving them flush to the finished surface. Loose and popping fasteners are not acceptable and must now be filled and painted.

Unfortunately, in order to meet a minimum standard many of the mechanical fasteners will need to be driven down into the Gypsum material, as specified, and finished. Other areas of the interior walls will need additional fasteners where the Gypsum board is loose. Finally, the broad field area, exterior and interior corners, butt joints, and areas close to the penetrations of the Gypsum board will need to be repaired, sanded, wiped down, primed, and two-coat painted before the Gypsum board and finish of the walls can be considered complete.

Tomacor typically sees a Benjamin Moore Impervo paint or better with an egg shell finish being used at the inner surfaces of the finished drywall in order to complete the painting of the home. It is expected that the paint will have an egg shell finish consistent with other new homes built in the area. Please forward the paint choices to our office before they are selected. See photo section.

7. All base, wall, vanity, and other cabinets are to receive handles and/or pulls per agreement and design.
8. All appliances must be purchased, installed to industry, code, and professional standards as soon as possible.
9. The interior and exterior of the home must be completed to City of Chicago code standards and blueprint specifications.

10. All appliances and fixtures must be professionally installed and fully operational.
11. Tomacor recommends that the lower level concrete floor be sealed with a vapor retardant paint or sealant before any carpeting or sub floor is fully installed. This will hold down dust and help keep the area warm. Caulk all cracks and gaps in the concrete floor before sealing the area.
12. Much of the interior trim work, casing, base board, molding, trim pieces, stools, aprons, and other interior finish surfaces should be sanded and finish painted using one more coats of an approved material for the final paint job. Gaps in the trim must be sealed before the components are painted.
13. Install the agreed upon garage area heater as soon as possible.
14. Complete the installation of all of the building's screens before closing. In this way it can be determined which screens are missing and a budget created for their ordering.
15. Since the year 2000 the City of Chicago has required that new cold water services for residential homes must be fitted with cold water main booster pumps. The water pressure in the home is substandard in multiple areas yet the home was never fitted with a booster pump. Complete the installation of the pump immediately.
16. The home is attractively detailed with multiple varieties of floor and wall tile. All tile joints must be professionally sealed before the buyer takes possession. Should this not be done, anticipate significant discoloration of the grout lines with minimal use of the home.
17. Multiple outlets throughout the home remain uncovered and require covers as soon as possible. Install the covers.
18. Most of the windows are missing their crank operating hardware and other windows are incomplete in their installation with sections of the wood frame missing such as the window in the basement mechanical room and others. Install all of the crank handles and complete the hardware repair to fulfill the installation of all the windows and window frames throughout the home. See especially the basement area and other windows.
19. Door stops are missing throughout the home in specific locations. Each interior door should have a stop that is professionally installed. Complete the required repairs.
20. All circuits must be labeled within the electrical panel boxes as per Chicago Building Code standard.
21. The installed security alarm system does not include a remote dialer. Add this to the system so that others can keep track of the building's security.
22. Holes in the walls and ceiling within the mechanical room should be sealed to meet the ventilation standard within the City of Chicago. Seal these holes immediately.
23. Both humidifiers need to be cleaned and serviced.

24. Both furnaces should be cleaned and serviced before possession.
25. The home is equipped with multiple fireplaces which require hearth extensions. Install the necessary hearth extensions as soon as possible.
26. The building is equipped with gas forced air heat and all duct work must be swept clean as soon as possible. Complete this repair.
27. Install all the mandatory base and wall cabinet shelving.
28. The closets have been primed only and await 2 coats of paint. Paint the closets.
29. Install the required shelving in all of the closets once they have been painted.
30. Several of the rooms in the home are incomplete at the baseboard trim and other areas of decorative molding. Complete the installation of the decorative trim throughout the home and especially all closets as required. See especially the 2nd floor closet that the south end of the building and other areas.
31. After evaluating all of the electrical panels it was noted that the home needs two additional arc-fault circuit breakers to be installed. This will bring the grand total to six in the building which is consistent with its number of bedrooms.
32. Complete the installation of all exterior and interior door hardware and locks.

Exterior:

1. Install the required east side kitchen vent for the kitchen exhaust.
2. Complete the cedar fence installation along the east side of the home.
3. The electrical circuitry in the garage has been installed without the use of Ground Fault Circuit Interrupters (GFCI). Install them.
4. The garage service door has recently been forced causing damage to the jamb, door, and coil stock. Repair or replace the jamb, door, or coil stock as required to complete the installation. In addition, change the hand of the door so that the garage light switches will be accessible when the door is open. Professional standards dictate that a new pre-hung door and jamb be installed to complete the changing of the door's hand.
5. The overhead garage door must be adjusted to rebound per industry standard.
6. Complete the security installation for the garage area.
7. Complete the installation of the chimney at the building's northwest corner. An approved stone or concrete cap should be used to complete the chimney work rather than using a lesser quality sheet metal cap which is currently in place. Make this repair immediately. See photo section.

8. Install the required rear gate at the north side of the rear yard.
9. The west side of the garage includes an electrical receptacle which does not currently hold an electrical charge. In addition, the interior garage switch does not activate the receptacle. Complete the required repairs in order to electrify the west side receptacle.
10. Install the required set of three lights to the north face of the garage.
11. Install the lights for the rear deck of the home.
12. During the course of the inspection it became dark and the inspector realized that the rear yard and sidewalk area could not be seen after dark. It is critical to install lighting which illuminates the rear yard and sidewalk area in order to prevent a trip and fall hazard during winter months. This is required in the Chicago Building Code.
13. Install the required hand rail at the rear deck from grade to deck level.
14. There are significant gaps at the north elevation of the building between the downspout and collection box and the masonry wall adjacent to the collection boxes. These gaps must be filled and made water tight immediately. Anticipate internal water at this north elevation. See photo section.
15. The inspection revealed gaps in the solder at the top of the valley along the southwest corner of the roof line close to the south elevation of the building. Seal the gaps in the valley flashing at this point. See photo section.
16. The exterior south side fence must receive two additional coats of paint or significant rust will develop over the short term. Prep, prime, and paint the fence in the rusted areas immediately.
17. The developer has agreed to install exterior screening material in the open sunroom area of the master bedroom. Complete this installation
18. Complete the required trim work around the stone and cedar siding at the interior surfaces of the sunroom area.
19. The doors leading to the sunroom are exhibiting the same type of problem as the doors leading to the balcony at the east elevation. Although the finished roof surface is not accessible it appears as if there is a significant gap below the sill and masonry below which will allow water back into the building. It is expected that sections of the sunroom decking will be removed and that the door, threshold, and roofing components will be professionally sealed under the sill and against all water infiltration according to NRCA standards. Complete the repairs immediately.

Interior

1. In Tomacor's opinion it is critical that the developer personally warrant in writing that he will provide all workmanship needed to complete the installation of the interior wood work. In some cases, such as at the bottom of the stairs in the basement area, the exposed wood actually needs three coats of urethane rather than the earlier report which specified two coats of urethane.
2. The custom built stairs are open at the south side of the stringer at the basement level. Complete the installation of the stairs in this area. This is typically done with a decorative hardwood panel of the same material as the stairs.
3. As mentioned earlier, the interior of the building needs an additional coat of paint and in some cases multiple coats are warranted. The homeowner has shown some interest in a slightly different colored paint. This makes sense to the inspector. Paint the basement walls and ceilings throughout the area as per agreement with the developer immediately.
4. During the course of the inspection it was volunteered that Mr. Builder was the original builder of the home.
5. Repair or replace the pocket door in the east side room of the basement area. The door is off its track.
6. The basement bathtub drains very slowly and upon further examination it was noted that a significant amount of paint or drywall compound was discovered in the tub drain equipment. Clean the tub and drain assembly and remove all plaster and paint in order to provide a smooth functioning drain in this area.
7. There is a nail through the jamb or jamb extension at the southeast corner of the basement and window area. Repair the wood frame at this point.
8. The basement furnace flue is leaking acid and must be repaired. The discovered leak is approximately seven feet off of the ground. Make the needed repair. See photo section.
9. The stairs leading from the basement to the first floor are to have riser heights which do not exceed each other by more the 3/8ths of an inch. The stair connecting the basement and first floor violates this standard.
10. There are multiple window jambs in the living room area which have been damaged during the fabrication of the jambs (see the south east corner). Remove and replace the damaged jambs as soon as possible. See photo section.
11. Significant amounts of extension cord wiring were observed stapled to the underside of the wall cabinets in the kitchen and/or pantry area. Remove the 110 volt wiring and complete the professional installation of the specified under cabinet lighting as soon as possible. The existing wiring is not grounded and is not suitable to be used for kitchen lighting circuitry. See photo section.

12. Complete the installation of the first floor powder room fixtures and equipment. In addition, the floor surface is inconsistent and could cut the skin of small feet. Complete the full installation of the powder room to include all fixtures and equipment per blueprint specifications then complete the installation of the plumbing and related fixtures. Finally, complete the installation of the exhaust fan in this powder room.
13. A wooden window has been installed in the 2nd floor bathroom shower area at the south end of the building. This is the Jack and Jill bath. Wooden shower windows are not to be used in areas where they will be repeatedly covered with water and rot. Remove and replace the window in this bath. See photo section.
14. The base cabinets in the Jack and Jill bath do not extend to the walls as is required. Install the required base cabinet spacers immediately.
15. The 2nd floor guest bathroom area has been fitted with a soaking tub which has been attractively installed. The hot and cold water piping are loose behind the tub and can easily be broken or damaged causing a significant leak. Secure the piping to the wall as per professional standard. See photo section.

The inspector also noted that the tile around the drain and hot and cold water supply piping behind the tub was damaged and/or broken. Remove the broken or cracked tile and replace it with approved material that is professionally grouted into the surrounding area. See photo section.

16. The 2nd floor mechanical room houses the 2nd floor furnace and equipment. The furnace is loud and noisy yet it is a two pipe system. Tomacor recommends that the inner louver door be removed and a solid door installed in its place at the mechanical room door off of the laundry room. Internal noise will be reduced with this kind of repair.
17. The east side bedroom balcony door which drops to the roof area below sits too close to the roof surface immediately below it. This installation is problematic because the roof is also back pitched and sending water towards the house and the vulnerable, poorly flashed door and threshold. Tomacor believes that water, ice, and snow will build up at the door during the freeze-thaw cycles of the winter months. The freezing and thawing of the snow will send water under the threshold and into the home if it is not repaired.

The primary issue to be addressed in this area is the water tight sealing of the door threshold and jamb area to the roof below the door and the proper detailing to prevent water infiltration. The inspector noted that the installed flashing below the threshold was not a pre-fabricated or custom fit sill or jamb flashing as was represented by Mr. Smith. A custom flashing is required to turn up at its ends at the masonry walls. The resulting dams were not present confirming that the flashing in place was a retrofit system not a proprietary system. It is Tomacor's opinion that the door will need to be raised or the roof lowered several inches in order to meet a minimum standard preventing water infiltration into the building. Should this not be workable the next best solution would be to install a full custom made copper (the industry standard) pan in the balcony area which can be fully weather sealed to the underside of the door threshold leaving the interior of the

building water tight. Should the homeowners not insist upon a custom pan for the bay area it is anticipated that it will leak.

Should any of these options prove to be unacceptable or too expensive Tomacor insists that the architect of record draw up a full and complete design detail to meet this unique problem. Standards for this detail are available through the National Roofing Contractor Association (NRCA) or the Sheet Metal Contractor's Association of North America (SMCNA). Should the homeowner or builder desire design detailing Tomacor can provide that through an architect we work with for an additional fee. See photo section.

18. The walls in the spiral stair tower area are incomplete in that they require sanding, two coats of paint and additional trim work at points of lapped drywall and other open areas. Note the gaps at the base of the door on the spiral stair side and the overlapping drywall along the wall immediately below it. Complete the trim working, sanding, wiping down, and two-coat painting of this room once the trim has been professionally installed. Touch up the paint on the spiral stairs.
19. Safety glazing is required in all bathrooms where the window surfaces are less than 5 feet above the finished floor. This is also true in the master bathroom where safety glazing needs to be added behind the soaking tub. These windows are not safety glazed.
20. The stairs that connect the top floor living space with the attic above require handrails. Install the code mandated handrails immediately.
21. One or more of the exterior stud cavities have not been filled with insulation as has been done throughout the rest of the home. Complete the full and professional insulation filling as soon as possible confirming that all stud cavities accessible from the attic are filled with insulation. See photo section.
22. The windows located above the main stair tower in the building have not yet been fully installed and have not received mandated cranks or mechanical equipment. Complete the professional installation of these windows and confirm that they have been sealed or painted on all six sides as is required.

Conclusion

Tomacor requested an architect drawn, City of Chicago Approved set of blueprint for review during the inspection process. Instead we were given a preliminary set of drawings which did not reflect the scope of work of this custom built single family home. We again request the architect sealed and City signed (the signatures should be visible in script) drawings for our review. It is anticipated that additional deficiencies, errors and/or omissions will be discovered when comparing the print to what has been built.

In addition, to the blueprint the house remains incomplete overall in many aspects of its construction detailing. Additional construction detailing is needed in all phases of the home

including exterior, interior, roof, plumbing, heating, electrical, security, and other areas. The open details required to complete the home represent a significant amount of cash investment and labor for anyone who chooses to own the home over the short term. It is Tomacor's opinion that all areas or aspects of the home be completed immediately to plans, specifications, industry and professional standards as soon as possible. It is our estimate that with reasonable diligence that the home could be occupied within 6-8 weeks. Expenses for completion will most likely exceed \$100,000-\$150,000. Additional expenses may be warranted depending upon what is required along the building's exterior masonry envelope for water tight construction detailing.

Please review the report and included photographs in order to obtain a full understanding of the deficiencies discovered.

Sincerely,

Thomas A. Corbett
President, Tomacor Inc.

SAMPLE