

4064 N. Lincoln #228
Chicago, IL 60618
(773) 635-7873

PROPERTY INSPECTION REPORT

Property Address: 6** **th St.
Chicago IL

Prepared for:

Inspection Date: July 4, 2007

Inspector: Mike Massart Lic# 450.0000181

Inspection #: sample.newcondo.belowavg.

CLIENTS REALTOR:

SELLERS REALTOR:

GENERAL INFORMATION

Main Entry Faces: East	Time of Inspection: 2:00
Estimated Age: New	Weather: Clear
Unit Type: Condominium	Temp: 70s ° F
Stories: Second of Three	Soil Condition: Dry
Space Below Grade: N/A	Unit Occupied: No
People Present: Client Associate	Client's Realtor Seller's Realtor

SERVICES REQUESTED:

Condominium Inspection

TABLE OF CONTENTS:

Cover..... Page #1	Plumbing..... Page #6
Terminology..... Page #2	Electrical..... Page #7
Exterior..... Page #3	Kitchen / Laundry..... Page #8
Grounds..... Page #4	Bathrooms..... Page #9
Heating / Cooling..... Page #5	Interior..... Page #10
	Summary..... pp 11 & 12

TERMINOLOGY

- Functional** Component is performing its intended function under normal use, though it may show signs of wear.
- Not Applicable** Component is not present at the property, but is not conspicuous by its absence. For instance, "sump pump" may be described "not applicable" in the report of a slab home with no basement.
- Not Present** Component is not present, though it is commonly found in properties of similar type. For example, a sump pump may be described as "not present" in a home with a basement.
- View Limited** Due to finished areas, belongings, roof height/pitch or other conditions, item was not readily accessible.
- The following "PERSPECTIVE" terms are used to describe component deficiencies.**
- Further Review** Client should contact a specialist in specific trade (heating, plumbing, etc.) to evaluate the component(s).
- Safety Concern** Component, or lack thereof, poses a safety or health hazard to occupants or users of the property.
- Safety Suggestion** Voluntary upgrade of a modern safety feature. Client is encouraged to consider the feature, especially if the property is to be used or occupied by children, elderly individuals, etc. This suggestion is NOT intended as a negotiating tool, as many safety upgrades were not available at time of construction.
- Serious Concern** Component has a high probability of incurring substantial expense to repair or replace in the near term. Component is not an easily addressed replacement item, and affects the quality of the building.
- Health Concern** Component shows substantial evidence of environmental or other condition, such as mold, which may be hazardous, especially to sensitive individuals; it is serious enough to warrant immediate attention. Upon being alerted of a "Safety, Serious, or Health" concern, client should contact a specialist in the appropriate trade (heating, electrical, structural/foundation, mold/environmental, etc.).
- Maintenance** Components are worn, older, or lacking paint, caulk, mortar, etc. Though they should be repaired, these components are NOT likely to incur unreasonable expense to repair or replace in the near future.
- Fair, Marginal** Components are worn, older, or otherwise not optimal; however, they do not pose a serious concern, especially given the age and type. These components do NOT require a substantial repair expense.
- Deficient** Component shows significant wear/damage, and though present, is not performing as intended, and/or is likely to require substantial expense to repair or replace in the near future.
Client should contact a specialist in the related field (licensed plumber, electrical contractor, roofer, etc.) in a timely fashion, and should budget/plan for resolution in the near future.
- SEE COMMENT** When in ALL CAPS, this encourages the client to upgrade, repair, or otherwise optimize the property. However, this is not necessarily an item which is considered necessary for safety. Parts of the report may go beyond description of deficient items; inspector may make suggestions for optimizing the property. Such suggestions are not considered negotiating items.

EXTERIOR

General Information

<u>Wall Types</u>	<u>Wall Coverings</u>	<u>Trim</u>	<u>Windows</u>	<u>Hose Faucets</u>	<u>Electrical</u>
Masonry	Brick Stone Sills Split faced block	Aluminum Flashing Caulking	Wood / Aluminum Clad	Frost-Proof	Lights GFCI Outlets Main Service

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<u>Wall Coverings</u>		
Brick	Functional	Cracked mortar joints were found at several areas; this includes side and rear walls. Wide cracking was present over the unit's rear door. Rear of gable roof did not fit over the rear block wall. At this area, mortar had cracks/gaps, and courses of block were not uniform. This indicates lack of care during construction process. Stone sill was damaged at lower E. Excess mortar was not cleaned from several of the unit's window sills.
Stone Sills	Deficient	
Split faced block	See Below	
<u>Trim</u>		
Aluminum Flashing	Functional Deficient	Gaps were present around the window and door openings throughout, many approx. 1/2". This includes gaps wider than one inch between upper front windows and brickwork, above the unit. Since these areas were not caulked for the several months the interior drywall and insulation has been in place, it follows that water has entered the building. Bed flashings were not completed properly (visible due to gaps); includes wide rear door areas. Where bed flashing was visible (such as under BR windows, proper end dams were not completed.
Caulking	Further Review SEE COMMENT	
<u>Doors</u>		
Front	Bldg/common item	Lack of vertical end dams would allow water to continue to enter the wall cavities even if gaps are caulked. Water staining was visible at wood within wall cavity, as viewed from around unit's BR windows. Client is strongly urged, prior to closing, to contact an independent masonry contractor for review. Proper flashing installation will require removal of window sills, some masonry, etc. Any such work should be inspected in phases by said independent masonry contractor.
Rear	See Above	
<u>Windows</u>		
Wood/Aluminum	see interior pg.	*** Representative sample of windows operated from the interior where cranks/hardware were provided. Placement and fit of screens should be verified upon installation.
Screens	Not Completed	
<u>Hose Faucets</u>		
Frost-Proof	Bldg/common item	<i>Keep hoses off in cold weather to prevent freezing.</i>
Refer to homeowners' association as applicable re: maintenance of roof, exterior, walks, drives, and any shared utilities/amenities.		
**Timer, motion detector, and/or photovoltaic cell actuated lighting was not altered for testing.		
<u>Electrical</u>		
Lights	Functional	
GFCI Outlets	Functional	
Main Service	Functional	
<u>Additional Comments</u>		

Water repellent treatments are recommended for split faced concrete block, due to its porosity. Recommend periodic maintenance by masonry contractor. Sealants are not effective if there are gaps in the mortar joints which contain the sealant.

GROUNDS

General Information

PORCHES / PATIOS

<u>Location</u>	<u>Type</u>	<u>Material</u>	<u>Enclosure</u>
Rear	Porch	Steel and Wood	Open

WALKS & STEPS

Material
Concrete

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<u>Walks & Steps</u>		
Walks Steps	Functional See Below	
		<i>Traction strips or sand/aggregate in paint can be helpful when wooden or "diamond plate" steel steps and landings become slippery or icy. **Consider de-icing products which are not harmful to concrete.</i>
<u>Driveway</u>		
Concrete	Functional	Gate not tested, have function verified prior to closing.
<u>Drainage & Grading</u>		
Property Drainage	Fair Monitor	Flat lot drainage is typical for this type of property. Slope of soil at vacant lot to the West of the bldg. may affect drainage at this property.
Foundation Grading	suggestion	Where feasible, maintain a positive slope away from the foundation to direct runoff away.
<u>Vegetation</u>		
Trees Shrubs	suggestion	<i>Keep vegetation at least six inches away from the walls; check tree limbs regularly. Excessive watering next to the foundation can affect wall coverings and lead to seepage. ***Comments pertain to how vegetation affects the building, not the health of the plants.</i>
<u>Retaining Walls</u>		
Concrete	suggestion	Drain grate should be kept clear, and rodded periodically, at the rear door. <i>Though often not provided, hand and guard rails improve safety at and near sunken basement steps or patios.</i>
<u>Porches/Patios</u>		
Rear Porch	Deficient	Bollards (concrete filled protective posts) were not completed to protect porch structure from cars. Diamond plate metal landing buckled underfoot at 2d fl. portion, and was sunken at 1st fl. area (if not corrected sunken/uneven areas become icy in winter). Wood decking was warped, beside metal landing, at unit's portion. Wood needs replacement at this area. Flashing was not viewed where metal ledger bolts meet the building.
<u>Additional Comments</u>		Inspector expresses no load calculation or comment on concealed connectors/code compliance.

HEATING / COOLING

General Information

<u>Brand</u>	<u>Fuel</u>	<u>Type</u>	<u>Rating</u>	<u>Est. Age</u>	<u>Expected Life</u>	<u>Tests</u>
Heating: Bryant	Gas	Forced Air	High Efficiency	1	15 - 20	Visual Flame Pattern Gas Detector
Cooling:	Electric	Central A/C	(not completed)		10 - 15	Visual

Component	Condition	Comments
<u>Heating Unit</u>		
Furnace Operation	Functional	<p>Construction residue was present at the furnace; recommend cleaning/service--includes blower vanes.</p> <p>**Modern heat exchangers are mostly concealed from view; rely on heating contractor testing.</p> <p>***Do not store paints, bleach, etc. near gas burning equipment. Keep clear of lint. Have equipment professionally serviced prior to each heating season.</p>
General Condition	Further Review	
Limit Controls	Functional	
Heat Exchanger	View Limited	
Clearances	Functional	
Ventilation	Functional	
Exhaust Flue	View Limited	
Fuel Lines	Functional	
Wiring	Functional	
Thermostat	Functional	
<u>Energy Source</u>		
Gas Pipes	Functional	
Gas Shut Off	Present	
Electric Shut Off	Functional	
<u>Distribution</u>		
Ductwork	Functional	<p>***Annual servicing should include blower. Unable to verify capability of ductwork to uniformly heat or cool each room. Ductwork should be substantially airtight; any insulation should be intact so as not to be respirable. ***Change filter monthly; be sure it is secured. Avoid pleated disposable or "electrostatic" filters of 1" width, as these deprive system of air.</p>
Blower Fan	suggestion	
Registers	Functional	
<u>Additional Components</u>		
Filter	See Below	<p>***Furnace mounted humidifiers require periodic servicing. Shut off prior to summer!</p> <p>Chassis for media air cleaner (large pleated paper filter) was installed beside the furnace, but the media filter element was not installed--only 1" standard filter was in place. Recommend having wide media filter element (Trion type) installed.</p>
Humidifier	Test Limited	
Air Cleaner	Not Completed	
<u>Cooling Unit</u>		
Operation	Not Completed	<p>***Air conditioning condensing unit was not yet installed. Freon lines are supplied under the 1st fl. porch. This location is such that the three condensing units would lack proper upper 4' air clearance, if they are the standard top throw type (in which fan points up.) Typically, "side throw" or "horizontal discharge" units (in which fan points to the side) are used for under-porch locations; however, these may be difficult or expensive to obtain given that 13 SEER efficiency rating is in place. Heating contractor should verify that side throw units are to be installed, or otherwise verify that proper ventilation will be provided if standard units are used.</p>
Ventilation	SEE COMMENT	
Freon Lines		
Cabinet		
Air Ventilation		
Cleanliness		
Condensate Drain		
Thermostat		



Report Prepared For: .
 Property Inspected: 6** **th St.
 Chicago IL .
 Inspection Date: 7/4/2007

PLUMBING

General Information

<u>Water Supply</u>	<u>Supply Pipes</u>	<u>Main Water Shut Off</u>	<u>Well Pressure Tank</u>	<u>Well Pump</u>	
Public	Copper	Utility Area (in unit) Basement (Not Located)	N/A	N/A	
<u>Waste System</u>	<u>Waste Pipes</u>	<u>Waste System Clean Out</u>	<u>Gas Pipes</u>	<u>Gas Shut Off</u>	
Public	PVC Cast Iron	Common Area (Not Located)	Black Iron	At Meter Common Area Exterior	
<u>Water Heater</u>	<u>Location</u>	<u>Size</u>	<u>Type</u>	<u>Est. Age</u>	<u>Expected Life</u>
Rheem	Utility area in unit	50 Gallon	Gas	1	10 - 15

Component	Condition	Comments
<u>Water Piping</u>		
Water Pressure	See kitchen pg.	<p>**Additional comments, if applicable, can be found on kitchen, bathroom, foundation pages.</p> <p><i>Keep hoses off laundry sink, hose bibbs, etc. to prevent contamination of water supply.</i></p> <p>**Each shutoff valve not operated, due to potential for leakage. Each unit owner should have access to main water shutoff; sump pumps, etc. should be kept accessible.</p>
Visible Leaks	None Visible	
Compatibility	Functional	
Cross connection	None Viewed	
Supports	Functional	
Main Shut Off	Present	
Pipe Insulation	View Limited	
<u>Waste Piping</u>		
Drainage	Functional	<p>**Subslab/sewer piping not visible; refer to bldg. management/association re: periodic maintenance/ inspection.</p>
Visible Leaks	None Visible	
Vents	View Limited	
Clean Outs	Not Inspected	
Supports	View Limited	
<u>Gas Piping Comments</u>		
Piping Type	Functional	
Shut Offs	Present	
Leaks Detected	None Detected	
Supports	Functional	
<u>Water Heater</u>		
Water Heater Tank	Functional	<p>Unit lit, tested, then returned to off position.</p>
Water Shut Off	Present	
Temp Control	Functional	
Burner	Functional	
Safety Relief Valve	Functional	
Exhaust Vent	Functional	
Clearances	Functional	
Ventilation	Functional	
Drain Valve	Not Tested	



Report Prepared For: .
 Property Inspected: 6** **th St.
 Chicago IL .
 Inspection Date: 7/4/2007

ELECTRICAL

General Information

<u>Panel</u>	<u>Panel Location</u>	<u>System</u>	<u>Service Entrance</u>	<u>Panel Type</u>	<u>Main Wire</u>	<u>Branch Wiring</u>
Disconnect Distribution panel	Basement Rear Hallway (in unit)	100 Amp - 240 Volt	Overhead	Circuit Breakers	Copper	Copper Metal Conduit Armored Cable

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<u>Panel</u>		
Main Panel	Functional	<p>One screw missing.</p> <p>Operate breakers upon closing, then yearly. As mechanical devices, breakers can fail by allowing current to pass when switched off, or by failing to "trip". Electricians recommend having connections checked every 2 yrs. Low voltage wires (phone, cable, etc.) not tested; such equipment is often not in use within properties for sale. Refer to utility/building specifications. Do not open panel/covers unless qualified. Contact electrician for service; please make electrical repairs a high priority/early action item. Some decorative/adjustable fixtures & cords can be hazardous if affected by shelving/cabinetry, ladders, etc.</p>
Main Breaker	Functional	
Branch Breakers	Functional	
Amp/Wire Match	Functional	
Connections	Functional	
Ground/Bonding	See Below	
Panel Cover Accessibility	Maintenance Functional	
	Safety Suggestion	
<u>Grounding</u>		
Main Ground Bonding	Functional Deficient	<p>Bonding screw was installed, connecting the neutral wires and the metal panel box. This was installed at the panel within the unit, which is a subpanel/distribution panel; bonding is intended for the main disconnect panel only.</p> <p>Assured bonding lug and wire were not completed to bond the service entrance pipe to the unit's panel box.</p>
Ground Rod	View Limited	
Ground to Water Pipe	View Limited	
<u>Branch Circuit Wiring</u>		
Conductors	Functional	
Methods	Functional	
Junction Boxes	Functional	
Fixtures	Functional	
Outlets	Functional	
<u>Ground Fault Protection</u>		
Kitchen	Present	<p>Arc fault circuit interrupter (AFCI) breakers were functional for middle and rear bedrooms, but front BR lacked complete functional AFCI protection.</p>
Bathrooms	Present	
Exterior	Present	
Arc Fault Breaker	Further Review Deficient	
<u>Smoke Detectors</u>		
	safety suggestion	<p>Smoke detectors should be within 15' of each BR. A combination smoke/CO detector was provided; however, additional detector in front BR is recommended.</p>
Hallway(s)	Not Tested Safety Suggestion	<p>**Not tested six weeks prior to occupancy. Be sure no detectors were paint damaged. Change batteries upon closing; test/change regularly. Detectors should be within 15' of any bedroom.</p>

KITCHEN / LAUNDRY

Component	Condition	Comments
<u>Kitchen</u>		
Walls and Ceiling	Functional	
Floor	Not Completed	
Windows	Functional	
Light Fixtures	Functional	
Outlets	Functional	
GFCI Outlets	Functional	
Cabinets (wood/laminate)	Deficient	Upper cabinet was warped, at area just to right of microwave location. Lower rail was damaged at corresponding cabinet body. Above this area, scarf joint was visible. Above microwave location, upper cabinet was not level/square. Reveal spacing was not uniform between some of the cabinet doors/drawer faces: cabinetry was not fully level/square. Cabinets and counters should be checked for damage after appliance installation.
Counters	Functional	
Sink & Faucet Pipes	Further Review Not Completed	Aerator (filter/screen) should be serviced, as water flow was poor at the kitchen faucet. This was not opened by inspector because faucet is upgraded spray wand type. Dishwasher, refrigerator water lines were not completed.
Heat Source	Functional	
<u>Appliances</u>		
Gas Range		Appliances not completed.
Dishwasher		
Refrigerator		
Disposal		
Range Hood		
Microwave Oven		
Washer	Not Present	
Dryer, gas	Not Present	
<u>Laundry</u>		
Walls & Ceiling	Functional	
Floor	Functional	
Fixtures/Outlets	Functional	
Cabinets/Counter	Not Present	
Sink & Faucet	Not Present	
Washer Hookups	suggestion	<i>**Upgraded gas connectors, and metal braided water hoses, have integral shutoff valves to sense and stop leaks; suggest using this type. Dryer vent and integral dryer lint path should be cleaned regularly.</i>
Dryer 220 Outlet	Not Present	
Dryer Gas Outlet	Functional	<i>Vents should be cleaned periodically, building-wide--especially when longer runs exist. Rigid elbows and semi-rigid metal tubing are available for tight spaces.</i>
Dryer Vent	suggestion	



Report Prepared For: .
 Property Inspected: 6** **th St.
 Chicago IL .
 Inspection Date: 7/4/2007

BATHROOMS

General Information

The property has the following bathrooms - All are reported on this page

- 1 - Full Bath
- 1 - 3/4 Bath

Component	Condition	Comments	Location
Walls and Ceilings	see interior pg.		
Floors (Stone)	Functional	<i>Cracks/gaps which inevitably develop between floor tile and tub should be filled with color matched caulk.</i>	
Doors	Functional		
Light Switches and Fixtures	Functional		
Outlets	Functional		
GFCI Outlets	Functional	GFCI outlets tripped properly when faulted.	each bath
Exhaust Fan	Functional		
Sink/Cabinet and Faucet	Recommendation Deficient	Recommend adding protective bumpers to cabinet doors. Sink stopper needs adjustment.	full bath each bath
Toilets	Deficient	Toilet is backed up at full/front bath. Rear-3/4 bath toilet is loose at the floor. This toilet is several inches from the wall; this indicates poor planning during construction process.	
Tub/Shower and Faucet/Valve	Deficient	Hot water is typically a bit cooler at tub/shower "mixing" valves; however, shower water was not sufficiently hot/water was more than 10 degrees cooler than other fixtures.	3/4 bath
Tub/Shower Wall Surround	See Comment	<i>Tubs should be checked for scratches after final cleaning.</i> Handle trim was not completed at shower body spray jet volume controls.	3/4 bath
Water, Waste and Vent Pipes	See Comment Functional	<i>**A degree of cracking is anticipated in any grouted tile surface. Maintain caulk on surfaces likely to become wet, including cracked inside corner grout lines. Color matching urethane caulk is preferred; silicone caulk can stain stone/natural material.</i> Caulking was not completed where grout meets tub.	full bath
Heating and Cooling Sources	Functional		



Report Prepared For: .
 Property Inspected: 6** **th St.
 Chicago IL .
 Inspection Date: 7/4/2007

INTERIOR

General Information

The property has the following interior rooms - All are reported on this page

- Living/Dining Room
- 3 - Bedrooms
- Hallways
- Stairways

Component	Condition	Comments	Location
Walls and Ceilings	Not Completed	Incompletely tooled drywall joints were present at paint and trim.	Most Areas
	SEE COMMENT	Refer to blue tape/punch list as applicable re: schedule of repainting/touchups after work by other trades is complete. Inspection of completed property could not be made as various components were not complete, work was being performed. Drywall screws were visible, mainly at S wall of middle BR; this was also visible at other areas. Drywall was damaged above upper left corner of the electrical panel.	Middle Bedroom Hallway
Trim	Deficient	Scarf joint was visible/sections were not uniform and smoothly joined: at conspicuous area opposite the main entry. <i>Wood truss floors often show a degree of sloping to the center.</i>	
Floors (Hardwood Flooring)	Not Completed	Typically, screen treatment and final finish follows other work.	
Light Switches and Fixtures	Functional		
Outlets	Functional		
Doors and Windows	Deficient	At the furnace/laundry area, the swinging doors hit the opposite wall of the hallway, indicating poor planning/selection. Bifold or bypass louvered doors should be used. Cranks were not installed for front BR windows.	Furnace Area
Fireplace With Gas Logs (Ventless; Insert w/No Flue)	Deficient Not Completed	Latch did not operate properly at the front entry door. Gas key and escutcheon/trim ring were not completed at the fireplace. Not fully assembled/remote not completed. <i>Gas logs should be arranged to prevent sooty buildup, which indicates flame obstruction/CO.</i>	Front Bedroom Hallway
Heating and Cooling Source	Functional		

SUMMARY

This summary page is provided for quicker access to the information within the report. It is not intended as a substitute for reading the inspection report. Items listed below may be discussed further on the corresponding report page.

PAGE	REMARKS
	<p><i>This summary page is intended to highlight the concerns in the report which, in the inspectors opinion, were more than routine maintenance and normal minor concerns.</i></p>
<u>EXTERIOR</u>	<p>Cracked mortar joints were found at several areas; this includes side and rear walls. Wide cracking was present over the unit's rear door. Rear of gable roof did not fit over the rear block wall. At this area, mortar had cracks/gaps, and courses of block were not uniform. This indicates lack of care during construction process. Gaps were present around the window and door openings throughout, many approx. 1/2". This includes gaps wider than one inch between upper front windows and brickwork, above the unit. Since these areas were not caulked for the several months the interior drywall and insulation has been in place, it follows that water has entered the building. Bed flashings were not completed properly; includes wide rear door areas. Where bed flashing was visible, proper end dams were not completed. Lack of vertical end dams would allow water to continue to enter the wall cavities even if gaps are caulked. Water staining was visible at wood within wall cavity. Client is strongly urged, prior to closing, to contact an independent masonry contractor for review. Proper flashing installation will require removal of window sills, some masonry, etc. Any such work should be inspected in phases by said independent masonry contractor.</p>
<u>GROUNDS</u>	<p>Bollards were not completed to protect porch structure from cars. Diamond plate metal landing buckled underfoot at 2d fl. portion, and was sunken at 1st fl. area. Wood decking was warped, beside metal landing, at unit's portion. Wood needs replacement at this area. Flashing was not viewed where metal ledger bolts meet the building.</p>
<u>HEATING</u>	<p>Furnace is dirty with construction residue. Chassis for media air cleaner was installed, but the media filter element was not installed. Recommend having wide media filter element installed. Given freon line locations, air conditioning condensing units would lack proper upper 4' air clearance, if they are the standard top throw type. Heating contractor should verify that side throw units are to be installed, or otherwise verify that proper ventilation will be provided if standard units are used.</p>
<u>PLUMBING</u>	
<u>ELECTRICAL</u>	<p>Smoke detectors should be within 15' of each BR. Arc fault circuit interrupter (AFCI) breakers were functional for middle and rear bedrooms, but front BR lacked complete functional AFCI protection. Bonding screw was installed, connecting the neutral wires and the metal panel box. This was installed at the panel within the unit, which is a subpanel/distribution panel; bonding is intended for the main disconnect panel only. Assured bonding lug and wire were not completed to bond the service entrance pipe to the unit's panel box.</p>
<u>KITCHEN</u>	<p>Upper cabinet was warped, at area just to right of microwave location. Lower rail was damaged at corresponding cabinet body. Above microwave location, upper cabinet was not level/square. Reveal spacing was not uniform between some of the cabinet doors/drawer faces: cabinetry was not fully level/square. Aerator should be serviced, as water flow was poor at the kitchen faucet.</p>
<u>BATHROOMS</u>	<p>Toilet is backed up at full bath. 3/4 bath toilet is loose at the floor. This toilet is several inches from the wall; this indicates poor planning during construction process. 3/4 bath shower water was not sufficiently hot/water was more than 10 degrees cooler than other fixtures. Handle trim was not completed at shower body spray jet volume controls. Sink stopper needs adjustment.</p>



Report Prepared For: .

Property Inspected: 6** **th St.
Chicago IL .

Inspection Date: 7/4/2007

SUMMARY

This summary page is provided for quicker access to the information within the report. It is not intended as a substitute for reading the inspection report. Items listed below may be discussed further on the corresponding report page.

PAGE	REMARKS
<u>INTERIOR</u>	Drywall screws were visible, mainly at S wall of middle BR; this was also visible at other areas. Drywall was damaged above upper left corner of the electrical panel. Scarf joint was visible/sections were not uniform and smoothly joined: at conspicuous area opposite the main entry. At the furnace/laundry area, the swinging doors hit the opposite wall of the hallway, indicating poor planning/selection. Bifold or bypass louvered doors should be used. Gas key and escutcheon/trim ring were not completed at the fireplace. Latch did not operate properly at the front entry door.