WJD Decker
Home Services, LLC
Complete Home Inspection Services
9356 N. Keeler Ave.
Skokie, IL 60076
Office: (847) 676-8393
Cell: (847) 609-2345

Inspection Report

Condo Association

Property Address:
2222 W. Water St.
Swamptown, IL


Front View

William Decker, IL Lic. # 450.0002240

Date: 10/10/2008	**Time:** 1:00 PM	**Report ID:** Sample 4
Property: 2222 W. Water St. Swamptown, IL	**Customer:** Condo Association	**Real Estate Professional:**

The subject property is a 3 unit (the first floor unit is duplexed into the lower level) multiple condominium building originally built in 2005. The client (the condo association) requested an inspection to evaluate and document the condition of the property which displayed extensive mold growth and water infiltration.

In summary, the building displays the classic signs of "wet building syndrome". This is caused by:

1) Use of "split faced block" as the exterior wall covering on the sides and rear of the building. While allowed, this building material is not recommended for use in this climate. Additionally, this wall covering was not sealed, as required.

2) The exterior masonry was not properly flashed. This has allowed extensive water intrusion into the building's interior areas.

3) Improper flashing of the masonry where the rear metal porches are attached.

4) Multiple exterior wall penetrations that were not properly sealed.

5) Improper flashing of the coping tile stones.

6) Improper flashing of roof penetrations for vents, electrical conduit and and water pipes.

These items have lead to moisture penetration through the exterior walls, through the parapet wall coping stone and through the roof openings. There is extensive mold growth on the building's interior walls, ceilings and buckling wooden flooring.

This is a maintenance inspection and is not part of a real estate transaction. This inspection was requested by the owners to examine some problems that they have with the house's condition, to document these problems and obtain advice on how to best prioritize and fix these problems.

Comment Key Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be read and considered when evaluating this property.

Note:Any recommendations by the inspector to repair or replace or deal with a significantly deficient item suggests an evaluation by a licensed

and insured contractor specifically qualified to determine the condition and safety of the described item, component or system. Please note that Home Inspectors in the State of Illinois are required to note any safety hazards, whether they comply with older, obsolete local building codes or not. Licensed and insured contractors are not. Repairs done by persons other that licensed and insured contractors carry with them added liability for the customer. All work done on the subject property should be accompanied by a copy of all invoices and warranties, such warranties should be transferable to the new owner and should include the contractor's license number and a copy of their insurance certification.

Category Definitions:

Inspected (IN) = The system, component or item was visually observed at a certain time and under certain conditions.

Not Inspected (NI)= The system, component or item was not inspected and no representations of whether or not it was functioning are intended. The reason could be that the item was not connected (gas, water, electrical disconnected), obstructed, or not accessible. In any case, the reason that the item, system or component was not inspected is stated in the comments.

Not Present (NP) = This system, component or item is not present in the subject property.

Watch List or Maintenance (WL) =Either the system, component or item needs regular maintenance to remain functioning in a proper manner and those maintenance processes are noted or the item should be watched in anticipation of future problems.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a licensed and insured contractor. Most of these type of comments describe items that will lead to more serious problems if not addressed. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

Significantly Deficient (SD) = Defined by Illinois State Law as either a) not functioning or b) posing a safety hazard. It should be noted that a large number of significantly deficient items can be addressed at little cost. It is important to remember that the safety of a significantly deficient item is not based upon mere local building codes, which contain 'grandfathering' clauses, or the common 'accepted' practices of tradesmen, but on current national and international safety requirements and with the well being of the property and the client in mind.

Please Note: If you have any questions or any thing is unclear, please do not hesitate to contact Decker Home Services and/or your specific inspector. We are happy to answer any of your questions and have a large knowledge base

of information and experienced, qualified expert NACHI instructors and inspectors from around the entire country at our disposal. We consider it very important for you to fully and completely understand the condition of the subject property and will do all we can to help you in the process.

Age Of Home:	**Client Is Present:**	**Weather:**
Under 5 Years (2005)	Yes	Clear
Temperature:	**Rain in last 3 days:**	**Radon Test:**
Over 65	No	No
Mold Test:	**Water Test:**	**Insect / Pest Inspection:**
No	No	No

1. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

SIDING STYLE:	SIDING MATERIAL:	EXTERIOR ENTRY DOORS:
BRICK SPLIT BLOCK	BRICK VENEER SPLIT BLOCK STONE	STEEL
APPURTENANCE:	**GARAGE DOOR MATERIAL:**	**GARAGE DOOR TYPE:**
METAL PORCH	METAL	THREE AUTOMATIC
DRIVEWAY:		
ALLEY		

Inspection Items

1.0 WALL COVERING AND TRIM - Inspect and Describe

Comments: Inspected

The exterior of the house was covered with finished brick and stone (front) and split faced block (sides and rear). The brick displayed areas of efflorescence (Picture 1) mortar loss (Picture 2) as well as non-professional installation (Picture 3, misaligned inside corner) and improper mortaring technique (Picture 4).

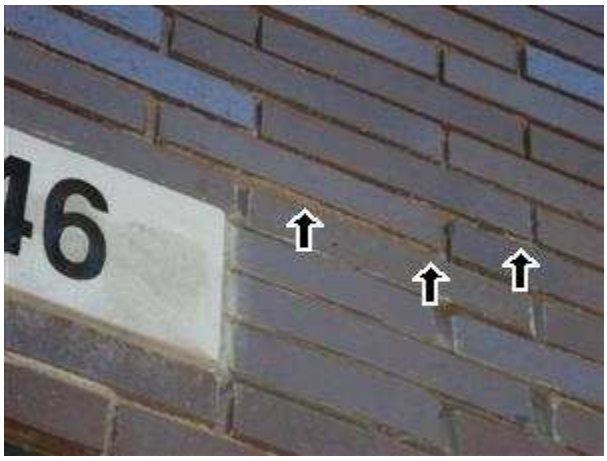
The front patio area coping tiles were not flashed and have allowed water to enter the brick, below, causing significant efflorescence (Picture 5).

The spilt block on the back and sides was not properly flashed. It had weep wicks missing and the flashing at the foundation level was not properly extended out from the wall (Picture 6). It is assumed that the flashing at the upper levels was similarly installed. The wall displayed some retained moisture at upper level flash courses (Picture 7, 8) with some moisture leakage past the flash courses.

There were multiple areas where the exterior wall penetrations were not properly sealed. The hose bib was not properly sealed (Picture 9) which has allowed water to enter and cause mold formation on the north wall of the rear basement area (Picture 10, 11). The unsealed rear balcony stakes (Picture 12) and the unsealed electrical and HVAC flues

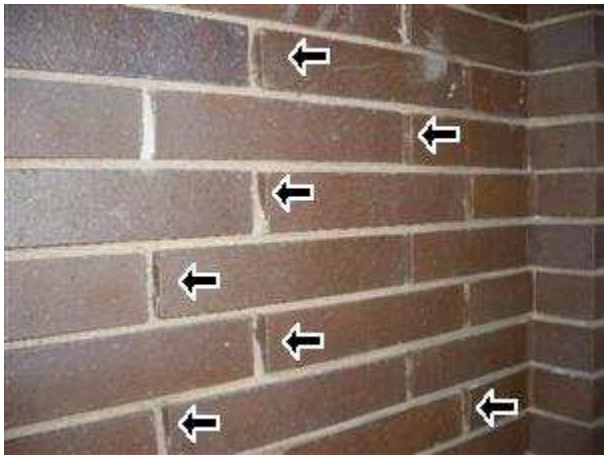
(Picture 13) have allowed water to enter and cause mold formation on the rear basement wall (Picture 14). The unflashed rear porch ledger boards (Picture 15) have allowed water intrusion and mold growth at the top and side of the rear basement door (Picture 16) and a split downspout had allowed excessive moisture on the south rear basement area (Picture 17) has caused mold growth on the interior of this area (Picture 18, 19).

1.0 Picture 1



1.0 Picture 2

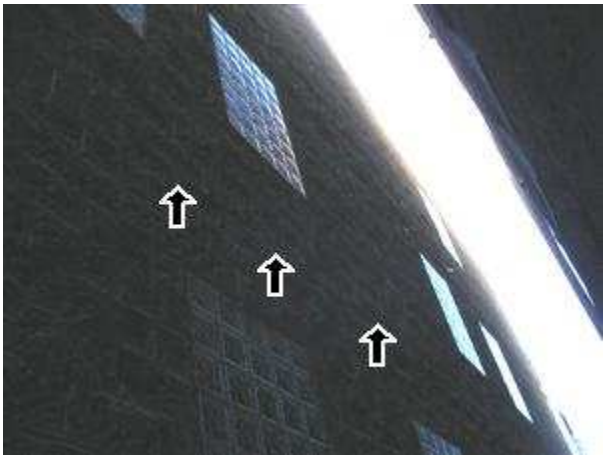
1.0 Picture 3



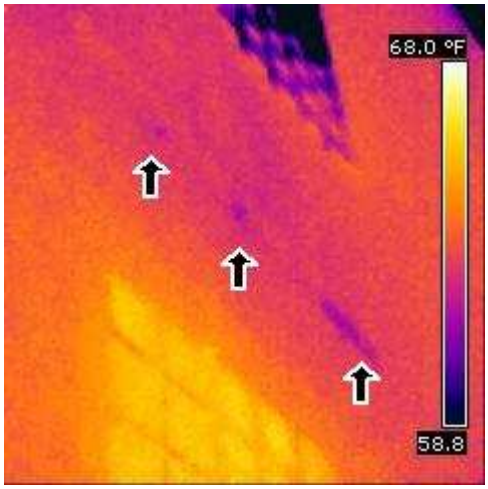
1.0 Picture 4

1.0 Picture 5

1.0 Picture 6



1.0 Picture 7

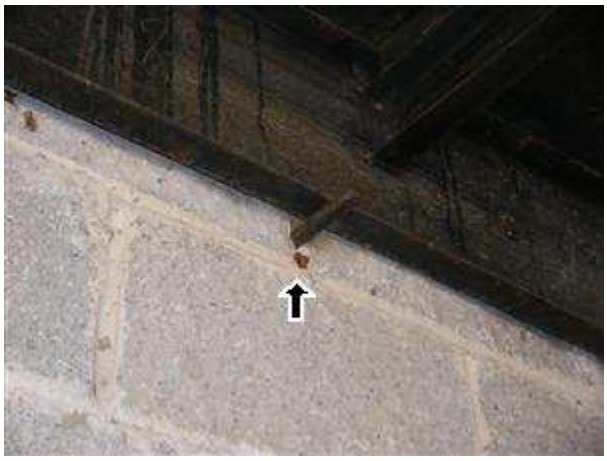


1.0 Picture 8

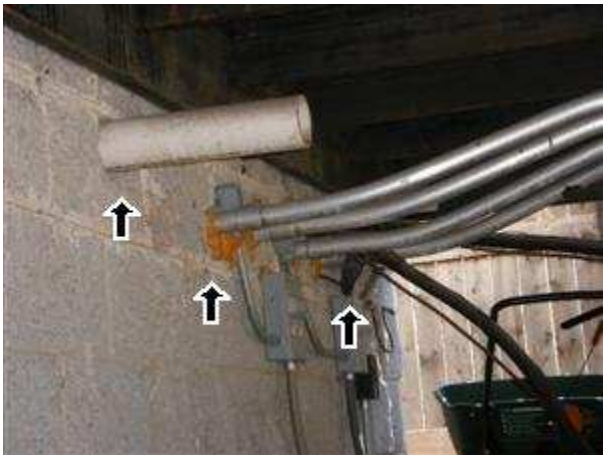
1.0 Picture 9

1.0 Picture 10

1.0 Picture 11

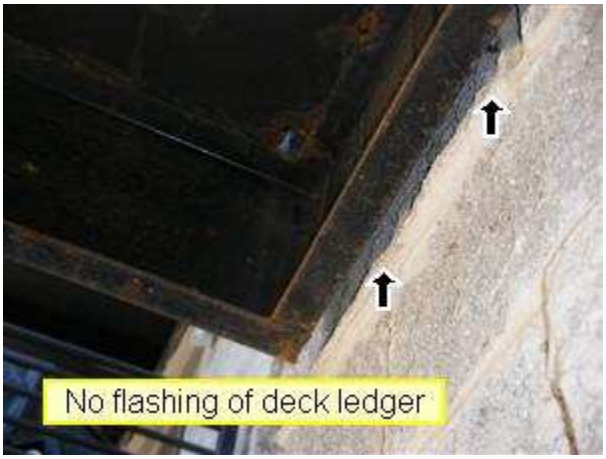


1.0 Picture 12



1.0 Picture 13

1.0 Picture 14



1.0 Picture 15

1.0 Picture 16

1.0 Picture 17

1.0 Picture 18

1.0 Picture 19

1.1 WALL COVERING AND TRIM - Findings

Comments: Inspected, Repair or Replace

The masonry work on the building is sub-standard and was not done professionally. The split block used on the building is not a material that is recommended to be used in this climate and was not sealed at construction, as required. The unsealed split block, especially when combined with the recent record rainfall, has caused a significant water intrusion problem for thru building, with water entering through the block and the interior structural walls and into the insulation and the drywall and causing mold formation.

Additionally, given the non-professional and sub-standard building techniques, there were multiple exterior wall penetrations that were not properly sealed. This has caused direct water leaking into the building, as evidenced by the extensive mold formation in the rear of the lower lever.

It should be noted that the condition of the building is a direct violation of city ordinance 13-40-135, which was specifically written to deal with problems occurring in split block construction. It is recommended that the clients retain legal help in dealing with the costs of the repairs from the original builder.

1) RR - Recommend that the entire exterior wall coverings of the building be evaluated and repaired by a licensed and insured masonry contractor.

1.2 WINDOWS (Exterior) - Inspect and Describe

Comments: Inspected

The building was equipped with multiple glass block windows. The use of such windows and their installation without the upper masonry being supported by steel lintels (Picture 1) is not a recommended construction technique.

1.2 Picture 1

1.3 WINDOWS (Exterior) - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that steel lintels be installed above the glass block windows. As an upgrade, it is recommended that the glass block windows be replaced with more energy efficient windows.

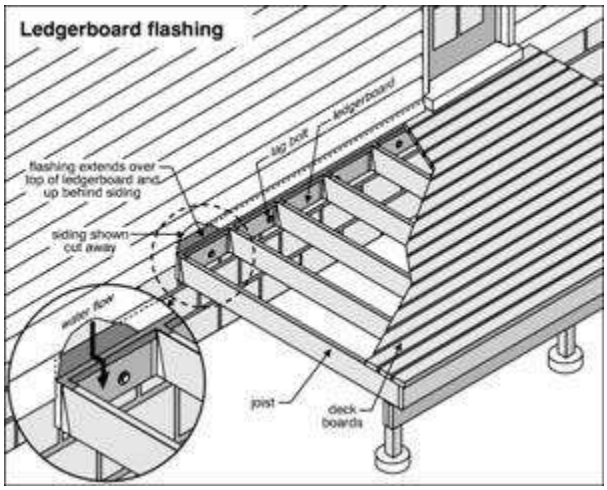
1.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Inspect and Describe

Comments: Inspected

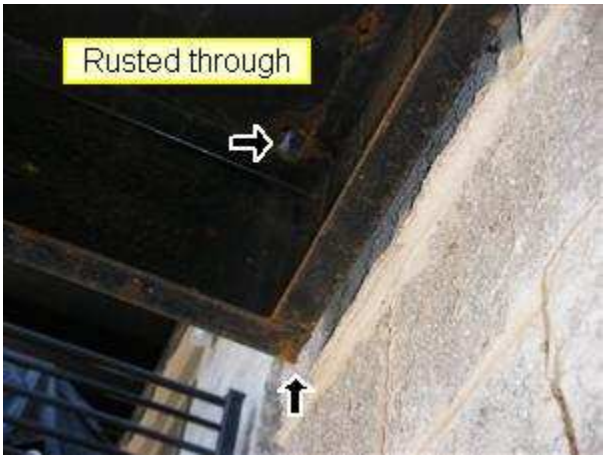
The rear of the building was equipped with metal decks, secured to the building with the required metal rods. Where the deck's ledger boards were attached to the building, there was no flashing (Picture 1). Proper installation of a deck or porch ledger board to a building requires metal flashing above the ledger to divert water running down the exterior wall away from the ledger board and the wall penetrations that holds the ledger board (Picture 2).

This problem is evidenced by the water infiltration into the rear basement area (see section 1.0) and the rust seen on the underside of the deck (Picture 3).

1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the ledger boards for the rear decks / porches be equipped with the required flashing above their ledger boards and that the flashing be counter flashed into the mortar joints and that the work be done by licensed and insured masonry contractors.

2) RR - Recommend that the rear metal decks / porches be scraped, primed and painted by a licensed and insured painter who specializes in metal exterior painting.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

ROOF COVERING:
MODIFIED BITUMEN

VIEWED ROOF COVERING FROM:
WALKED ROOF

SKY LIGHT (S):
NONE

CHIMNEY (exterior):
METAL FLUE WITH SPARK ARRESTOR

Inspection Items

2.0 ROOF COVERINGS - Inspect and Describe

Comments: Inspected

The roof is covered with modified bitumen roofing and covered, mostly, by a wooden deck resting directly on the roof covering. This is not an approved installation, will greatly shorten the life of the roof covering and will greatly increase the price of replacing the roof (because of the extra labor involved in removing the deck). The roof covering appears to be properly installed and flashed to termination bar on the side walls. There was no counter flashing above the termination bar.

There was one section of torn roofing seen at the southeast corner of the roof. The deck has torn the roof covering.

2.1 ROOF COVERINGS - Findings

Comments: Inspected

Roof decks are not a good idea for flat roofs unless they are specifically engineered, at the time of the original building's design. They lead (as they have in this case) to premature roof failure.

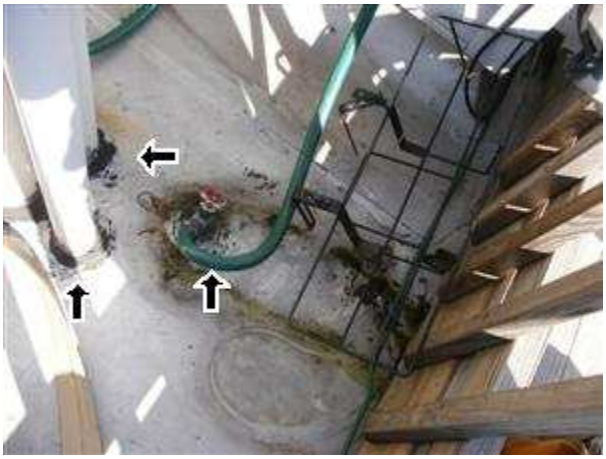
1) RR - Recommend that the deck be removed and the roof leaks repaired.

2.2 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Inspect and Describe

Comments: Inspected

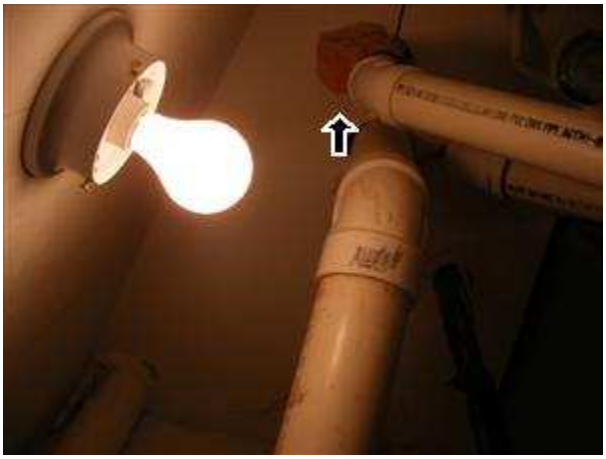
The roof had multiple roof penetrations, none of which were properly of professionally flashed (Picture 1). There was water leakage through these flashings into the utility closet of the 3rd floor unit (Picture 2, 3).

The coping stone on the top of the roof's parapet wall was not properly sealed at its joints (Picture 4) and there was no evidence of flashing under the stone. Both these conditions will allow water to enter the exterior walls.



2.2 Picture 1

2.2 Picture 2



2.2 Picture 3

2.2 Picture 4

2.3 FLASHINGS, SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - Findings

Comments: Inspected

1) RR - Recommend that, as part of a roof repair, that the roof penetrations be properly and professionally sealed. Recommend that the work be done by a state licensed and insured roofer in accordance with best practices.

2) RR - Recommend that the coping stones on the parapet wall be properly flashed by a licensed and insured masonry contractor.

3. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

CEILING MATERIALS:
SHEETROCK

WALL MATERIAL:
SHEETROCK

FLOOR COVERING(S):
HARDWOOD T&G
TILE

INTERIOR DOORS:
COMPOSITE

WINDOW TYPES:
CASEMENT
GLASS BLOCK
METAL EXTERIOR - WOODEN INTERIOR

Inspection Items

3.0 CEILINGS - Inspect and Describe

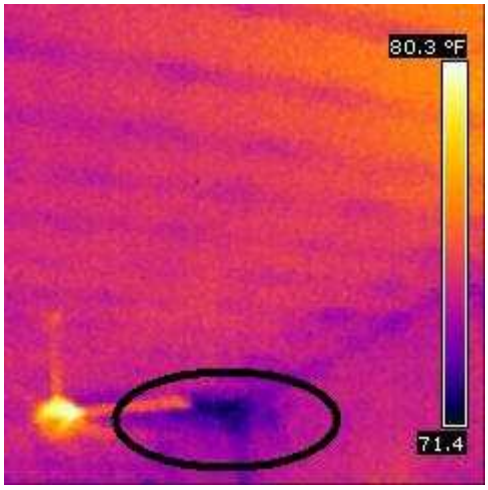
Comments: Inspected

Ceilings were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops. There were minor irregularities normally seen in new construction. Over all, the ceiling drywall job was an industry standard level II.

Ceilings in the rear basement area and around the PVC vent flues in the 3rd floor unit displayed water intrusion. The ceiling / wall interfaces in the rear basement area also displayed mold growth. See section 3.2.

The southeast corner of the 3rd floor unit displays signs of moisture intrusion (Picture 1, 2) which is, most probably, caused by damage to the roof (Picture 3) from the improperly installed roof deck. Modified bitumen roofs are not to be covered with roof decks.

3.0 Picture 1



3.0 Picture 2

3.0 Picture 3

3.1 CEILINGS - Findings

Comments: Inspected, Repair or Replace

There is some ceiling involvement with the moisture entering the north wall, but most of the ceiling mold is caused by other exterior wall penetrations that were not properly sealed. The southeast corner of the 3rd floor unit has water intrusion from the roof deck. Roof decks are not supposed to be installed on modified bitumen roofs because they tear the roof covering.

1) RR - Recommend that the water damaged ceilings be replaced after the moisture intrusion is stopped.

2) RR - Recommend that the roof deck be removed and the roof patched.

3.2 WALLS - Inspect and Describe

Comments: Inspected

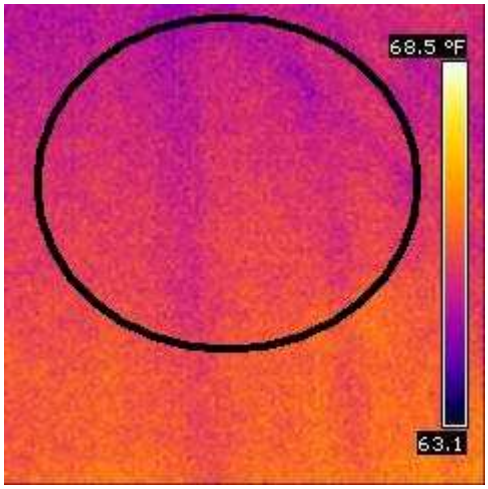
Walls were finished with drywall and exhibited no signs of sag, warp, loose tape joints or nail pops. There were minor irregularities normally seen in new construction. Over all, the drywall job was an industry standard level II.

The walls in the rear basement area, under the stairs in the front finished basement and the entire north wall of the building displayed signs of increased moisture content. This was seen in the upper stories (above grade level) as generalized increased moisture content with significant wooden stud saturation (16 to 23% WE) while the north wall of the lower level revealed higher moisture levels on the wall (Picture 1, 2) and around the glass block window wells (Picture 3, 4) with moisture readings between 19 and 32% WE.

The north wall of the garage, where it is in contact with the adjacent garage wall displayed significant moisture intrusion (Picture 5, 6). This is, most likely, caused by the exterior garage door being in contact with the adjacent garage.

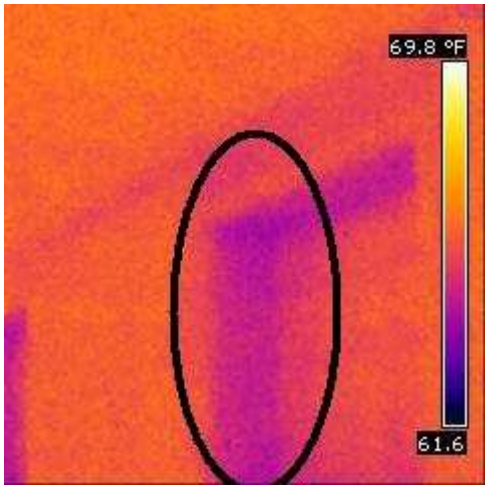
The walls in the rear basement area display advanced mold formation, with some colonies of Stacobactris evident (no samples were taken).


3.2 Picture 1 Basement, North wall

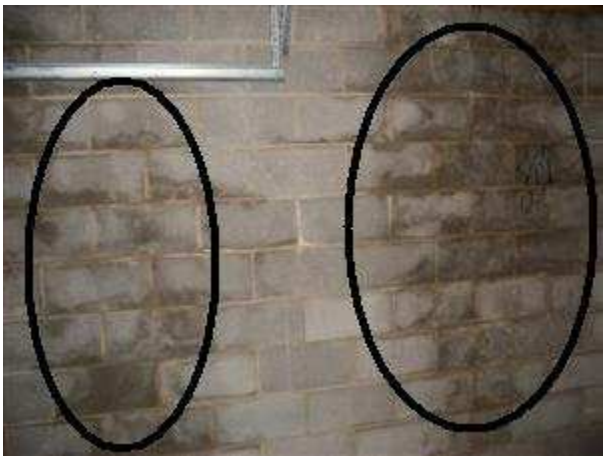


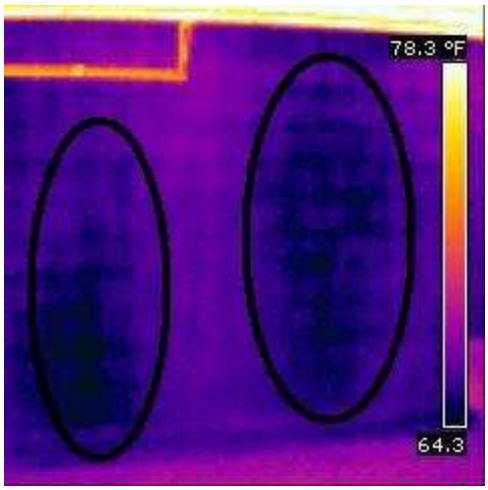
3.2 Picture 2 Basement, North wall, thermal


3.2 Picture 3 Baement, North wall



3.2 Picture 4 Basement, North wall, thermal


3.2 Picture 5 Garage, North wall.



3.2 Picture 6 Garage, North wall, thermal

3.3 WALLS - Findings

Comments: Inspected

The north walls of the building are moist, with most of the moisture concentrated in the rear basement and north wall of lower level finished area. The moisture in the upper floors is less and more diffuse, with only isolated, closed areas (such as closets and utility

rooms affected). The upper floors should have only the affected walls removed. The lower level finished area should have the north wall and all the walls in the rear area removed. The studs inside the walls should be scraped, HEPA vacuumed and treated with a fungicide and, finally, coated with a mold encapsulating paint. A further consideration should be given to replacing the walls in these areas with fiberglass drywall which is resistant to mold growth.

1) RR - Recommend that the walls be evaluated by a certified mold remediation company.

2) RR - Recommend that the north garage wall be evaluated and repaired by a licensed and insured masonry contractor.

3) RR Recommend that the walls on the rear lower level area be completely removed and remediated by a certified mold remediation company. Recommend clearance testing after the work is complete.

3.4 FLOORS - Inspect and Describe

Comments: Inspected

The lower level floors of the 1st unit were hardwood tongue and groove. They displayed signs of buckling (Picture 1) and water damage, especially along the north wall and in the hallway area. This is caused by a combination of the water intrusion and that the floors were installed directly on the concrete slab floor, which is not an approved installation.

3.4 Picture 1

3.5 FLOORS - Findings

Comments: Inspected, Repair or Replace

1) RR - Recommend that the hardwood floors in the lower level be removed and replaced once the floor level has been raised. The use of a floor raising product, such as Dricore, is highly recommended.

3.6 WINDOWS (Interior) - Inspect and Describe

Comments: Inspected

Some of the windows were glass block. They displayed signs of condensation moisture damage on the interior sill spaces. The use of glass block windows is not recommended.

***Prepared Using HomeGauge http://www.homegauge.com* SHGI (c) 2000-2004 : Licensed To Decker Home Services, LLC**

General Summary

WJD Decker
Home Services, LLC
Complete Home Inspection Services
9356 N. Keeler Ave.
Skokie, IL 60076
Office: (847) 676-8393
Cell: (847) 609-2345

Customer
Condo Association

Property Address
2222 W. Water St.
Swamptown, IL

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.1 WALL COVERING AND TRIM - Findings

Inspected, Repair or Replace

The masonry work on the building is sub-standard and was not done professionally. The split block used on the building is not a material that is recommended to be used in this climate and was not sealed at construction, as required. The unsealed split block, especially when combined with the recent record rainfall, has caused a significant water intrusion problem for thru building, with water entering through the block and the interior structural walls and into the insulation and the drywall and causing mold formation.

Additionally, given the non-professional and sub-standard building techniques, there were multiple exterior wall penetrations that were not properly sealed. This has caused direct water leaking into the building, as evidenced by the extensive mold formation in the rear of the lower lever.

It should be noted that the condition of the building is a direct violation of city ordinance 13-40-135, which was specifically written to deal with problems occurring in split block construction. It is recommended that the clients retain legal help in dealing with the costs of the repairs from the original builder.

1) RR - Recommend that the entire exterior wall coverings of the building be evaluated and repaired by a licensed and insured masonry contractor.

1.3 WINDOWS (Exterior) - Findings

Inspected, Repair or Replace

1) RR - Recommend that steel lintels be installed above the glass block windows. As an upgrade, it is recommended that the glass block windows be replaced with more energy efficient windows.

1.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS - Findings

Inspected, Repair or Replace

1) RR - Recommend that the ledger boards for the rear decks / porches be equipped with the required flashing above their ledger boards and that the flashing be counter flashed into the mortar joints and that the work be done by licensed and insured masonry contractors.

2) RR - Recommend that the rear metal decks / porches be scraped, primed and painted by a licensed and insured painter who specializes in metal exterior painting.

3. Interiors

3.1 CEILINGS - Findings

Inspected, Repair or Replace

There is some ceiling involvement with the moisture entering the north wall, but most of the ceiling mold is caused by other exterior wall penetrations that were not properly sealed. The southeast corner of the 3rd floor unit has water intrusion from the roof deck. Roof decks are not supposed to be installed on modified bitumen roofs because they tear the roof covering.

1) RR - Recommend that the water damaged ceilings be replaced after the moisture intrusion is stopped.

2) RR - Recommend that the roof deck be removed and the roof patched.

3.5 FLOORS - Findings

Inspected, Repair or Replace

1) RR - Recommend that the hardwood floors in the lower level be removed and replaced once the floor level has been raised. The use of a floor raising product, such as Dricore, is highly recommended.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.