



Inspection Report

T. Smith

Property Address:

115 E. Ogden
Naperville IL



Insight Property Services, Inc.

**Joe Konopacki
450.0004227
115 E Ogden Ave.**

Ste#117-128

Naperville, IL 60563



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Date: 1/1/2013	Time: 12:00 PM	Report ID: II - 120519
Property: 115 E. Ogden Naperville IL	Customer: T. Smith	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASHI American Society of Home
Inspectors, Illinois

In Attendance:

Homeowner

Type of building:

Multi-family

Home Faces:

North, East

Weather:

Clear

Ground/Soil surface condition:

Dry

Workscope Phase 1



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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 Moisture Management

1.1 Flashings, Gutters and Drainage

Repair or Replace



(1) Water spilling over the gutters is deteriorating the mortar that was applied the last time the walls were tuck pointed. Once the snow melt is managed by insulating the roof, the existing dark brown gutters should get warm enough from the winter sun to allow water to drain properly.

2. Thermal Layer

2.0 Recommended additional attic insulation

Repair or Replace



The ceiling structure is insulated with fiber glass batt insulation and has multiple air leaks, allowing significant heat loss to the attic, resulting in snow melt. This water then freezes when it reaches the cold overhangs, creating an ice dam. Insulating the top of the roof will decrease the snow melt. Insulating the top of the roof will also keep moisture from condensing on the underside of the roof.

Building Analysts are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The costs of corrections; 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. Building Analysts 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 Building Analyst 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Insight Property Services, Inc.

1. Exterior Moisture Management

Styles & Materials

Viewed roof covering from:
Ground

Roof Covering:
Modified bitumen

Roof Covering Color:
Dark

Chimney (exterior):
Metal Flue Pipe
PVC

Siding Material:
Full brick

Items

1.0 Roof Covering and Penetrations

Repair or Replace

(1) The door jamb of Tammy's patio door leaks constantly in the winter due to melted snow puddling above her unit, up to 7" deep in places. This resulted in a constant stream of water draining into her unit until all the water was gone. Inspecting the roof membrane above, we found areas of roof membrane around the scupper drain and along the parapet with gaps at the membrane seams.



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

(2) The ceiling of Dan's unit (5026?) near the rear patio door is showing signs of water damage inside, with corresponding efflorescence on the exterior brick. Inspecting the roof membrane above, we found areas of roof membrane around the gutter straps that are allowing water underneath.



1.0 Picture 9



1.0 Picture 10



1.0 Picture 11

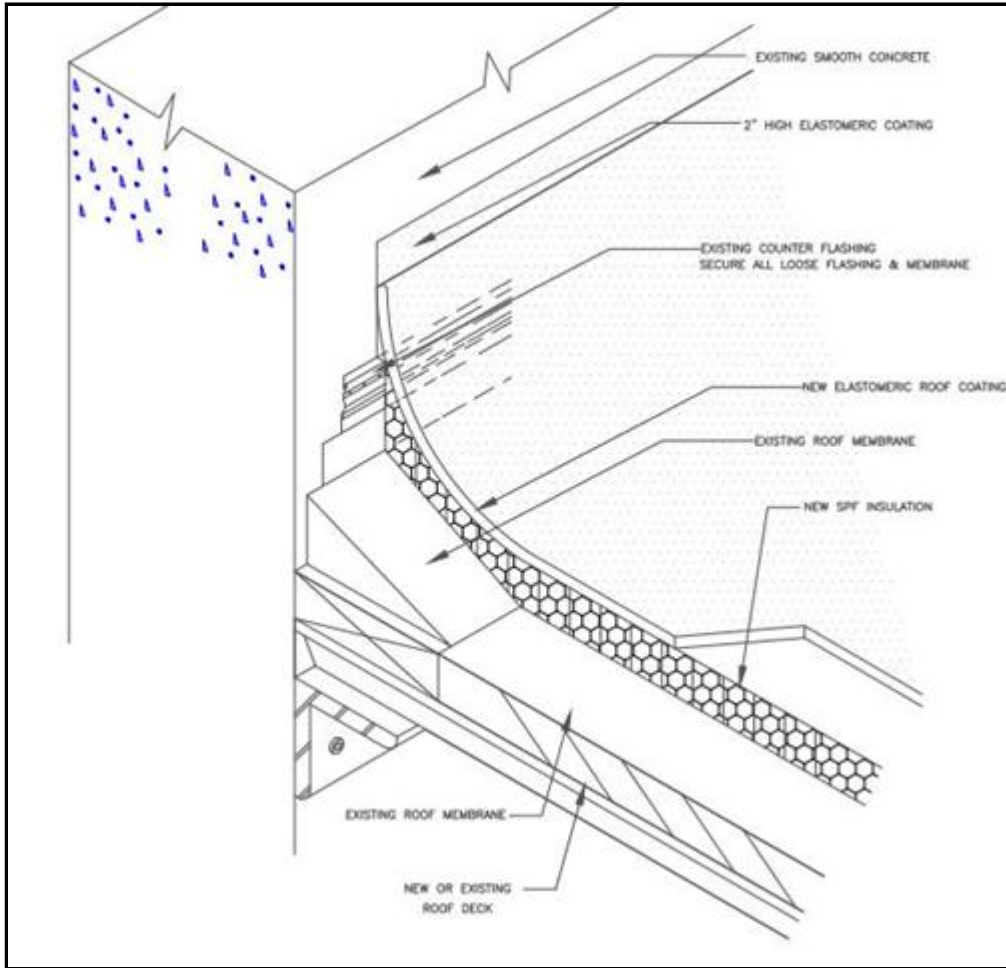


1.0 Picture 12

(3) Installing a spray polymerizing foam material will insulate the roof, create a water proof layer inches thick and the white wear-layer reflects solar heat - keeping the roof cooler. The existing roof does not need to be torn off and only the AC units need to be moved during installation.



1.0 Picture 13 Bayblock roof coating



1.0 Picture 14

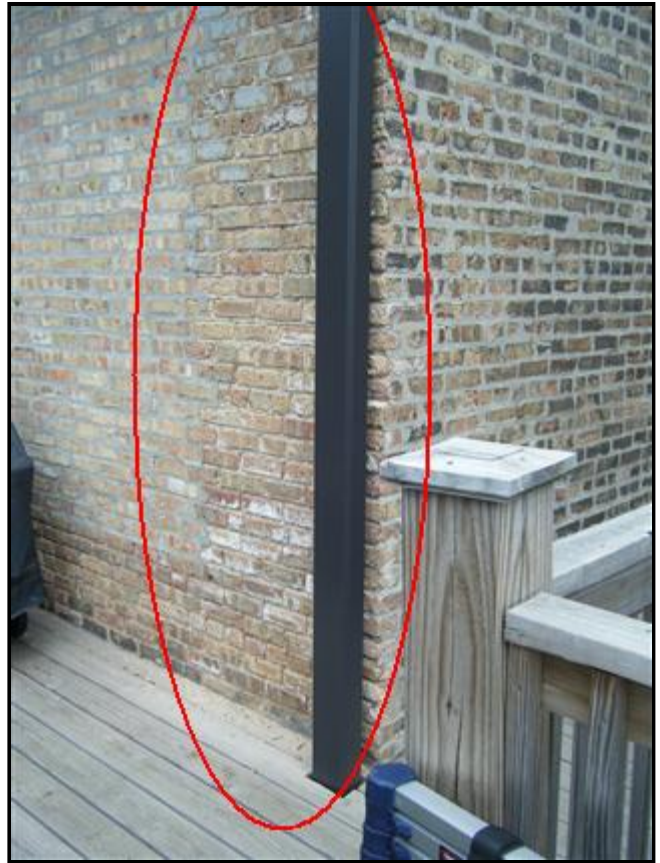
1.1 Flashings, Gutters and Drainage

Repair or Replace

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1.1 Picture 1



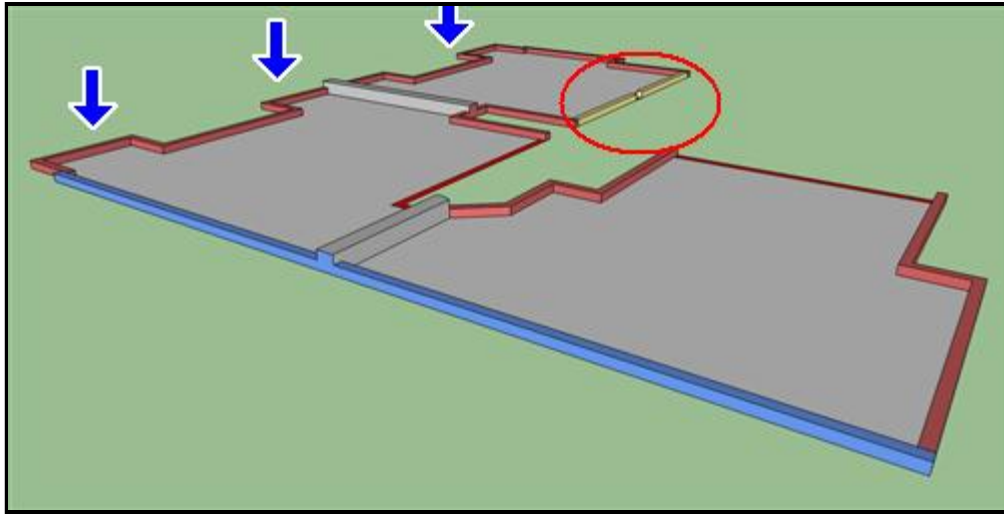
1.1 Picture 2



1.1 Picture 3

(2) The east parapet needs to be rebuilt like the north parapet, before the roof is replaced.

The parapet wall at the rear of the south building needs to be removed so that water can drain along the entire side, similar to the other two buildings.

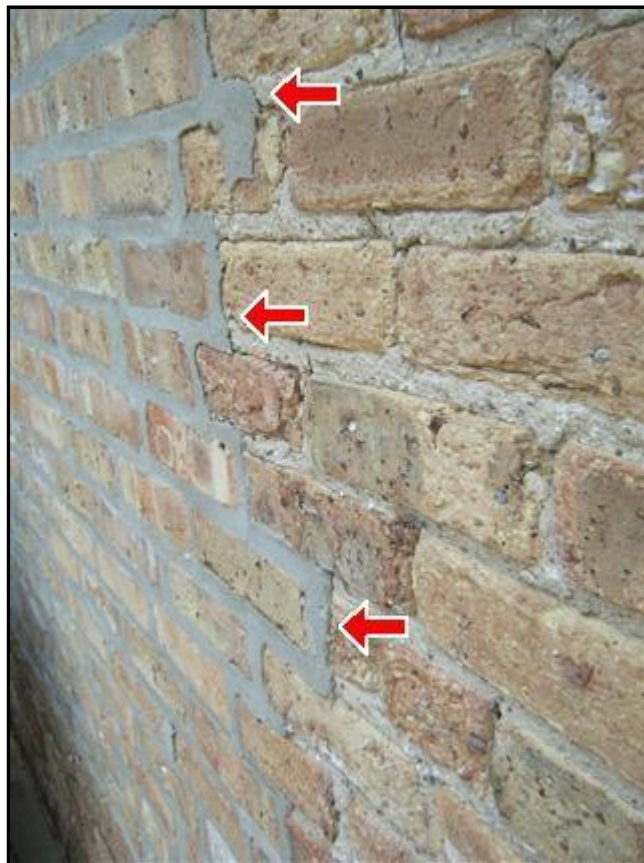


1.1 Picture 4

1.2 Exterior Cladding and Trim

Repair or Replace

(1) The hard mortar is inappropriate for this structure. Mortar should be softer than the brick so that moisture damages it rather than the bricks which cannot be easily replaced. The hard mortar will have to be removed at some point and the walls tuck pointed with an appropriately soft mortar.



1.2 Picture 1

(2) The small chimneys are likely old exhaust chases - using convection to draw odors and moisture out of the units. They have been sealed off on the inside and may be closed off at roof level.



1.2 Picture 2



1.2 Picture 3



1.2 Picture 4



1.2 Picture 5

1.3 Sump pump

1.4 Active Leaks

2. Thermal Layer

Styles & Materials

Attic Insulation/Effective R-Value:

Exterior Entry Doors (non-glass portion):

Wall Assembly Materials:

Floor System Insulation R-Value:

Glass Doors (part of windows):

Sky Light(s):

Window Types:

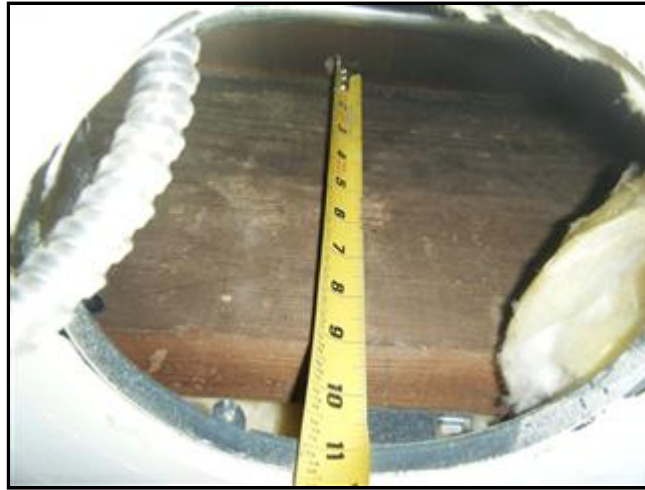
Wall Assembly Averaged R-Value:

Items

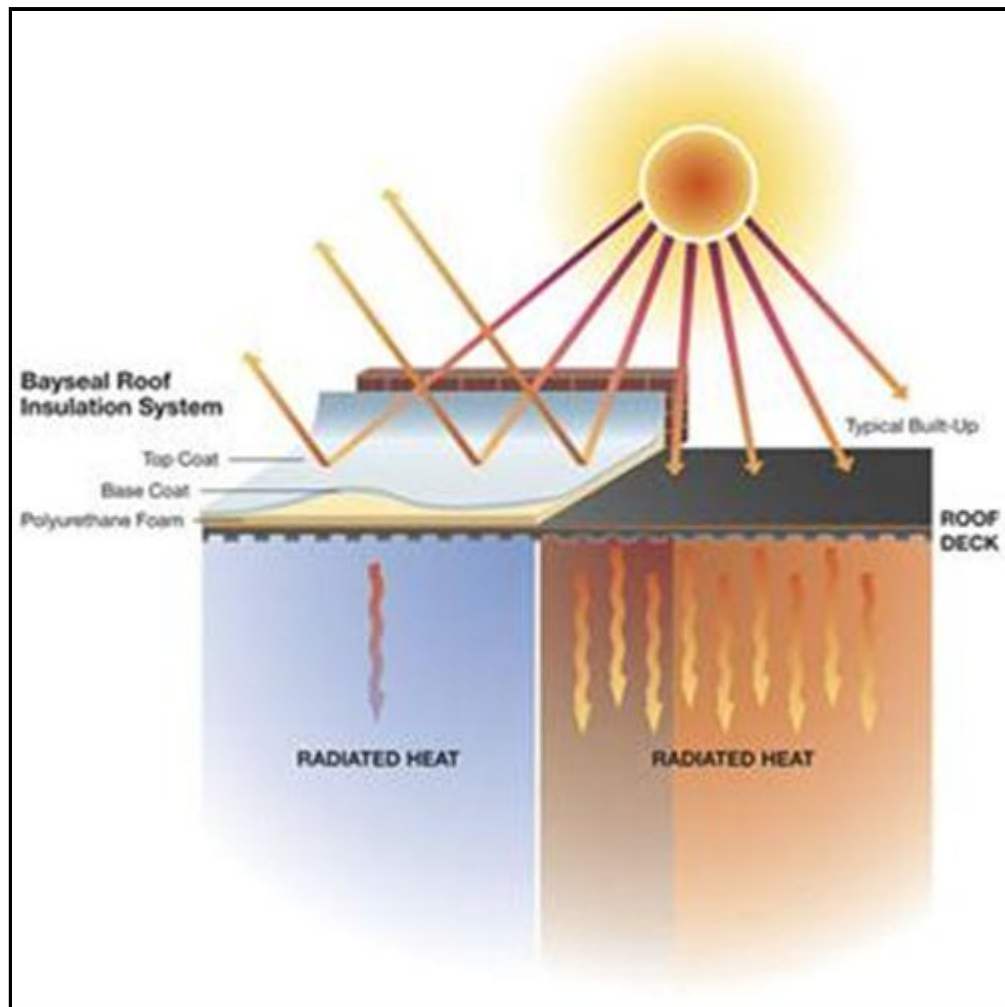
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2.0 Picture 1 2x10 Roof Joists



2.0 Picture 2



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