

INSPECTION CONNECTION, INC.

Professional Real Estate Inspections and Consulting Services

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CLIENT: MRC Inc.

ADDRESS: 1150 ACORN ST.

Inspector Mike Lamb, IL #450.000333

INSPECTION REPORT



1150 ACORN STREET, CHICAGO, IL

INTRODUCTION

This is my report of a visual inspection of the readily accessible areas of this building. I prepared it for the exclusive use of my client, MRC Inc. The report does not represent the interests of any other party.

A separate inspection contract signed by my client contains terms and conditions that are crucial to the understanding of this report. Don't use this report without considering the terms and conditions of that contract. The purpose of this report is to alert you to major defects in the condition of the property.

Please do not mistake this report for a warranty or any kind of insurance. I assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature.

Any estimates provided for repairs are based on this limited visual inspection. The actual costs to correct problems may be more or less depending upon a more detailed professional analysis.

In the body of this report and during the inspection, I may occasionally cite the sources of my opinions by referring to a building code or an industry standard published by what I consider to be a credible and qualified source. Understand that I provide this information only as a courtesy. This inspection is not meant to identify every item in the building that doesn't comply with the provisions of past or present building codes. I am not a building code inspector and this is not a building code inspection. The citations are merely for reference, not enforcement.

When the term, "Satisfactory," or "OK," is used, it means that the component was functioning as intended at the time of this limited visual inspection only. All problems I note in the report should be investigated and repaired by the appropriate professional. If you do not know what type of professional you should contact to address a particular issue please ask me.

Any building component ages provided in the report are approximations. Although age is important, the condition of the component is more so. Some old systems may be functioning very well while some new ones are already a problem.

My inspection of the electrical service is representative. I do not open all electrical service panels. I typically open at least 25% of the panels to get a general idea of the wiring and service. I randomly test electrical outlets throughout the property. Kitchen and laundry appliances will not be operated.

Please review all parts of this report carefully and call me for an explanation of any part that you do not fully understand. You can call me anytime at 708-346-0708 or e-mail me at mike@inspection2020.com

Conditions during the inspection:

TIME: 930 AM

APPROX. TEMPERATURE: 75F

The front of the building faces west. The soil was wet. The property manager was with me.
Inspector Mike Lamb, IL # 450.000333

SUMMARY:

The following is a list in no particular order of major property concerns and important remarks. This list is not meant to be conclusive or comprehensive of all the important property defects I observed.

The entire report should be carefully read.

- The modified bitumen roof cover is old and brittle with blistering at a multitude of places. The membrane is cracking and failing along parapet walls. There are signs of patching at multiple places and signs of roof leaks inside some of the units. Roof replacement is needed. Consult a roofing professional for estimates on replacement cost.
- The roof membrane is not firmly attached to the parapet walls because the parapet masonry is failing behind it. The parapet wall will need to be repaired and rebuilt around most of the perimeter of the building. This should be done in conjunction with the new roof installation. Consult a qualified mason.
- The lintels are rusting at most of the west and north windows. When steel rusts it expands causing adjacent brick and mortar failure. Approximately 18 lintels are to the point where lintel replacement should be considered soon.
- The windows are in generally poor condition. They are single paned and will not close adequately for a good weather seal. Many have broken glass, deteriorated glazing, and defective storm windows. I recommend replacement. There are approximately 114 windows. This does not include basement windows. Consult a window specialist.
- I did not have access to the garage interior. The garage doors are in poor condition and need replacement.
- There is a sewage smell in the east basement. It may be coming from a defective sewer line near the east part of the east basement. Consult a licensed plumber.
- The east basement shows signs of past flooding. There was a note on the wall concerning sewer backup. It is not uncommon for older buildings to have hidden sewer problems. Drain pipes under the ground can leak attracting tree roots and other blockage problems. These types of problems can be latent so I recommend a TV scope of the underground drain/sewer by a licensed plumber to see if there are any issues.
- The water volume to the bathrooms at the west units (7441, 7443) is very poor when more than one fixture is being run at the same time. The building has old galvanized steel water pipes which corrode from within. Pipe replacement may be needed. The building does have a pump for water supply but I it is not functional..

INSPECTION REPORT

STRUCTURAL:

Foundation: Poured Concrete

Walls: Masonry

Roof: Wood frame

EXTERIOR:

Wall Covering: Brick

- The lintels are rusting at most of the west and north windows. When steel rusts it expands causing adjacent brick and mortar failure. Approximately 18 lintels are to the point where lintel replacement should be considered in the near future.



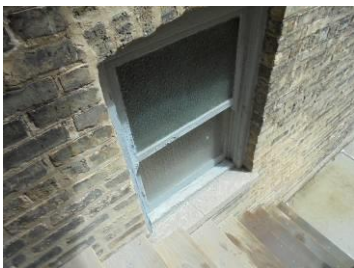
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DECK/PORCH:

- The back porch is missing hardware at at least a dozen places with bolts missing nuts and washers, corner irons missing at column to beam connections, and corner irons missing at beam to wall connections. Columns should be fastened to their masonry footings. Consult a qualified carpenter.



- Note: there is a window next to the west back porch stairway. All windows next to stairways should be safety or tempered glass.



WINDOWS:

- The windows are in generally poor condition. They are single paned and will not close adequately for a good weather seal. Many have broken glass, deteriorated glazing and defective storm windows. They will be a source of great energy loss in winter. I recommend replacement. Consult a window specialist.
- Two of the basement windows on the north side of the building are rotting out and need replacement.



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GARAGE:

Attached

- I did not have access to the garage interior. The doors are in poor condition and need replacement.



GROUNDS:

- Do not allow vegetation to grow against the side of the building. Vegetation holds moisture and attracts bugs.
- The masonry stairway at the west side of the building leading to the back porch area is cracking and failing. I expect this to fall apart in the near future. Consult a mason.



ROOFING:

Material: Modified bitumen
Method of Inspection: Walked

Approximate age: 20 years
Chimney: Masonry

- The modified bitumen roof cover is old and brittle with blistering at a multitude of places. The membrane is cracking and failing apart along parapet walls. There are signs of patching at multiple places and signs of roof leaks inside some of the units. Roof replacement is needed. Consult a roofing professional for estimates on replacement cost.



- The roof membrane is not firmly attached to the parapet walls because the parapet masonry is likely failing behind it. The parapet wall will likely need to be repaired and rebuilt around most of the perimeter of the building. This should be done in conjunction with the new roof installation. Consult a qualified mason.



BASEMENT or LOWER (BENEATH GRADE) LEVEL:

- The basement has signs of foundation seepage at many places. Seepage does not look excessive. Consult a waterproofing specialist to remedy as needed.



BASEMENT

- There are water stains and damage at the ceiling in the middle basement. I was unable to get close enough to see if this is an active plumbing leak.



HVAC:

HEATING:

Fuel Supply: Public Gas

Main meters and shut-off location: Basement

Heating type: Boiler

Approximate age: 2006

Distribution: Radiators

- Note: Did not fire the boiler. I do not know if all of the radiators throughout the building heat up when it is running. I am told that it is operated by a single heat sensor in unit #2E, 7443.
- You should secure from the seller all documentation and contracts for boiler maintenance.
- It looks like someone has sprayed expandable foam where the boiler and water heater vents into the basement wall/chimney. Flammable material should not be in contact with these vents as it may cause noxious fumes.



COOLING: NA Some of the units had window air conditioners. I did not inspect any of these.

ELECTRIC:

Location of main panel: Basement Service entrance: Overhead SEC: ?

Capacity: 400 amp Voltage: 240 Main Circuit Breaker Size: No mains for individual units

Circuit conductors: Copper Method: EMT conduit and BX

* I randomly test electrical outlets.

ELECTRIC

- Note: The main fuse panel has a capacity of 400 A. I did not pull the fuse blocks to see the size or condition of the main fuses as this would disconnect power to the entire building.
- Nearly all of the apartment units have only two branch circuits. This is inadequate by today's electrical standards. Circuit breakers will trip more frequently as branch circuits are overloaded especially with the use of window air conditioners. Consult a licensed electrician to add more branch circuits as necessary. Also, the interior of the apartments do not have enough electrical outlets by today's standards. The use of extension cords can be a fire hazard. Consult an electrician.



- Only watertight connectors should be used at electrical conduit in wet locations. The wrong connectors are being used at the back west deck. Some of the exterior EMT conduit is rusting and has not been adequately fastened to the building. Consult an electrician.



- Install Ground Fault Circuit Interrupters (GFCI's) at the following outlet locations: Outside, at Kitchen Counters, in Bathrooms. Nearly all of the units do not have GFCI's in appropriate locations.
- Note: Incandescent light bulbs can be a fire hazard in closets if flammables are stored near them.
- Make sure smoke and CO detectors are installed near sleeping areas, in common hallways, and at every level of the building. Most of the units have missing smoke and CO detectors.

PLUMBING:

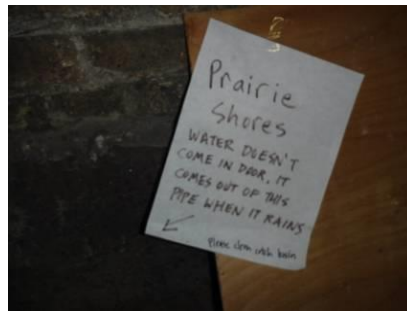
Water main location: Basement Water main material: Lead
Water distribution piping: Galvanized-steel Service: Public water and sewer
Water flow: Poor Main Drain/Vent Material: Cast iron Floor Drains: Present
Water heater size: 65 gal. Age: 2003 Fuel: Gas Sump pits: None observed
Sewage pits: None Observed

PLUMBING

- There is a strong sewage smell in the east basement. It may be coming from a defective sewer line near the east part of the east basement. Consult a licensed plumber.



- The east basement shows signs of past flooding. There was a note on the wall concerning sewer backup. It is not uncommon for older to have hidden sewer problems. Drain pipes under the ground can leak attracting tree roots and other blockage problems. These types of problems can be latent so I recommend a TV scope of the underground drain/sewer by a licensed plumber to see if there are any issues.



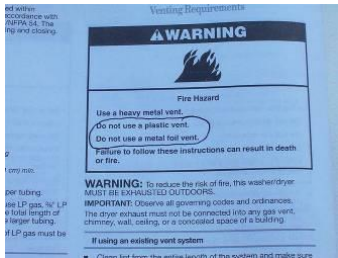
- The drywall is moldy in the east basement. This was likely caused from past flooding problems. Moldy drywall should be thrown away if it cannot be cleaned. Consult the EPA regarding any mold cleanup concerns.



- The water heater is making a clunking sound meaning interior components are failing. Budget for replacement. Note: a 65 gallon tank for a 16 unit building might not be adequate.

LAUNDRY:

- I strongly recommend installing a fire and CO detector in laundry area.
- I do not run laundry appliances.
- Use only solid or semi-rigid metal as duct for the dryer.



GENERAL INTERIOR:

- There is peeling paint at the ceiling in the upper front stairway at the 7441 address. This is likely roof leak related.



FIREPLACE(S): None

ATTIC: NA I saw no attic access hatches. The building is a flat roof.

UNIT INTERIORS:

7441

#1W

#1E

- There is water damage to the ceiling above the tub. This was wet. The unit above needs to be checked for plumbing leaks



#2E

- The drain beneath the kitchen sink is badly corroded and needs repair.
- The radiator has been removed from the bedroom.
- Unit is vacant.
- The bathroom vanity is in distressed condition.

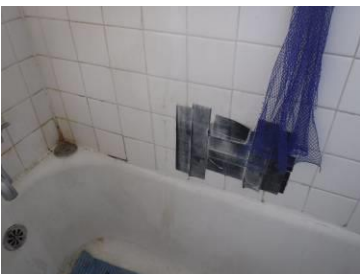


- The tub drains slowly.

#2W

#3W

- The bathroom has wall damage next to the tub. Ceramic tile repair is needed.



7441- #3W

- One of the electrical outlets in the bedroom is broken and needs replacement.
- There are water stains at the living room ceiling. This is likely roof related.

#3E

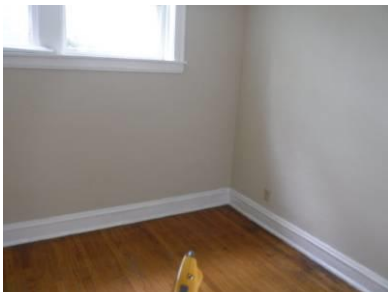
- The pedestal sink in the bathroom is wobbly.

#Garden

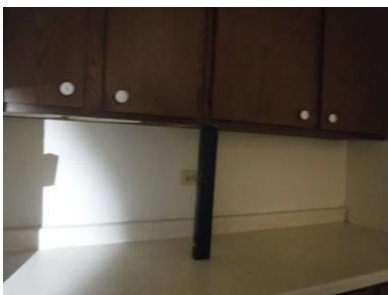
- The ceramic wall tiles in the tub area are failing because the substrate is likely rotted. Tiles will need to be removed and substrate repaired to fix this.



- There are moisture stains and high moisture readings next to the floor in the corner of the bedroom. There is probably a foundation crack with seepage. The wall will need to be opened up so this can be evaluated further and repaired.



- The garden unit was vacant and had no electrical power.
- The over-the-counter lighting in the kitchen is defective.
- There is a 2 x 4 propped beneath the kitchen wall cabinets. Have a carpenter address this.



- The drain beneath the kitchen sink needs repair. It is all taped up.
- The base cabinet next to the kitchen sink is falling apart and is in distressed condition.

7443

#1W

- There is a leak at the base of the toilet. The toilet may need to be receded. Have a plumber check it out.
- You should not need a key to exit any of the doors of the unit such as at the back kitchen door. This is an emergency egress hazard.

#1E

#2W

- There are water stains at the dining room ceiling. This was dry during the inspection and I am not sure what caused this.
- You should not need a key to exit any of the doors of the unit such as at the back kitchen door. This is an emergency egress hazard.

#2E

- You should not need a key to exit any of the doors of the unit such as at the back kitchen door. This is an emergency egress hazard.
- There are water stains at the bathroom ceiling. This was wet and is being caused by a plumbing problem at the above unit.
-

#3W

- This unit has excessive clutter everywhere. There was very little room to walk and I was unable to get a good look at the bathroom or kitchen. The unit has a very bad smell.



- The living room ceiling has water damage likely from a roof leak.

#3E

- The front room ceiling is water damaged and wet from an apparent roof leak.



- The sink basin is cracked and needs replacement.



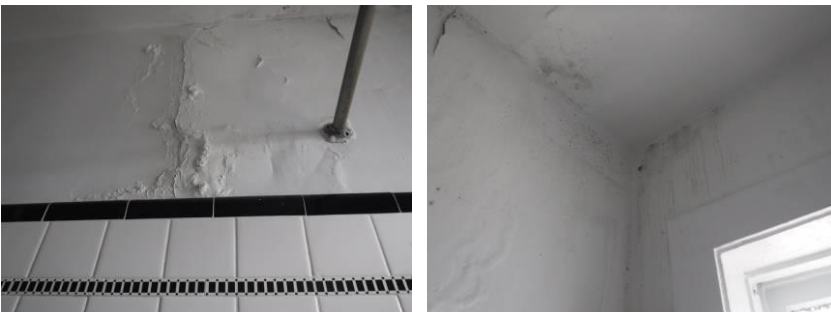
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#1

- There is water damage at the bathroom ceiling but this was dry during the inspection. There is also plastic taped around the window in the bathroom. This area was also dry during the inspection.

#2

- There is a lot of water damage at the ceiling and wall in the bathroom. This may be caused by the defective toilet above or some other plumbing issue from the unit above.



#3

- The water supply from the toilet tank to the bowl has been taped up with duct tape. Have a plumber properly fix this. Note: parts for old toilets can be difficult to find.



- There is minor water damage at the kitchen ceiling likely caused by a roof leak.