

## **Kurt Mitenbuler & Associates, Inc.**

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### ***Property Inspection location:***

██████ W. Iowa  
Chicago, IL

**Date :** Tuesday, July 22, 2008

Dear Ms. ██████:

At your request, I have inspected the subject property, and my inspection report summary follows. The summary makes no attempt to describe all the materials and conditions in the building. The summary only addresses defects that I saw at the inspection.

### **Site**

- 1) The west loading area was completely filled with garbage and junk. It should all be cleared out.
- 2) There is still inventory from the previous tenant in the west storage yard. There are several pallets of bricks and masonry still on site. Remove all the previous tenants inventory.

### **Sidewalls**

- 1) The rear/south upper clerestory window bank has dozens or more broken panes of glass. The broken glass should be replaced.
- 2) The south lower "window" bank is cheap fiberglass panels. The panels are almost totally weathered away, and are an exceptionally easy break in target.

You should replace all the south window panels with a suitable material for energy efficiency and security.

- 3) There are lintel jacking cracks at the corners of several of the old original 1st fl. street level window openings. All these old window openings have been bricked in for decades. It doesn't look like the lintels that originally caused the problem are even present anymore. The cracks have been caulked and repointed a couple times, but minor hairline cracks are reappearing.

Essentially, there are cracks around the old window openings. There's never been any thoughtful structural reassembly; it was probably bricked in the most expedient manner at the time. There will be more minor cracking over the years, but probably not anything substantial or significant. Make minor repairs as necessary.

4) The east stone coping that should be installed on the top of the parapet wall is still laying on the east upper roof. These stones should be reset on the east parapet wall and pinned so they can't move.

5) The north wall east garage door has been smashed in. The door will need to be replaced.

## **Roof**

1) The south lower roofing is literally collapsing into the interior. The roof sheathing panels are a composite of reinforced cement with an interior finish plaster finish. The panels are completely saturated from roof leaks over huge areas, and are collapsing. Large areas have completely deteriorated and fallen apart; there is no reinforcing mesh remaining to hold them together.

The roof is leaking profusely. It should be totally torn off and replaced. This will mean complete, or nearly complete replacement of the old concrete panels with a new sheathing or roof substrate.

This will be a very major expense. I would be surprised if it could be accomplished for less than \$100,000. You should get competent commercial roofing contractors out to the building to determine actual cost of replacement.

This is both a roof issue and a life safety issue. These panels could collapse catastrophically. It cannot be ignored. This roof needs to be replaced.

2) The upper middle roof drains onto the north lower roof. The north lower roof doesn't drain adequately, and there are large ponds along the wall junction with the middle building. Ponding water means leaks. There are multiple attempts at patching the roof in these areas, indicating there has been a problem.

The north lower roof should be repaired so that it drains into the roof drains. If it isn't repaired, it will leak.

3) The north lower roof north eave edge gravel stop flashing has been patched with membrane, but the "repair" is completely failed. There is water under the roof membrane.

I can make strong arguments for replacing this entire roof, and I can also imagine ways that temporary repairs could have limited application so long as you maintain the roof membrane with very regular inspections and necessary maintenance repairs. Get an estimate of the costs of either possibility from the roofing contractor you have look at the south roof.

4) The north middle roof apparently leaks. There were water ponds on the floor of the middle building at the inspection. I can imagine several areas where it could be leaking. At minimum, it needs a major amount of patching to stop the current leaks.

5) The gutters don't drain well. You should rehang the gutters to drain when the roofing is replaced.

In short, the building has a several major issues with the roofing. You need a competent roofing contractor tell you what it is all going to cost. As I previously noted, I would be surprised if the roofing repair or replacement costs were less than \$100,000.

## **Structural**

With the exception of the previously noted south roof panel collapse, the remainder of the building was in satisfactory structural condition. There were no visible or apparent major defects.

There are a number of alterations to the interior at the north bank of storage units. These alterations are lofts, platforms, and room dividers to break up these spaces into more useful orientations. I did not perform any structural analysis of the individual unit occupants alterations. If you are planning on using them for heavy storage, you should have me come back out and reevaluate the structural adequacy of the north storage lockers.

## **Heating**

There was no functional heating system in the entire building. There are two (2) ceiling hung Reznor gas fired space heaters installed at the middle building. They vent through B vents extended through the upper clerestory window panel. Since there was no electrical service to the building, I was not able to test these heaters.

Every other accessible heating component in the building has been stripped out by thieves and scavengers.

A very significant major concern is the gas service to the building is still active. When the thieves stripped out the equipment, they did not take the time to cap the gas lines. If anyone turns any gas appliance valve on accidentally, the interior could fill up with gas and explode. The gas service to the building should be cut off at the meter immediately. Have a contractor or the gas company shut off the gas service.

## **Electrical**

The entire electrical system has been stripped out by thieves for the copper. The service entrance conductors have been trimmed at the pole and are hanging there. The few pieces of service equipment still in place have been gutted for the scrap metal.

There were no functional or salvageable electrical system components. You should start over with all new equipment.

## **Plumbing**

1) All the copper supply pipe, and all the salvageable fixtures for the building have been stripped out by thieves and scavengers. There was no functional plumbing anywhere in the building, nor any functional fixture.

During the demolition that occurred to get at the copper and damaged sections of the PVC drain, waste, and vent system. I am not able to tell the extent of the damage to the DWV system without pressurizing it and performing tests.

2) The main water service entrance is fractured from a freeze during the winter. When I opened the main valve slightly, water spewed out of several locations. I shut the water back off. The main water supply entrance meter components need replacement.

3) The sewer apparently backed up through the office shower. There was dried up waste around the shower drain and on the floor adjacent to the floor drain.

There is no ejector system or anti-backflow device in the building sewer or drain system. Until such anti-backflow devices are installed, you could have recurring backup problems from the City sewers during heavy rains or flooding conditions. You should install an anti-backflow device in the building sewer.

This property needs major upgrades to the plumbing system. Have a competent licensed commercial plumbing contractor look at the property and provide specifications for repairs and the estimated cost.

### **General Interior**

1) There are white panels along the south wall of the middle main warehouse area that look like they could contain asbestos. You should have these panels tested for asbestos content by a licensed asbestos abatement contractor.

2) The office space has been essentially stripped of useful fixtures. The drywall is trashed from the plumbing having been stripped. The office space has to be cleaned out and refurbished with new fixtures, bathrooms, and finishes.

3) There is (what looks exactly like) an old buried fuel oil tank vent pipe running up the north wall of the southernmost building section. The pipe is on the south side of the wall from the main middle building. It is located approximately in the westerly third of the wall section. The pipe extends above the roofline at the middle building.

There may be a buried fuel oil tank on the property. Buried tanks on commercial properties are regulated by the EPA. If there is fuel oil leakage into the soil, the owner of the property can be responsible for very expensive soil decontamination costs. If any tanks were removed without required engineering and environmental overview, there can be punitive fines levied.

You need to know about buried fuel tanks on the property. Review the concern with the seller. You should also have a tank location and removal contractor look at the property and provide a report regarding presence or absence of buried fuel tanks and soil contamination.

There was no inspection or analysis of the multiple chain hoists, rails, or other heavy equipment still on site. Equipment inspection is outside the scope of this report.

## Summary Comments

The critical considerations are the roofing systems, retrofitting new mechanical systems for heating, electrical, and plumbing, and the possibility for environmental concerns in the form of asbestos and buried fuel tanks. You should have appropriate contractors review the building and provide cost estimates for repair or discovery as necessary to determine if there are environmental issues with the property.

Thank you for the opportunity to provide inspection services. If you have any questions, do not hesitate to call me at anytime.

Sincerely,

A handwritten signature in cursive script that reads "Kurt Mitenbuler".

Kurt Mitenbuler IL lic. #450.0000220 expires 11/30/08

# PHOTO LOG

**Kurt Mitenbuler & Assoc., Inc.**  
1021 Wesley Ave. Evanston, IL 60202

IL Lic, #450.000220  
Exp. 11/30/2008

Customer: [REDACTED]  
Property Location: [REDACTED] Chicago, IL

The following photos show defects or concerns at the subject property.

Following the defects is a general list of FYI photos showing areas that I looked at.

**1**

NE corner elevation.



**2**

North storage bay wall.



Photo defects for:  
[redacted] Iowa Chicago, IL

3  
South lower "window" bank is cheap fiberglass panels. The panels are almost totally weathered away, and are an exceptionally easy break in target.  
  
You should replace all the south window panels with a suitable material for energy efficiency and security.



4  
The electric service is cut off. These service wires are left dangling on the pole.



5  
East elevation.



Photo defects for:  
[REDACTED] Iowa Chicago, IL

6  
Lintel and settlement cracks at the NE corner.



7  
Masonry cracking at the NE corner.



8  
The north roof drains back against the middle building.



9 Patching along north lower roof section. This area does not drain well, and it has apparently leaked.



10 The gutter doesn't drain well. The gutter should be reinstalled to drain.



11 The east stone coping that should be installed on the top of the parapet wall is still laying on the east upper roof. These stones should be reset on the east parapet wall and pinned so they can't move.



Photo defects for:  
[redacted] Iowa Chicago, IL

12

South lower roof; note the immense number of patched areas. Many of these patches could collapse catastrophically.

This is the suspected fuel tank vent pipe.



13

North edge of south lower roof. It is patched very poorly, and it leaks.



14

The eave at the south roof eave leaks profusely.



15

Delaminated roofing at the south roof surface.  
This area is leaking profusely and damaging the concrete roof panels.



16

Delamination at the north parapet wall. This roofing is saturated underneath.



17

View of entire seam.



Photo defects for:  
[redacted] Iowa Chicago, IL

18

The north roof drains back against the middle building wall.



19

Ponding area at the north lower wall-middle window wall junction.



20

East upper roofing has been patched. It leaked.



*oil tank vent*

21

Broken out or missing glass at the south clerestory window wall.



22

Fiberglass panels at the rear upper wall are badly weathered and deteriorated. They are going to fail.



23

Holed through and collapsed roofing panel close up.  
The steel reinforcing mesh is almost completely gone.  
The panels are collapsing.



24

Pull back shot of previous photo.



25

Water on the floor of the south building from massive roof leaks.



26

Moldy and deteriorated roof panel.



27

Water at the interior of the middle building. The main central roof leaks.



28

More water on the floor of the southern building.



29

More water at the interior wall of the middle/central warehouse.



30

Open holes in the roof panels at the south building.



31

North wall east garage overhead door is smashed off its track.

Repair or replace the door.



32

The sewer apparently backed up through this shower.

There is no ejector system or anti-backflow device in the building sewer or drain system. Until such anti-backflow devices are installed, you could have recurring backup problems from the City sewers during heavy rains or flooding conditions.



33

Burst water main at the main water service entrance.  
Water is spewing out of the fractured pipe.



34

Pull back shot of water entrance cabinet.  
The cabinet cannot provide any resistance to freezing without a heat source. There was no heat source, so the pipe froze.



35

Open gas line at location of old furnace.  
If this valve were opened, the building would fill with gas.  
All the gas lines should be capped immediately.



Photo defects for:  
4 [REDACTED] Iowa Chicago, IL

36  
Smashed furnace installation area.



37  
The gas meter at the NW corner of the building is still on.



38  
Open gas line.



Photo defects for:  
4 [redacted] Iowa Chicago, IL

39

Stripped out electrical service equipment.



40

Stripping out plumbing caused this damage to the drywall finishes.



41

These panels may contain asbestos.



42

Close up shot of the previous photo.



43

Suspected fuel oil tank vent pipe.



44

This same pipe extends down into the floor at the south building.



Photo defects for:  
[REDACTED] Iowa Chicago, IL

45

General interior central/middle building.



46

West unloading area.



47

Roof structure for west loading area.



Photo defects for:  
[REDACTED]. Iowa Chicago, IL

48

Garbage at the west loading area.

