

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

## PROPERTY INSPECTION REPORT

Property Address: 8\*\* W. Any Street  
Chicago IL

Prepared for:

Inspection Date: May 6, 2007

Inspector: Mike Massart Lic# 450.0000181

Inspection #: sample.luxury.conversion.full

**CLIENTS REALTOR:**

**SELLERS REALTOR:**

↓

### **GENERAL INFORMATION**

Main Entry Faces: **South**  
Estimated Age: **100** Years  
Unit Type: **Condominium**  
Stories: **One plus**  
Space Below Grade: **Basement**  
People Present:

Time of Inspection: **9:00**  
Weather: **Fair**  
Temp: **70s** ° F  
Soil Condition: **Dry**  
Unit Occupied: **No**

### **SERVICES REQUESTED:**

Condominium Inspection  
new condo conversion

### **TABLE OF CONTENTS:**

Cover.....	Page #1	Plumbing.....	Page #6
Terminology.....	Page #2	Electrical.....	Page #7
Roof.....	Page #3	Kitchen / Laundry.....	Page #8
Exterior.....	Page #4	Bathrooms.....	Page #9
Heating / Cooling.....	Page #5	Interior.....	Page #10
		Foundation.....	Page #11
		Summary.....	Page #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 suggestion** Client is strongly encouraged to follow *suggestions* or RECOMMENDATIONS which go beyond the Such items may relate to efficiency, comfort or maintenance, but at times may improve 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.

## ROOF

### General Information

<u>Roof</u>	<u>Type</u>	<u>Roof Covering</u>	<u>Estimated Age</u>	<u># of Layers</u>	<u>Inspection Method</u>
Main Roof	Flat	Modified Bitumen Membrane	1 - 3 Years	Unknown	Walked Roof

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<b><u>Roof Coverings</u></b>		
Membrane	Marginal Building Issue	Flat roof surface was intact/serviceable, though some areas lacked complete drainage pitch. Standing water was present at the rear, mainly over SE portion and near air conditioners. Roof surface was buckling/surface was uneven due to underlying layers, etc., mainly at rear portion. Bleedout (torched seam) was not uniform at the modified bitumen roof. Silver coat/aluminum oxide paint is recommended, to limit temperatures below the flat roof, and to prolong its life/protect it from UV damage. **Inspector cannot view/warrant sheathing, underlayment condition without damaging covering. **Roofs are only mounted when dry, less than 20' high, and of safe pitch. Inspection limited to visible portions of covering. Refer to licensed roofer for life expectancy comment/estimate.
<b><u>Vents</u></b>		
Roof Vents	Functional	
<b><u>Flashings</u></b>		
Chimneys Plumbing Vents Joining Walls	View Limited View Limited Monitor	***Flashing visibility limited due to flat roof covering.  Parapet walls have roof covering applied more than 18" high; this tends to allow interior moisture to stay within the masonry. Ideally, metal termination bars are provided 12" to 18" high.
<b><u>Chimney</u></b>	Not Applicable	
<b><u>Gutters</u></b>		
Galvanized Downspouts Run Off Drains	Functional Deficient View Limited	Downspout drains to a spot within a few feet of the rear of the unit; this has caused settlement at the small paver patio between the bldg. and parking area. Another downspout was close to the rear stairs, to the E of the unit. Given small lot clearances, this downspout arrangement is poor, and may be related to water seepage within the unit. any "splashing" of downspouts should take into account that ice hazard may occur.
<b><u>Skylights</u></b>	None	Buried clay drain tile, at NW corner, is no longer in use as gravity sewer/catch basin system was taken out of service.



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 Chicago IL .  
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## 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	Metal Slate  Caulking	Aluminum	Frost-Proof	Lights  Main Service

Component	Condition	Comments
<b><u>Wall Coverings</u></b>		
Brick Stone	Deficient Building Issue see foundat'n pg.	Cracking/wear was present at the masonry. This includes spalled bricks and open mortar joints at the W wall, beside the unit. Stone sill was cracked at lower E side. Rising damp is indicated by efflorescence (white mineral) and mortar damage at lower masonry--beside unit, at W wall. This indicates water moving upward from the foundation. Foundation water should be addressed, as mere patching of mortar, etc. does not address source. Rising damp and mortar damage also found elsewhere; bldg. had not been fully tuckpointed for conversion.
<b><u>Trim</u></b>		
Metal Slate	Building Issue Building Issue	Gaps were present at the metal cornice trim, at the upper S wall (away from unit). Should be corrected to prevent nesting, water penetration. Slates were painted over.
Caulking	Present	Caulking was present, showed signs of aging typical in typical/moderate range.
<b><u>Doors</u></b>		
Front Doorbell, Light Rear	Functional Present Functional	<i>Caulking will fail in time. Check regularly, remove old cracked caulk prior to reinstallation.</i>  <i>To insure safe egress, client is advised against double-keyed deadbolts.</i>
<b><u>Windows</u></b>		
Aluminum	Functional	
Screens	Functional	
<b><u>Hose Faucets</u></b>		
Frost-Proof	Functional	
<b><u>Electrical</u></b>		
Lights	Functional	
Main Service	Functional	
<b><u>Additional Comments</u></b>		

Soil slopes toward the building at the rear. Rear wooden balcony was intact/serviceable, though 4"x4" was not provided every 4'. Step height was not uniform at concrete steps leading to basement rear. Ground coverings were too high relative to brickwork/stone window sills. See roof page re: settlement at patio. Asphalt parking area overall serviceable.



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## 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>
<b>Heating:</b> Carrier	Gas	Mid-Efficient Forced Air	80,000 BTU	New	15 - 20	Visual Flame Pattern Gas Detector
<b>Cooling:</b> Carrier	Electric	Central A/C	Standard 3 Ton	New	10 - 15	Visual Temp. Drop

Component	Condition	Comments
<b><u>Heating Unit</u></b>		
Furnace Operation	Functional	<p>**Modern heat exchangers are mostly concealed from view; rely on heating contractor testing.            ***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	Functional	
Limit Controls	Functional	
Wiring	Functional	
Clearances	Functional	
Ventilation	Functional	
Exhaust Flue	Functional	
Thermostat	Functional	
Heat Exchanger	View Limited	
Fuel Lines	Functional	
<b><u>Energy Source</u></b>		
Gas Pipes	Functional	<p>Electric shutoff switch is poorly located at rear wall between ductwork and dryer.</p>
Gas Shut Off	Present	
Electric Shut Off	See Comment	
<b><u>Distribution</u></b>		
Ductwork	Functional	<p>Return location is such that 1/2" air gap is needed below master BR door.            ***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	
<b><u>Additional Components</u></b>		
Filter	Quality Feature	<p>Media type used.            **umidifiers require periodic servicing. Shut off prior to summer! (turned off by inspector)            Monitor humidifier closely, as it is above furnace; these often leak and damage furnaces.</p>
Humidifier	Functional	
<b><u>Cooling Unit</u></b>		
Operation	Functional	<p>Normal (15 to 18 degree) temperature drop was observed between return and supply registers, indicating condenser and evaporator coil are cooling air effectively.</p>
General Condition	Functional	
Wiring	Functional	
Freon Lines	Functional	
Cabinet	Functional	
Air Ventilation	suggestion	
Condensate Drain	Functional	
Cleanliness	Functional	
Thermostat	See Above	



Report Prepared For: .  
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## PLUMBING

### General Information

<u><b>Water Supply</b></u>	<u><b>Supply Pipes</b></u>	<u><b>Main Water Shut Off</b></u>	<u><b>Well Pressure Tank</b></u>	<u><b>Well Pump</b></u>	
Public	Copper	Common Area (Not Located)	N/A	N/A	
<u><b>Waste System</b></u>	<u><b>Waste Pipes</b></u>	<u><b>Waste System Clean Out</b></u>	<u><b>Gas Pipes</b></u>	<u><b>Gas Shut Off</b></u>	
Public	Cast Iron  PVC	Basement	Black Iron	At Meter Basement	
<u><b>Water Heater</b></u>	<u><b>Location</b></u>	<u><b>Size</b></u>	<u><b>Type</b></u>	<u><b>Est. Age</b></u>	<u><b>Expected Life</b></u>
Bradford White	Basement	100 Gallon 250,000 btu	Gas	New	10 - 15

Component	Condition	Comments
<u><b>Water Piping</b></u>		**Additional comments, if applicable, can be found on kitchen, bathroom, foundation pages.
Water Pressure	Functional	
Visible Leaks	None Visible	
Supports	Functional	
Cross connection	None Viewed	<i>Keep hoses off laundry sink, hose bibbs, etc. to prevent contamination of water supply.</i>
Compatibility	Functional	
Main Shut Off	Not Tested	Rear common area, but not front common area, accessed.
Pipe Insulation	View Limited	
<u><b>Waste Piping</b></u>		
Drainage	Functional	
Visible Leaks	None Visible	
Vents	View Limited	
Clean Outs	View Limited	Catch basin likely taken out of service.
Ejector Pump	Quality Feature	<b>Ejector pumps were installed to prevent sewer backup.</b>
<u><b>Gas Piping Comments</b></u>		
Piping Type	Functional	
Shut Offs	Present	
Leaks Detected	None Detected	
Supports	Functional	
<u><b>Water Heater</b></u>		
Water Heater Tank	Functional	
Water Shut Off	Present	
Temp Control	Functional	
Burner	Functional	
Safety Relief Valve	Functional	Water was leaking from the PVC pipe behind the water heater; the basement floor was wet. Air intake pipe was moved several feet W of the exhaust pipe, so as to be out from under balcony; in many cases, manufacturers call for air intake and exhaust pipes to be within 1' of each other.
Exhaust Vent	Building Issue	
Clearances	see foundat'n pg.	
Ventilation	Functional	
Drain Valve	Not Tested	



Report Prepared For: .  
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# 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>
Main Disconnect Distribution panel	Basement Rear Hallway (in unit)	100 Amp - 240 Volt	Overhead	Circuit Breakers	Copper	Copper  Metal Conduit Armored Cable

Component	Condition	Comments
<b><u>Panel</u></b>		
Main Panel	Functional	<p><b>Operate breakers upon closing, then yearly.</b> 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. Phone, cable, speaker wiring 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; <b>please make electrical repairs a high priority/early action item.</b> Some decorative/adjustable fixtures &amp; 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	Functional	
	safety suggestion	
	Safety Suggestion	
<b><u>Grounding</u></b>		
Main Ground Bonding	Functional	Assured bonding lug and wire were not completed to bond the service entrance pipe to the unit's panel box.
Ground Rod	Deficient	
Ground to Water Pipe	View Limited	
	View Limited	
<b><u>Branch Circuit Wiring</u></b>		
Conductors	Functional	At the rear basement bedroom, an outlet tested with reversed polarity (at N part of W wall.)
Methods	Functional	
Outlets	Deficient	
Fixtures	Functional	
Junction Boxes	Functional	
<b><u>Ground Fault Protection</u></b>		
Kitchen	Present	
Bathrooms	Present	
Exterior	Present	
Arc Fault Breaker	Present	
<b><u>Smoke Detectors</u></b>		
Hallway(s)	Not Tested	**Not tested six weeks prior to occupancy. <b>Change batteries upon closing;</b> test/change regularly. Detectors should be within 15' of any bedroom.
	Safety Suggestion	



Report Prepared For: .  
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## KITCHEN / LAUNDRY

Component	Condition	Comments
<b><u>Kitchen</u></b>		
Walls and Ceiling	Functional	
Floor	Not Completed	
Doors/Windows	see interior pg. see exterior pg.	
Light Fixtures	Functional	
Outlets	Functional	
GFCI Outlets	Functional	
Cabinets (wood/laminate)	Functional	
Counters (Granite)	Functional	
Sink	Functional	
Faucet	Functional	
Water Pipes	Functional	
Waste Pipes	Functional	
Heat Source	Functional	
<b><u>Appliances</u></b>		
Gas Range	Deficient	Appliances operated properly unless otherwise noted. No warranty is expressed Range burner was inoperative at right front. Jenn Aire brand. KitchenAid brand.  Noisy disposal indicates debris/need for service.
Gas Oven	Functional	
Dishwasher	Functional	
Refrigerator	Functional	
Disposal	Deficient	
Range Hood	Functional	
Microwave Oven	Not Tested	
Washer	Functional	Maytag brand.
Dryer, gas	Functional	
<b><u>Laundry</u></b>		
Walls & Ceiling	Functional	
Floor	Functional	
Fixtures/Outlets	Functional	
Sink & Faucet	Not Present	
Washer Hookups	Functional	**Washer hoses and dryer gas connectors should be replaced if more than five years old. Modern gas connectors, and metal braided water hoses, have integral shutoff valves to sense and stop leaks; suggest upgrade. Dryer vent and integral dryer lint path should be cleaned regularly.
Washer Drain	Functional	
Dryer 220 Outlet	Not Present	
Dryer Gas Outlet	Functional	
Dryer Vent	Functional	
	View Limited	



Report Prepared For: .  
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 Chicago IL .  
 Inspection Date: 5-6-2007

## BATHROOMS

### General Information

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

- 1 - Hallway Bath (Full) - (First Floor)
- 1 - Master Bath - (Basement)

Component	Condition	Comments	Location
Walls and Ceilings	Functional		
Floors (Stone)	Functional		
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	See Comment	<i>Fans were usually not required if window present. However, they are recommended to convey moisture outside.</i> Sink stopper was inoperative at right side of vanity. Reveal spacing was not uniform--panels at the vanity front were not level and square.	master bath
Toilets	Deficient	Toilet is loose on the floor and should be reset with a new wax ring. Toilet center is less than 15" from the wall.	first floor master bath
Tub/Shower and Faucet/Valve	Functional		
Tub/Shower Wall Surround	Functional		
Steam Generator	Not Completed	<i>**A degree of shrinkage cracking and wear is anticipated in any grouted tile surface. Maintain caulk on surfaces likely to become wet, including cracked inside corner grout lines.</i> Steam shower was not in complete functional condition; trim piece was missing at shower.	
Water, Waste and Vent Pipes	Functional		
Heat Sources	Functional		



Report Prepared For: .  
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 Chicago IL .  
 Inspection Date: 5-6-2007

# INTERIOR

## General Information

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

Living/Dining Room	Stairways
3 - Bedrooms	Hallways

Component	Condition	Comments	Location
Walls and Ceilings (Drywall)	Functional	Walls and ceilings are in overall serviceable condition. Imperfections like exposed joints/corner beads and minor stress cracks, etc. are typical to drywalled homes.	Most Areas
	See Comment	Drywall finish was not uniform at some areas, mainly around outlets.	
Floors Floor Coverings (Hardwood Flooring)	See Comment Not Completed	Floor was sloping at the top of the stairs. Per listing agent, floor is to receive third layer of finish.	
Doors and Windows	Deficient	Door from lower level to common basement hallway, was inoperative.	Basement
Light Switches and Fixtures	Functional		
Outlets	see electrical pg.		
Ceiling Fans	Functional Quality Feature	Hunter brand	
Heating Source	Functional		
Stairs	Deficient	Riser height is not uniform at the stairs (step height varies by more than 3/8").	
Railings	Functional		



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 Chicago IL .  
 Inspection Date: 5-6-2007

## FOUNDATION

### General Information

<u>Foundation</u>	<u>Type</u>	<u>Floor Type</u>	<u>Access</u>	<u>Floor Framing</u>
Basement	Stone	Concrete Wood Decking	Inside	Wood Joist

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
<u>Access To:</u> Basement	NOTE! Visibility Limited	Insulation, semi-finished wall and ceiling areas, and/or stored goods, etc. limit foundation visibility, Client should review any concealed areas at walk-through before closing. Basement has finished walls and ceilings.
<u>Foundation</u> Exposed Walls  Floor	Deficient Building Issue  Further Review	Wide gaps were present at the mortar joints of the stone foundation, as viewed from the West side. This indicates lack of care to prevent seepage, before the drywall was finished. While water stains are clearly visible at exposed stone near the rear stairs, interior condition could not be viewed. Floor was not level; this is typical to older bldgs. Narrow area of newer concrete was visible at W master BR wall; unable to determine degree to which floor was replaced or serviced.
<u>Floor Framing</u> Joists Subflooring Columns Beams	View Limited	**Comments refer to visible components, which did not exhibit major defects.
<u>Water Penetration</u> Basement  Sump Pump	Further Review Deficient Further Review	Rear BR floor was wet/tested with elevated moisture readings at beginning of inspection. Nearby garden hose was then turned on to test drain tile and sump system; a functional drain tile and sump system would have collected the ground water. However, water leaked through the rear foundation wall, and appeared over the floor deck plywood.
<u>Insulation</u>  Perimeter	Not Viewed Further Review	Recommend repairs to foundation and drain tile system; this will likely require opening of nearby subfloor and drywall. Recommend, before wall/floor are completed, having work evaluated by a qualified environmental/water damage contractor. Mold was present to the left of the water heater, near where some drywall had been cut out. At area below the stairs, a water line visible several inches above the floor, indicates that water had affected this area.
<u>Ventilation</u>	Further Review	"Minor" seepage leads to mold when trapped near paper faced drywall, insulation, etc. During repairs, consider products such as fiberglass backed gypsum/drywall; rigid insulation (not batt type); refer to environmental specialist.
<u>Exposed Plumbing</u>	see plumbing pg.	***Part of master BR floor was wet, but was not near perimeter wall; may be due to work/cleaning taking place. Note that area beside water heater needs to be separated from living space by fire rated gypsum product. Consider fiberglass backed material; consider means for periodic inspection of under-stair area.
<u>Exposed Electrical</u>	see electrical pg.	



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## 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
	<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>
<u>ROOF</u>	Standing water was present; rear roof surface was buckling/uneven. Downspout drains to a spot within a few feet of the rear of the unit; this has caused settlement at the small paver patio between the bldg. and parking area. This downspout arrangement is poor, and may be related to water seepage.
<u>EXTERIOR</u>	Cracking/wear was present--includes spalled bricks and open mortar joints at the W wall, beside the unit. Rising damp is indicated by efflorescence and mortar damage at lower masonry--beside unit, at W wall. This indicates water moving upward from the foundation. Soil slopes toward the building at the rear.
<u>HEATING</u>	Electric shutoff switch is poorly located at rear wall between ductwork and dryer.
<u>PLUMBING</u>	Water was leaking from the PVC pipe behind the water heater; the basement floor was wet.
<u>ELECTRICAL</u>	At the rear basement bedroom, an outlet tested with reversed polarity. Assured bonding lug and wire were not completed to bond the service entrance pipe to the unit's panel box.
<u>KITCHEN</u>	Range burner was inoperative at right front. Noisy disposal indicates debris/need for service.
<u>BATHROOMS</u>	MASTER BATH: Sink stopper was inoperative at right side of vanity. Reveal spacing was not uniform--panels at the vanity front were not level and square. Steam shower was not in complete functional condition; trim piece was missing at shower. FIRST FLOOR BATH: Toilet is loose on the floor and should be reset with a new wax ring.
<u>INTERIOR</u>	Floor was sloping at the top of the stairs. Door from lower level to common basement hallway, was inoperative.
<u>FOUNDATION</u>	Wide gaps were present at the mortar joints of the stone foundation. This indicates lack of care to prevent seepage, before the drywall was finished. Rear BR floor was wet/tested with elevated moisture readings at beginning of inspection. Nearby garden hose was then turned on to test drain tile and sump system; a functional drain tile and sump system would have collected the ground water. However, water leaked through the rear foundation wall, and appeared over the floor deck plywood. Recommend repairs to foundation and drain tile; recommend having work evaluated by a qualified environmental/water damage contractor. Mold was present to the left of the water heater. At area below the stairs, a water line visible several inches above the floor, indicates that water had affected this area.