



View of the 8-story, 126-unit Condominium Block



Partial East Elevation Façade Map

Client:

6300 N Sheridan Condominium Association

Scope of Work:

This condominium, built in 1964, experiences widespread leaking through the exterior masonry curtain wall, sagging masonry lintels and masonry step cracking.

HAG was able to pinpoint 16 specific reasons for these problems, which were presented to the residents as part of an economical Façade Condition Assessment Report, meeting the highest industry standards of care. Our findings were obtained with the use of:

- Close up / hands-on spot inspections (via swing stage scaffold) of east elevations & close up spot inspections (from Botswain’s Chair) of North, South and West Elevations
- The collection and review of a comprehensive record of digital, high-resolution inspection images
- The selection and review of inspection openings for representative, suspect masonry areas to verify the condition of the original construction
- The preparation of charted distress “Façade Maps” for each building elevation which located the exact location and quantity of each type of observed defect



View of Typical Inspection Opening



Flashing Set Into Inspection Opening, Prior to Rebuilding