

Cracks in brickwork or coping.

Deteriorating brick and mortar joints, particularly in parapet wall and chimney.

Ivy and other climbers that anchor into the mortar joints.

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Cracks, blisters and missing patches in roofing. Deteriorating flashing and cornice in need of repair and paint.

Clogged gutters or downspouts or missing downspouts.

Poor tuckpointing.

Cracks in stone, stringcourse, lintels, and sills.

Deteriorated window frames, molding, and trim.

Poorly fitting storm windows.

Porch floor and stairs not sloped downward for proper draining.

Soil not graded properly to carry rainwater away from house.

WATER WATER EVERYWHERE

Famed Chicago photographer and preservationist Richard Nickel once noted that “great architecture has only two natural enemies: water and stupid men.” Leaving aside questions of peoples’ intentions, water infiltration and moisture damage remains one of the single greatest contributors to maintenance and repair problems in vintage homes. Unchecked, water causes paint to peel, wood to rot, brick and stone masonry to deteriorate, and homes to mold. The following illustrations highlight common causes and symptoms of water damage in vintage Chicago frame and masonry homes. If your home has any of these issues, prompt attention is need to keep them from getting worse and more expensive to repair



Sagging timbers causing uneven ridges. Loose, deteriorating, or missing shingles.

Deteriorating flashing along valleys and ridges. Exposed rafter ends.

Stopped up gutters. Inadequate flashing at roof's edge.

Vegetation too close to the house.

Water trapped in cornice, ornamental moldings, and trim.

Cracks in window frames and sills. Sills not sloped downward for proper drainage.

Poorly fitted storm windows.

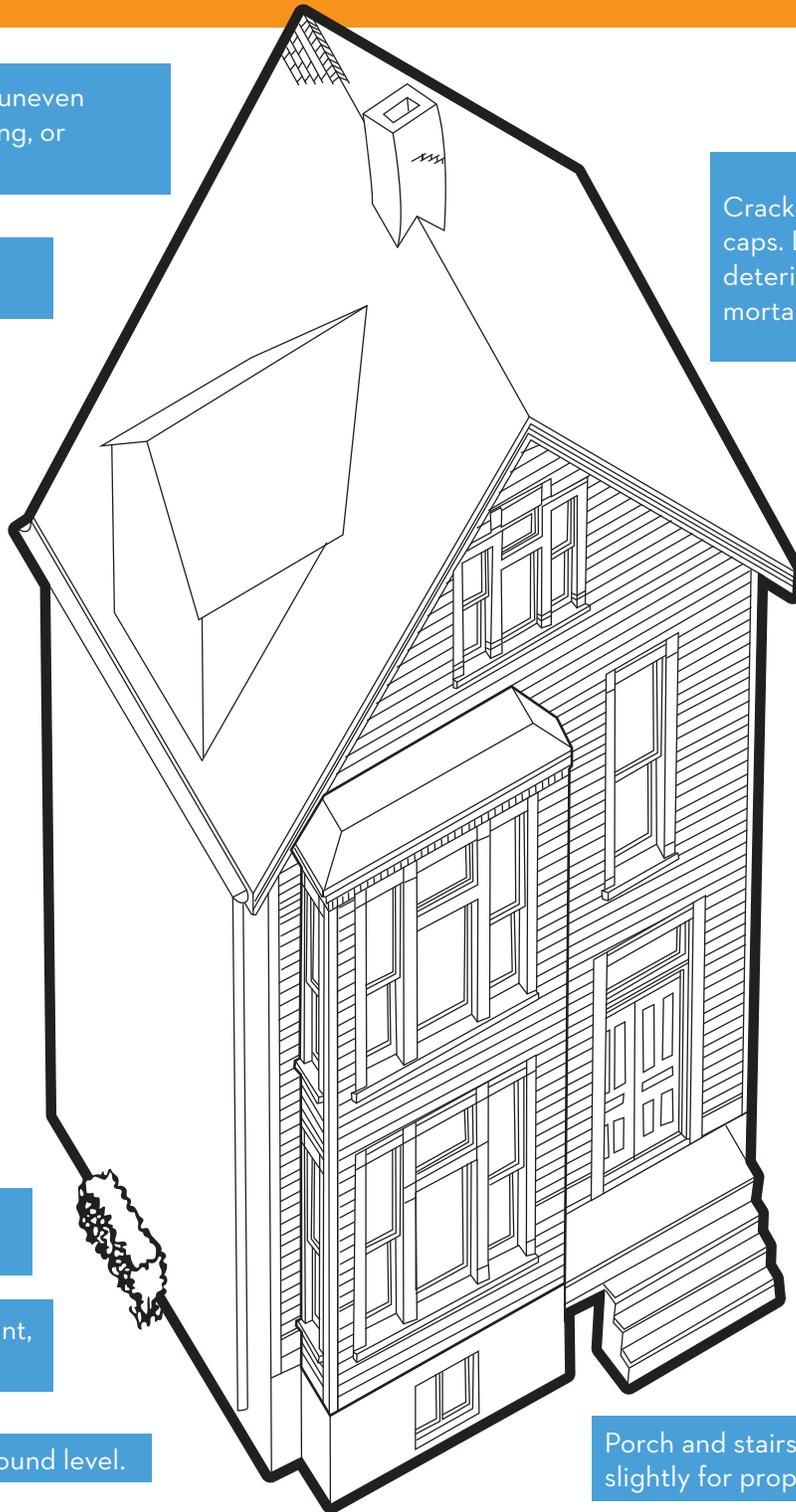
Cracked or decayed siding. Decay where siding meets corner boards, trim, and eaves.

Cracks in door frame and threshold.

Cracked or peeling paint, exposing raw wood.

Rot or termites at ground level.

Cracked or missing chimney caps. Leaning chimney or deteriorating brickwork and mortar. Deteriorating flashing.



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Porch and stairs not sloped downward slightly for proper drainage.

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When making repairs, it's critically important to treat the cause of water/moisture damage in your vintage home not just the symptoms. Your basement may occasionally flood, but that may be a symptom of improper storm water drainage. Your masonry may show signs of mortar deterioration, but that may be a symptom of a roof leak or vines growing on the walls. Your decorative wood trim may be rotting, but that may be a symptom of a clogged or leaky gutter. If you only treat the symptoms of water infiltration, you will likely be wasting money on the repairs as damage will continue or worsen - leading to more costs, stress and aggravation.

