

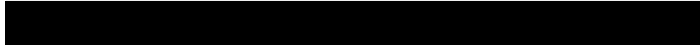
KNOW-FAULT LTD.
PCA'S DONE RIGHT
YOU HAVE OUR WORD ON IT!

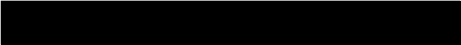


PROPERTY CONDITION REPORT

PREPARED EXCLUSIVELY
FOR





Prepared For: 

Property Address: 

Property Type: Commercial

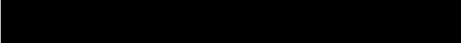
Description: Multi-Use Retail & Office Building

Owner of Record: 

Date/s of PCA: 10/30/2015, 10/31/2015

PCA Conducted By: 

Date of Report: 11/00/2015

Prepared By: 

Revision No./Date:

Submitted by: Know-Fault Ltd.


(224) 678-8316



Table of Contents

| | |
|---|---------|
| 1.0 Executive Summary | 1 |
| 2.0 Introduction | 5 |
| 2.1 Inspection Authorization And Scope..... | |
| 2.2 Document Review & Interviews..... | |
| 2.3 Inquiries to Local Authorities..... | |
| 3.0 Site | 7 |
| 4.0 Foundation/Structure | 9 |
| 5.0 Exterior | 10 |
| 6.0 Roof | 11 |
| 7.0 Electrical | 13 |
| 8.0 HVAC | 15 |
| 9.0 Plumbing | 17 |
| 10.0 Interior | 19 |
| 11.0 Vertical Transportation | 21 |
| 12.0 Life Safety & Fire Protection | 22 |
| 13.0 Additional/Out of Scope Considerations | 24 |
| 14.0 Appendix | |
| Abbreviated Accessibility Survey..... | pp i-ii |
| Equipment Legend | |
| Captioned Photos | |

1.0 Executive Summary



Building west elevation



Building north elevation

General Description

The property consists of a 2½ story multi-use retail and professional office building. According to a real estate listing dated July, 2015 provided by [REDACTED] the building was constructed back in 1999 and underwent major renovation in 2007 adding a second floor inside resulting in a total of 35,051 square feet without changing the initial footprint of the building.

General Condition and Level of Maintenance

Overall general condition leaves much to be desired given deferred maintenance in varying degrees in addition to formerly occupied tenant spaces beleaguered with abandoned plumbing and open electrical outlets and junction boxes along with a number of life and fire safety concerns at this time.

Moreover, a walk-through survey of the property revealed a number of discrepancies between existing build-outs and renovation drawings as provided by Rockford Bank & Trust. This, added to the above, raises suspicion as to whether or not building permits were ever issued and inspections conducted for each and every build-out since 2007.

Site

Barring typical maintenance repair needs considered typical for a building in this age range, there are no readily apparent immediate/major deficiencies to report at this time.

Foundation/Structure

No readily apparent immediate/major deficiencies to report at this time.

Exterior Walls

Apart from the need for facial restoration of exterior precast concrete and replacement of insulated glass units (IGUs) with failed seals, exterior walls appear to be reasonably sound showing no readily apparent signs of abnormal settlement or distress at this time.

1.0 Executive Summary

Roof

The original EPDM single-ply roofing system requires miscellaneous repairs at this time to address and correct for existing roof leaks, marginal/temporary repairs since provided above the former studio and elsewhere on the roof, and numerous deformed rubber boot flashings holding water at this time that can predispose to roof leaks.

Electrical System

Open electrical outlet/junction boxes present at numerous locations inside formerly occupied tenant spaces and elsewhere inside the building including abandoned/disconnected, open terminated electrical cable laying on top of the roof above the unoccupied studio.

The two (2) electric water heaters located inside the first floor mechanical room presently share the same branch circuit as opposed to each one being on its own dedicated branch circuit as normally required.

HVAC System

No contract service maintenance agreement in force at this time for maintaining package rooftop units and indoor HVAC equipment.

Four Carrier package rooftop units remaining from the original build date back in 1999 are presently 16-years into a 15 to 20 year normal life cycle.

According to [REDACTED] his suite experiences heating problems during the Winter.

Plumbing System

Open/uncapped DWV plumbing present inside several unoccupied tenant spaces including a vacant office suite and restaurant located on the first floor, a restaurant kitchen on the 3rd floor, and elsewhere inside the building — a condition conducive to sewer gas backup posing a health and safety concern to building occupants and visitors alike.

The electric water heater located inside the 2nd floor storage room has sustained excess corrosion on the water heater jacket from top to bottom.

Interior Elements

Discrepancies between actual build-outs and renovation drawings provided by [REDACTED] raises suspicion as to whether or not construction permits were issued for all build-outs subsequent to the renovation.

Tenant modifications made both inside and outside the unoccupied Studio renders the loading dock and overhead doors serving this tenant space inoperable and useless at this time.

Vertical Transportation

No current annual certificate of inspection posted inside/outside the public elevator as required by the State Fire Marshal.

Freight elevator out of order or shut-down warrants further investigation/more information at this time.

1.0 Executive Summary

Life Safety & Fire Protection

Fire extinguishers w/expired inspection tags dated 2009-2012 present throughout the building.

No tempered safety glass present as/where normally required at interior glass borrowed light and glass sidelight openings.

Only one as opposed to two fire door exits serving the All State Insurance suite makes for a fire trap.

No emergency backup lights present inside rest rooms serving [REDACTED]

ADA Compliance

Parking lot short one ADA accessibility stall based upon total number of parking stalls per ADA requirements.

No audible and visual fire alarm devices present as normally required inside common restrooms serving the first and second floors.

Additional/Out of Scope Considerations

Assessment/evaluation of fire detection, security and alarm systems

Assessment/evaluation of wet/dry fire suppression sprinkler systems

Assessment/evaluation of elevators and related elevator equipment

ADA full compliance inspection

Conduct an Energy Audit

Provide an Environmental Risk Assessment or Environmental Testing of any kind

1.0 Executive Summary

Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|---|---------------------|
| Facial restoration of exterior precast concrete along the south and west building elevations including replacement of fixed IGUs exhibiting failed seals at this time. | Obtain Quote |
| Repairs by a qualified, licensed roofing contractor as required to address/correct for roof leaks along with improper patching/repairs and deformed rubber boot flashings including installation of protective walk pads for servicing rooftop equipment. | \$5,000 to \$10,000 |
| Solicit the services of a qualified, licensed plumbing contractor to address/correct for all open/uncapped DWV piping present inside the building at this time | \$3,000 and up |
| Solicit the services of a qualified, licensed electrical contractor to address/correct for all open electrical outlet/junction boxes present inside/outside the building including removal of open terminated electrical cable laying on top of the roof. | \$3,000 and up |
| Provide for general servicing and cleaning of all indoor/outdoor HVAC equipment by a qualified, licensed HVAC contractor prior to closing. | \$3,000 and up |
| Anticipate/budget for replacement of (4) remaining Carrier package rooftop units totaling 33-Ton over the next 1-5 years. | \$50,000 |
| Consider implementing an annual contract service maintenance agreement including labor and parts for maintaining all indoor/outdoor HVAC equipment at this time. | \$10,000/Yr. |
| Anticipate/consider replacement of one 40-gallon electric water heater located inside the 2 nd floor storage room with a 40-gallon commercial grade water heater. | \$1,200 |
| Further professional evaluation by a glass/glazing contractor to verify for tempered safety glass as/where normally required at all interior glass borrowed lite openings without an approved/recognized stamp. | |
| Further investigation/feedback verifying construction permits issued and building/fire code inspections performed to date for each and every build-out since 2007. | |
| Schedule a life and fire safety inspection by the local fire department b4 closing. | |
| Have all fire extinguishers inspected/calibrated or replaced as/where required by a qualified, licensed testing facility. | |
| Verify/obtain a copy of the alleged certificate of inspection for the elevator and post the certificate inside the elevator for all to see. | |

2.0 Introduction

2.1 Inspection Authorization And Scope

This report represents an opinion based upon our observations in conducting a Property Condition Assessment (PCA) for the property known as [REDACTED] for and in behalf of [REDACTED] requested and authorized by [REDACTED].

The **Property Condition Report (PCR)** as presented herein outlines the inspector's observations and opinions regarding the apparent physical condition of the subject property as observed at the time of the PCA based solely upon a visual examination of readily accessible building systems and components as presented in the **Property Condition Report** and is not intended to identify and disclose each and every defect or problem that may exist at the time of the PCA. The **Property Condition Report** also includes additional digital photos rendered in PDF format considered to be an integral part of the report.

The **Property Condition Report** also provides recommendations including **Opinions of Probable Costs** when able for: 1) remedying major deficiencies, 2) updating older/aging major components that may require replacement, as well as 3) addressing other issues/concerns within the scope of the PCA deemed to be of vital importance by the inspector.

Recommendations are for remedial actions considered to be beyond normal maintenance and upkeep of the property, and include **Opinions of Probable Costs** that 1) individually or in aggregate are expected to exceed \$3,000 for recommended repairs or replacement, and 2) are solely intended to act as a guide in obtaining hard costs from reputable contractors qualified to do the work.

The **Property Condition Report** is not intended as a warranty or guarantee of any kind with regard to the physical condition, sale or merchantability of the property as it pertains to adequacy, performance or fitness for use.

The **Property Condition Report** is not intended to signify, confer or act as a compliance inspection or certification of or for any governmental/non-governmental codes, ordinances or regulations of any kind.

The **Property Condition Report** is prepared exclusively for the party named herein and shall not be assigned, transferred or sold to any outside third party. Know-Fault Ltd. nor its agents shall bear any responsibility for use of information contained in this report by other than the party for whom it is intended.

The **Property Condition Assessment (PCA)** was conducted by [REDACTED] of Know-Fault Ltd. on the day/s of October 30 and 31, 2015. Ingress to the building was provided both during and after normal business hours whereby the inspector was entrusted with a key to the building by Mr. [REDACTED] of [REDACTED] who briefly met with the inspector on the first day of the PCA. The inspector was later joined by [REDACTED] attorney for [REDACTED] who remained and accompanied the inspector during his walk-through survey of the property on the first day of the PCA. Barring inherent design build and occupancy limitations, the majority of office suites and rooms inside the building were reasonably accessible to the inspector on the days of the PCA.

2.0 Introduction

2.2 Document Review & Interviews

Documentation provided by [REDACTED] in email PDF file attachments as follows:

- ◆ Real estate listing for [REDACTED] by Dickerson & Nieman dated 07/30/2015
- ◆ Preliminary architectural drawings for building remodel prepared by [REDACTED] [REDACTED] dated 04/12/2007, revised 05/04/2007, consisting of 49 drawings in PDF format
- ◆ Illegible scanned copy of Elevator Inspection Form dated 04/24/2015 submitted in PDF format with check mark next to 'Fail' at bottom left of page 1

The following tenants were briefly interviewed at the time of the PCA:

- ◆ [REDACTED] of Farmers Insurance
- ◆ [REDACTED] of All State Insurance Company
- ◆ [REDACTED] Attorney at Law (by phone)

2.3 Inquiries to Local Authorities, Building Owner Representatives, Other

As part of this assessment, the following individuals were contacted by phone subsequent to conducting the PCA for the purpose of soliciting additional feedback relative to their area of expertise.

- ◆ None

3.1 Description

Topography and Storm Water Drainage

The lot is primarily flat with drainage contingent upon the design slope of the finish grade and pavement for collecting and disposing of surface water runoff.

Access and Egress

The property is bordered by [REDACTED] Road to the west and [REDACTED] to the south with the closest driveway entrance off of [REDACTED]

Paving, Curbing and Parking

Parking provided along three sides of the building consists of asphalt pavement with concrete curb and gutter.

Flatwork

Concrete stoops, steps and walkways.

Landscaping & Appurtenances

Grass including small to large plantings along with mature trees in the parkway and elsewhere on the property.

Recreational Facilities

None present.

Utilities

Sewer & Water provided by the [REDACTED]

Electricity provided by ComEd

Gas service provided by Nicor Gas

3.2 Observations/Comments

Asphalt pavement serving the parking lot and right-of-way appears to be in serviceable condition barring typical maintenance repair needs to restore and preserve the overall integrity of the asphalt pavement at this time.

Concrete curb and gutter appears to be in serviceable condition barring typical shrinkage/settlement cracks for age.

Concrete flatwork appears to be reasonably sound and in serviceable condition excepting normal wear and tear for a building in this age range.

Concrete and keystone retaining walls outside the rear loading dock area and north end building entrance appear to be reasonably sound and in serviceable condition at this time.

The property appears to provide for adequate on-site parking.

Temporary/amateur wood frame ramp added outside the rear service door entrance to the former studio tenant space serves to block and renders the loading dock leveler useless at this time.

3.3 Limitations/Exclusions

- Soil testing of any kind
- Inspect/evaluate underground buried drains/catch basins and manholes.
- Perform design load calculations of any kind
- Provide a topographic survey of the property.
- Provide field measurements of any kind.
- Inspect/evaluate the condition of landscaping, shrubs and trees.

3.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|--|--------------|
| Restoration of asphalt pavement at isolated areas including seal coating and stall striping by a qualified, licensed paving contractor come next Spring. † | Obtain Quote |
| Tear-out the wood frame ramp in its entirety outside the loading dock area. | Minor Cost |

† **Note:** No Land Title Survey available in order to prepare and submit a budget cost.

4.0 Foundation/Slab/Structure

4.1 Description

Foundation

Poured concrete foundation w/slab on grade.

Floors

Varies w/location consisting of poured concrete slab (thickness unknown) for the ground floor, OSB board over open web wood trusses for the 2nd floor office suites and precast concrete for the 3rd floor mezzanine.

Drainage Provision

Floor drains present at various locations inside the building.

4.2 Observations/Comments

No readily apparent signs or indications of any abnormal/ongoing settlement at this time based upon a visual inspection of exterior precast concrete walls along with floors, walls and ceilings inside the building.

4.3 Limitations/Exclusions

Inspect/evaluate foundation walls hidden/concealed from view.

4.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|-------------------------------|-------------|
| None at this particular time. | |

5.0 Exterior

5.1 Description

Design Build

Structural steel frame and precast concrete

Doors

Aluminum and glass door front entrances with glass sidelights and transoms along with one or more sectional metal overhead and hollow metal service door openings.

Windows

Fixed aluminum and glass openings with what appears to be tempered safety insulated glass that extend from the floor to the ceiling above for each floor elevation.

5.2 Observations/Comments

Exterior walls appear to be reasonably sound and in serviceable condition showing no readily apparent signs of distress at this time.

Numerous holes present in precast concrete along with some minor facial damage accompanied by peeling paint finish at this time.

Indications of insulated glass units (IGUs) with failed glass seals in varying degrees observed at a number of locations from both inside and outside the building (verify count by others).

According to [REDACTED] the fixed aluminum and glass openings outside this suite have since been caulked/resealed to address/correct for prior water penetration from above.

Building entrance doors appear to be in serviceable condition barring normal wear/tear for a building in this age range.

The rear metal service door opening serving [REDACTED] fails to fully latch when closed and constitutes a night time security breach (**Note:** Mentioned as a professional courtesy only).

The overhead door openings serving the loading dock and ground level drive-in entrance remain in non-serviceable condition at this time (**Note:** Horizontal furnace mounted up high in the direct path of overhead door travel serving the loading dock).

5.3 Limitations/Exclusions

Typical for design build

5.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|---|--------------|
| Repair/restore facial integrity of exterior architectural precast concrete including replacement of IGUs exhibiting failed glass seals. † | Obtain Quote |
| Anticipate re-caulking around all exterior door and IGU frames within the next 1-5 years max. | do |

† **Note:** Represents a significant cost consideration at this time.

6.1 Description

Roof Design Build

Flat/low slope consisting of two roof elevations

Roofing Material

What appears to be a 16-year old fully adhered Firestone 60-mil EPDM (Ethylene Propylene Diene Monomer) single-ply roofing system with a life expectancy of 25 to 30 years when following a program based upon annual roof inspections and maintenance repairs performed according to acceptable roofing practice over the life of the roof.

Roof Drainage

Contingent upon the design slope of the roof to direct surface water run-off toward (4) internal roof drain openings.

Flashing

Same as roofing material along with preform rubber boot flashing/s serving rooftop equipment line penetrations.

Roof Insulation

Refer to copy of Firestone Pre-Installation Notice in the report.

Roof Ventilation

None/Not Applicable

Parapet Walls

None/Not Applicable

Chimney & Vents

Metal gas vents serving gas water heaters located on the 3rd floor inside the building

Roof Accessories

One skylight above the vestibule serving the main building front entrance

6.2 Observations/Comments

All roof areas appear to be relatively even and uniform in slope showing no signs of abnormal deflection at this time.

What appears to be an active reoccurring roof leak observed directly above the northeast corner of the second floor office inside suite 'A' that appears to line up directly above the water damaged ceiling tile present inside vacant suite B109 below.

Indications of prior temporary repairs made to EPDM roof covering above the former studio and elsewhere on the roof.

Water pooling inside numerous deformed rubber boot flashings conducive to freeze-up that can cause splits in rubber boot flashings resulting in roof leaks.

Tenting or bridging present running north/south along the lower half of the roof elevation change.

All rooftop equipment appears to be properly supported to prevent damage to the roof.

No protective walk pads present/in-place to help guard against damage to the roof when servicing rooftop equipment.

According to Firestone, the 10-year manufacturer's roof warranty expired in 05/2009.

6.3 Limitations/Exclusions

Test the watertight integrity of the roof covering by running a hose on the roof.

Determine/verify the exact thickness of the roof covering.

Perform thermal imaging of any kind.

Verify the presence of foam board or other insulation beneath the roof covering.

Perform invasive testing of any kind such as coring or drilling holes in the roof.

Determine the remaining serviceable life of the existing roof covering.

Verify all existing and preexisting conditions such as prior/reoccurring roof leaks.

6.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|---|--------------------|
| Repairs by a qualified, licensed roofing contractor as required to address/correct for roof leaks, improper patching/repairs and deformed rubber boot flashings. | \$3,000 and up |
| Consider installation of protective walk pads for servicing rooftop equipment. | \$6,000 and up |
| Further professional evaluation by a qualified, licensed roofing contractor regarding the best method/repair to relieve the existing tension in the EPDM roof covering due to tenting along the roof elevation change at this time. | |

7.0 Electrical Service/Supply

7.1 Description

Service

What appears to be three separate underground electrical services supplied from a power transformer on the premises located outside the rear northeast corner of the building for a total of 2400A as follows: 1-800A metered service with an 800A safety switch disconnect, 1-400A metered service with a 400A pull-out switch disconnect, and 1-1200A split service/meter bank consisting of (6) individual meters marked A, B, C, D, E, and H each provided with a 225A service disconnect.

Power Distribution

Power distribution consists of a number of load centers scattered throughout the building that appear to be primarily Square 'D' panels rated at 200A, 150A, 100A or less.

Branch Circuit Wiring

Unknown but more than likely copper given the age of the building.

Branch Circuit OCP (Overcurrent Protection)

Breakers

Service Grounded To

Outside ground rods and incoming water service.

7.2 Observations/Comments

Given that a load calculation lays beyond the scope of the **PCA** provided herein, a 2400A service would normally be considered sufficient for a building of this size and intended use.

While the electrical supply and power distribution system appears to be professionally installed and in serviceable condition for the most part, given the size and complexity of the electrical supply and power distribution system, a full evaluation lays beyond the scope of the **PCA** as provided herein, in which event a complete overall assessment/evaluation of the entire electrical system by a qualified, licensed electrical contractor is left up to the sole discretion of the party for whom this report is intended.

Open electrical outlet and junction boxes present at abandoned/formerly occupied tenant spaces and elsewhere inside the building.

Open/terminated electrical wiring and cable present outside the building resulting from abandoned signage and rooftop equipment.

Square 'D' 200A power distribution panel located inside the former first floor restaurant is presently installed upside down (**Note:** Indicative of substandard workmanship and technically constitutes an electrical code violation since the main breaker should point down and not up in the 'off' position).

Electrical panel marked PP3 w/access cover found loose/hanging inside the mechanical and electrical room located at the far north end of the 3rd floor mezzanine (**Note:** Secured in-place by the inspector as a professional courtesy at the time of the **PCA**).

A small electrical sub-panel inside [REDACTED] presently has unused/uncapped knockouts open to live electrical parts.

7.0 Electrical Service/Supply

7.2 Observations/Comments

Two 4.5 kW electric water heaters inside the first floor mechanical room are supplied from one and the same branch circuit as opposed to two separate/dedicated branch circuits as normally required.

Majority of outside GFCI protected wall outlets are presently missing weatherproof caps/covers.

7.3 Limitations/Exclusions

Test the efficacy of the electrical grounding system.

Perform load calculations of any kind to verify the size of the existing service as being adequate.

Provide a due diligent assessment/evaluation of the entire electrical power distribution system.

Open/remove access covers to observe inside any electrical equipment including but not limited to main switch gear, power distribution panels and step-down power transformers.

List/identify all electrical anomalies and deficiencies as may be present inside/outside the building.

Inspect/evaluate low voltage wiring of any kind such as that serving telephone, computers, sound, security and alarm systems, CATV cable, etc.

7.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|---|----------------|
| Further professional evaluation by a qualified, licensed electrical contractor to address/correct for all and any electrical anomalies and deficiencies as may be present inside/outside the building to ensure the safety of the building occupants. | \$3,000 and up |
| Contact the local building department to verify that construction permits were issued and inspections conducted for all electrical work performed to date. | |
| Consider having an infrared inspection of the entire electrical power distribution system at this time and every other year thereafter. | \$1,000 and up |

8.0 HVAC**8.1 Description**

Apart from a split heating/cooling system serving the formerly occupied tenant space at the far rear northeast corner of the building with the loading dock, conditioned air for heating and cooling relies primarily upon package rooftop units that along with the split system provide for a total of 76 Tons of cooling. There is also a Sterling gas unit heater located up high inside the shipping and receiving area directly behind [REDACTED]

8.2 Observations/Comments

No service contract maintenance agreement in force at this time for maintaining HVAC equipment.

Four Carrier package rooftop units remaining from the original build date back in 1999 are presently 16-years into a 15 to 20 year normal life cycle.

Sterling gas unit heaters are notorious for premature cracked heat exchangers.

According to [REDACTED] his suite experiences heating problems during the Winter.

The horizontal furnace mounted beneath the ceiling just inside the overhead door opening serving the loading dock is presently in the path of the overhead door travel preventing the use thereof.

8.3 Limitations/Exclusions

Open/remove service access panels to view HVAC system components not otherwise open to view in conducting a walk-through survey of the property.

Provide load calculations of any kind to determine/verify size/capacity of the heating and cooling system as being adequate for the building.

Two outdoor gas meters presently turned-off by the gas company.

Determine the efficiency of the heating and cooling system.

Evaluation/assessment of the Sterling gas unit heater from up high located inside Canyon Flooring.

8.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|--|--------------------|
| Consider general servicing and cleaning of all indoor/outdoor HVAC equipment by a qualified, licensed heating contractor prior to closing. | \$3,000 and up |
| Anticipate/budget for replacement of the (4) remaining Carrier package rooftop units over the next 1-5 years. | \$50,000 |
| Consider implementing an annual service contract maintenance agreement including labor and parts for maintaining all indoor/outdoor HVAC equipment at this time. | \$10,000 |
| Professional evaluation/assessment of the Sterling gas unit heater by a qualified, licensed heating contractor prior to continued use. | |

9.0 Plumbing

9.1 Description

Domestic Hot Water Equipment

The building provides for a total of four electric and two gas water heaters that vary in size for supplying hot water to both public and private rest rooms, kitchen/break rooms, utility floor sinks, etc., (Refer to equipment legend for details).

Water Service & Shut-off

What appears to be a 2-inch copper water service along with fire sprinkler equipment located inside a long narrow space next to the shipping and receiving area behind [REDACTED]

Branch distribution water piping appears to consist of copper whereas visible drain, waste and vent (DWV) piping appears to be plastic PVC pipe.

9.2 Observations/Comments

Based upon a walk-through survey of the property, the plumbing system is not considered to be in overall good serviceable condition at this time given abandoned/disconnected plumbing observed inside a number of formerly leased tenant spaces that are no longer occupied at this time.

Open/uncapped DWV piping observed inside many formerly occupied tenant spaces and elsewhere inside the building conducive to sewer gas backup posing a health and safety concern for all/anyone entering and leaving the building at this time.

Plumbing shut-down/no longer in service serving a kitchen sink and a wet bar sink located inside suite 'B' on the first floor.

The small 28-gallon electric water heater serving suite 'B' and 40-gallon electric water heater located inside the 2nd floor storage/utility room behind the men's public restroom exhibit signs/indications of prior/reoccurring leaks accompanied by corrosion at this time.

The two 40-gallon electric water heaters located inside the first floor mechanical room are presently supplied from one and the same branch circuit as opposed to being on two dedicated branch circuits as normally required.

The 81-gallon gas water heater located at the north end of the 3rd floor mezzanine is presently shut-off and not in use at this time (**Note:** From what we can determine, the water heater appears to have been solely intended for the former restaurant).

The laundry tub inside the former studio is essentially trashed not to mention the hose attachment provides for a potential cross connection whereas the hand wash sink over by the loading dock area appears to provide for cold water only.

Remaining plumbing fixtures serving public restrooms, utility floor sinks on the first and second floor, and kitchen sinks inside suites 'A' and 'D' appear to be in serviceable condition and free from leaks at this time barring typical maintenance repair needs for a building in this age range.

Plumbing water closets and urinals serving public restrooms on the first and second floor are notably energy efficient rated at 1.6 GPF.

9.0 Plumbing**9.3 Limitations/Exclusions**

Evaluation of plumbing supply, DWV piping where concealed or hidden from view including but not limited to buried floor drains.

Measure/determine water pressure/flow rate at the incoming water service location, water faucets or hose bibs.

Provide a complete assessment/evaluation of every plumbing faucet and fixture inside/outside the building.

Operate water supply/shut-off valves serving any plumbing fixtures inside the building.

Determine/verify the size of the incoming water service as being adequate by performing plumbing calculations or by any other means.

List/identify all plumbing anomalies and deficiencies as may be present at the time of the PCA.

Debris present in the floor sink located inside the mechanical and electrical room on the 3rd floor.

9.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|--|--------------------|
| Further professional evaluation/repair by a qualified, licensed plumbing contractor at this time with regard to abandoned plumbing including open/uncapped DWV piping present inside the building. | Obtain Quote |
| Anticipate/budget for replacement of two electric water heaters at this time. | \$2,000 - \$3,000 |

10.1 Description

Floors

Floors consist of poured concrete for the first floor, OSB board over open web wood trusses for second floor office suites and precast concrete for the third floor mezzanine area.

Walls & Ceilings

Finish walls appear to be primarily drywall whereas ceilings consist primarily of suspended ACT along with finish drywall, precast concrete or metal roof decking open to view depending upon location.

Doors

Interior doors consist of solid core wood in hollow metal frames that serve and separate the larger office suites from the common areas, solid core flush panel wood in wood frames for public restrooms, and 6-panel hardboard doors in wood frames for smaller offices that together make up the larger office suites (Refer to 'Exterior' for exterior doors and windows).

Electrical Lighting

Permanent installed lighting consists primarily of 2x4 fluorescent light fixtures and track lighting.

Electrical Wall Outlets

Convenience wall outlets are 3-hole grounding type throughout the building.

10.2 Observations/Comments

Discrepancies observed between actual build-outs and renovation drawings provided by [REDACTED] raises suspicion as to whether or not building construction permits were ever issued and inspections scheduled for all build-outs and other work subsequent to the renovation.

Modifications made to the formerly occupied tenant space located at the far rear northeast corner of the building renders the loading dock and overhead doors inoperable/useless at this time.

Floors throughout the building appear to be reasonably sound and relatively level showing no signs of abnormal settlement for a mixed use retail and professional office building in this age range.

Interior walls and ceilings throughout the building appear to be in serviceable condition barring normal wear/tear for a mixed use retail and professional office building in this age range.

Public rest room floors, walls and ceilings appear to be in serviceable condition showing no readily apparent signs of mold, mildew or plumbing leaks at this time.

Interior doors appear to be in serviceable condition excepting normal wear/tear for a mixed use retail and professional office building in this age range.

Building design appears to provide for sufficient indoor lighting in the form of natural and artificial light.

Permanent installed lighting appears to be in serviceable condition barring replacement of defective lamps or ballasts at random locations considered typical for a building in this age range.

Permanent installed fluorescent canopy lighting serving the shipping and receiving area inside the far rear northeast tenant space does not appear to be in serviceable condition (lamps out) at this time.

10.2 Observations/Comments

The building appears to provide for an adequate number of convenience wall outlets.

Randomly selected convenience wall outlets tested inside the building appear to be properly wired and grounded as/where required.

The building appears to provide for a viable source of heat inside each and every occupied space bordering an outside wall.

Water stains present/observed on window sills at random locations inside the building.

Larger water stained/damaged ceiling tile present inside vacant suite B109 appears to be attributed to a prior/ongoing roof leak coming from a 2nd floor office inside suite 'A' above (Refer to section 6.2 for related observations).

10.3 Limitations/Exclusions

Observe/comment on finish floor/wall coverings and window treatments present inside the building.

System components concealed/hidden from view behind finish walls and ceilings.

Remove ceiling tile from anywhere inside the building to view up inside the plenum space above.

List/identify all lighting not in serviceable condition at the time of the PCA.

Test all convenience wall outlets present inside/outside the building.

Determine/verify the exact cause of water stains observed on window sills at various locations inside the building.

10.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|--|-------------|
| Contact the building and zoning department of ██████████ to verify construction permits issued and inspections scheduled for all build-outs and work performed to date since 2007. | |
| Further investigation/more information regarding the exact cause of water stains observed on window sills at various locations inside the building. | |

11.0 Vertical Transportation

11.1 Description

The building provides for two (2) elevators, namely one for the building occupants and general public for traveling up/down between the 1st and 2nd floor office suites, and a freight elevator that runs from the ground floor up to the 3rd floor mezzanine above.

11.2 Observations/Comments

Although the public elevator appears to be in serviceable condition at this time, there is no current annual certificate of inspection posted inside/outside the elevator as required by State law.

The freight elevator appears to be out of order or not in service at this time.

11.3 Limitations/Exclusions

Examine elevator cables, sheaves, controllers or motors.

Enter/observe elevator pits or shafts.

11.4 Recommendations/Costs to Remedy Deficiencies

| Recommendation | Budget Cost |
|--|-------------|
| Unless the bank can produce a current annual certificate of inspection to be posted inside the public elevator, the elevator needs to be inspected by a qualified, licensed elevator company prior to continued use. | |
| Further professional evaluation/assessment of the freight elevator by a qualified, licensed elevator company. | |



12.0 Life Safety & Fire Protection

12.1 Observations/Comments

There is a Siamese fire department connection (FDC) present along the backside of the building for pressurizing the fire sprinkler suppression system in the event of a fire.

The building provides for a fire suppression sprinkler system with an alarm.

All fire extinguishers inside the building bear expired inspection tags dated 2009-2012 at this time.

No tempered safety glass present as/where normally required at interior borrowed light and door sidelight glass openings.

Only one fire door present serving the All State Insurance suite as opposed to two fire door exits as normally required per NFPA Life & Fire Safety Act section .

Apart from [REDACTED] the building appears to provide for an adequate number of emergency backup lights at strategic locations in the event of a power outage.

No emergency backup lights present inside those restrooms belonging to [REDACTED]

Overall, a number of emergency backup lights are not in serviceable condition at this time.

Emergency backup lights obstructed in part and/or misplaced inside [REDACTED]

Outdoor security lighting appears to be adequate and in serviceable condition at this time.

No GFCI protected wall outlets as/where normally required for wall outlets in close proximity to one or more utility floor sinks present inside the building.

12.2 Limitations/Exclusions

List and identify the presence or absence of all life and fire safety devices inside/outside the building.

Test/verify the working condition of exit and emergency backup lights inside the building.

Determine/verify the number of fire extinguishers as may be required by the local F.D.

Test/evaluate fire detection systems or devices.

Test/evaluate fire suppression standpipe or sprinkler systems.

Determine the adequacy of fire detection and fire protection systems.

12.3 Recommendations

| Recommendation | Budget Cost |
|--|-------------|
| Testing/certification of all fire extinguishers inside the building by a qualified, licensed testing facility that specializes in fire safety equipment and devices. | |
| Schedule a Life and Fire Safety Inspection with the local Fire Department A.S.A.P. | |
| Further professional evaluation by a glass/glazing contractor to verify for tempered safety glass at all interior borrowed light and door sidelight glass openings. | |

13.0 Additional/Out of Scope Considerations

13.1 ADA (Americans with Disabilities Act) Compliance

Based upon an Abbreviated Accessibility Survey as provided in Appendix X2.7 under ASTM E2018-8, the property does not appear to provide for a sufficient number of ADA accessibility parking stalls based upon the total number of parking stalls presently provided (Refer to Abbreviated Accessibility Survey included with this report).

Also note that the Abbreviated Accessibility Survey included with this report may not address all ADA related deficiencies with regard to the property wherein it should be stated that any change in intended use as well as major modifications to the building's interior may require full compliance with present ADA standards.

The User is also instructed to check with the local building department regarding any amendments made to the ADA by the local building department that may be enforced/required upon a change in ownership in order to comply with present ADA standards.

13.2 Environmental Concerns

Given the age of the building, testing for lead base paint—banned in 1978-79—and asbestos mineral containing materials, i.e., acoustical tile ceilings, banned in the early 1990's should not be an issue. In any event, environmental testing of any kind lays beyond the scope of this PCA whereby it remains the sole responsibility of the party for whom this report is intended to decide whether or not to enlist the services of an approved, qualified testing facility to determine indoor air quality, water potability, radon gas levels, etc., either before or after consummating a purchase or lease agreement.

13.3 Energy Audit

The User may also want to consider a full energy audit before or after a purchase or lease agreement to determine energy costs and what measures may be taken to conserve and save energy under normal everyday usage.

13.4 Outstanding Building/Fire Code Violations

Awaiting reply to F.O.I.A. request form submitted to the City Clerk of [REDACTED] in an email file attachment on 11/02/2015 and resubmitted on 11/11/2015 given no response to date and follow-up call made to City Clerk of [REDACTED] on 11/11/2015.

| Tier II Abbreviated Accessibility Survey | | | | | |
|--|--|-----|----|----|--|
| | Item | Yes | No | NA | Comments |
| Section I – Building History | | | | | |
| 1 | Has an ADA survey previously been completed for this property? | | | | Unknown |
| 2 | Have any ADA improvements been made to the property? | ✓ | | | 2007 renovation |
| 3 | Does a Barrier Removal plan exist for the property? | | | | Unknown |
| 4 | Has the Barrier Removal plan been reviewed/approved by an arms length third party such as an engineering/architectural firm, building department or other agency, etc.? | | | ✓ | |
| 5 | Has building ownership or management reported receiving any ADA complaints that have not been resolved? | | | | Unknown |
| 6 | Is there any litigation pending related to ADA issues? | | | | Unknown |
| Section II – Parking | | | | | |
| 1 | Are there a sufficient number of accessible parking spaces with respect to the total number of reported spaces as follows: 1 – 25 = 1, 26 – 50 = 2, 51 – 75 = 3, 76 – 100 = 4, 101 – 150 = 5, 151 – 200 = 6, 201 – 300 = 7, 301 – 400 = 8, 401-500 = 9 | | ✓ | | Two ADA accessible parking spaces present versus three required per ADA. |
| 2 | Are there sufficient van accessible parking spaces available (96 in. wide x 60 in. aisle) ? | | ✓ | | None present |
| 3 | Are accessible parking spaces marked with the International Symbol of Accessibility? | ✓ | | | |
| 4 | Are there signs reading 'Van Accessible' at van parking spaces? | | | ✓ | |
| 5 | Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, public streets and sidewalks? | ✓ | | | |
| 6 | Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs? | ✓ | | | |
| 7 | Does signage exist directing you to accessible parking and an accessible building entrance? | ✓ | | | With regard to accessible parking only |
| Section III – Ramps | | | | | |
| 1 | Do ramps along the accessible route have 1:12 slopes or less? | | | ✓ | No Ramps |
| 2 | Are ramps a minimum of 36" wide? | | | ✓ | |
| 3 | Are ramps longer than 6 ft complete with railings on both sides? | | | ✓ | |
| 4 | Are handrails 34" – 36" high, 1 ½ "clear of walls? Is the width between railings at least 36 in.? | | | ✓ | |
| 5 | Do landings exist for every 30 ft horizontal length of ramp at both top and bottom of ramps and switchbacks? | | | ✓ | |
| Section IV – Entrances/Exits | | | | | |
| 1 | Is the main accessible doorway entrance at least 32 in. wide? | ✓ | | | |
| 2 | If the main entrance is inaccessible, are there alternate accessible entrances? | | ✓ | | w/respect to the main building entrance |
| 3 | Can the alternate accessible entrance be used independently? | | | ✓ | |
| 4 | Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 in. AFF)? | ✓ | | | |
| 5 | Are main entry doors other than revolving doors available? | ✓ | | | |
| 6 | If there are two main doors in series, is the minimum space between the doors 48 in. plus the width of any door swinging into the space? | | | ✓ | |
| Section V – Paths of Travel | | | | | |
| 1 | Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 in. wide)? | ✓ | | | |

Fig. X2.1 Abbreviated Accessibility Survey

| Tier II Abbreviated Accessibility Survey | | | | | |
|--|--|-----|----|----|-------------|
| | Item | Yes | No | NA | Comments |
| Section V – Paths of Travel | | | | | |
| 2 | Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 in. into walkways or corridors? | | ✓ | | |
| 3 | Is at least one wheelchair-accessible public telephone available? | | ✓ | | |
| 4 | Are wheelchair accessible facilities (toilet rooms, exits, etc.) identified with signage? | ✓ | | | |
| 5 | Is there a path of travel that does not require the use of stairs? | ✓ | | | |
| Section VI – Elevators | | | | | |
| 1 | Are call buttons visually illuminated when cab is called? | ✓ | | | |
| 2 | Is the “Up” button above the “Down” button? | ✓ | | | |
| 3 | Are there visual and audible floor indicators inside the cab and in the lobbies? | | | | Visual only |
| 4 | Are elevator thresholds marked in Braille and raised? | | ✓ | | |
| 5 | Are obstruction safety devices functional on elevator doors? | ✓ | | | |
| 6 | Are controls 48” maximum front and 54” maximum side approach? | ✓ | | | |
| 7 | Do control panels have Braille and raised letters left of the buttons? | ✓ | | | |
| 8 | Is there a hands free communication device in the cab? | | ✓ | | |
| 9 | Is the hands free communication device usable without voice communication? | | | ✓ | |
| Section VII – Rest Rooms | | | | | |
| 1 | Are common area public rest rooms located on an accessible path? | ✓ | | | |
| 2 | Are entrance door handles push/pull or lever type? | ✓ | | | |
| 3 | Are there audible and visual fire alarm devices present inside the rest rooms? | | ✓ | | |
| 4 | Are corridor access doors wheelchair accessible (at least 32-inches wide)? | ✓ | | | |
| 5 | Are public rest rooms large enough to accommodate a wheelchair turnaround (minimum 60-in. turning diameter)? | ✓ | | | |
| 6 | In unisex rest rooms, are there safety alarms with pull cords? | | | ✓ | |
| 7 | Are toilet stall doors wheelchair accessible (at least 32-in. wide)? | ✓ | | | |
| 8 | Are grab bars present at toilets or toilet stalls? | ✓ | | | |
| 9 | Are sinks provided with clearance for a wheelchair to roll under (29-inch minimum clearance)? | ✓ | | | |
| 10 | Are sink handles lever type? | ✓ | | | |
| 11 | Are exposed pipes under sinks sufficiently insulated to protect against contact? | ✓ | | | |
| Section VIII – Guest Rooms | | | | | |
| 1 | Are there sufficient reported accessible sleeping rooms with respect to the total number of reported bedrooms? | | | ✓ | |
| 2 | Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guest rooms? | | | ✓ | |

Fig. X2.1 Abbreviated Accessibility Survey

Note: This abbreviated survey may not address all ADA related deficiencies with regard to the property. It should also be stated that any change in intended use as well as major modifications to the building’s interior may require full compliance with present ADA standards.

(Equipment Legend)

| BRAND | DESCRIPTION | M/N | S/N | TAG/LOCATION | D.O.M. or AGE (Yrs) | COOLING CAPACITY | REFRIG TYPE |
|----------------|-----------------------|------------------|---------------|--------------|---------------------|------------------|-------------|
| Carrier | Package Rooftop Unit | 48TJE004---511QE | 1999G20506 | RTU1 | 05/1999 | 3-Ton | R-22 |
| do | do | 48TJE012---511QE | 0599G30897 | RTU2 | 01/1999 | 10-Ton | do |
| do | do | do | 0299G30849 | RTU3 | 01/1999 | do | do |
| do | do | do | 2199G30932 | RTU4 | 05/1999 | do | do |
| Trane | do | YSC060A3EHA0000 | 733100219L | RTU5 | 08/2007 | 5-Ton | do |
| do | do | do | 735100882L | RTU6 | do | do | do |
| do | do | do | 735100898L | RTU7 | do | do | do |
| do | do | do | 735100866L | RTU8 | do | do | do |
| do | do | YSC048A3EHA0000 | 733101528L | RTU9 | do | 4-Ton | do |
| do | do | YSC120A3EMA0000 | 726103038L | RTU10 | 06/2007 | 10-Ton | do |
| ICP | do | PGD342090H00A1 | G084551512 | RTU11 | 11/2008 | 3-Ton | R-410A |
| do | AC Rooftop Unit | N4A336AKB200 | E122334307 | AC1/Studio | 06/2012 | do | do |
| do | AC Ground Unit | do | E100211537 | AC2/Studio | 01/2010 | do | do |
| do | Furnace | C9MPX080J12A2 | A093759533 | Studio | 09/2009 | | |
| do | do | N9MPD100J14A2 | A103561458 | do | 08/2010 | | |
| | | | | | | | |
| BRAND | DESCRIPTION | M/N | S/N | TAG/LOCATION | D.O.M. | CAPACITY | INPUT |
| Whirlpool | Electric Water Heater | E2F30LD036V | 1032T429370 | EWH1/Suite B | 08/2010 | 28 GAL | 4.5 kW |
| Bradford White | do | M240T6DS-1NCWW | DH9459004 | EWH2/MECH RM | 08/2007 | 40 GAL | do |
| Richmond | do | 6EM40-2 | RM 0312229570 | EWH3/MECH RM | 03/2012 | do | do |
| Bradford White | do | M240T6DS-1NCWW | DH9459003 | EWH4/STO RM | 08/2007 | do | do |
| A.O. Smith | Gas Water Heater | BTR 154 118 | E07M002777 | EWH5/3RD FLR | 05/2007 | 81 GAL | 154 MBTU |

Additional Notes:

20-4



PRE-INSTALLATION NOTICE

RubberGard® EPDM / UltraPly

FBPCO [redacted]
(Firestone File Number)

Note: Must be received 2 weeks prior to start of project.

Start date: 3-28-99

1. Firestone Contractor (Firm Name): [redacted] 2. License No: [redacted]

3. Address: [redacted] IL 61111 [redacted]
street name city state zip code phone

WARRANTY DATA

The warranty will be printed using the information as submitted on this form.

4. Building Name: [redacted]

5. Building Address: [redacted] IL 61111 Winnebago
street name (please no P.O. Box) city state zip code county

6. Owner (company) [redacted] 7. Owner Contact: [redacted]
name

8. Owner Address: [redacted] IL 61111 [redacted]
street name city state zip code phone

9. Architect: [redacted] ()
firm street city state zip code phone

INSTALLATION DATA

10. WARRANTY REQUEST 5 Yr. 10 Yr. 15 Yr. 5 Yr. renew. 10 Yr. renew. 20 Yr Memb. 10 Yr. Memb. None

11. Job Size (in square feet) 17,500 12. Roof Height 18' 13. Parapet Height 2' Ft. 14. Roof Slope 1/4 In./Ft.

Approx. Bldg. Dimensions 148x118

15. Construction Type New construction Recover (no tear off) Tear off

16. System Type
A. Membrane Type EPDM (Non Reinforced) Reinforced EPDM UltraPly 78+ Other:
B. Membrane Gauge .O45 .O45FR .O45LSFR .O60 .O60FR .O60LSFR .O90
C. Attachment Method Ballasted PMR Adhered Mechanically Attached (MAS or Reinf) Batten-In-The-Seam (BITS)
D. Layout Design No.:

17. Deck Type Steel Gypsum Wood Tectum Concrete Lt. wt. concrete
Other (specify):
Ga. Thick. psi: 22 ga.

18. Existing Insulation Fiberboard Isocyanurate Perlite Fiberglass
Thickness:
Other (specify):

19. Existing Roof Asphalt (smooth gravel) Coal tar pitch Mineral cap Spray urethane Other (specify):

20. Seaming Technique Splice Adhesive Splice Tape

21. Firestone Insulation ISO 95+ (flat tapered) Fiberboard Nailbase Composite board Extruded Protection Mat
Thickness: 2"
Fastening Rate: 1/2 sq ft
Other Insulation

22. Firestone Fastener All purpose Heavy-duty Concrete drive Polymer auger
Length (in.): 3 3/4"

23. Surfacing Type
ASTM #4 #3 #2 Water Worn Gravel
ASTM #4 #3 #2 Crushed Stone
 Pavers
 Acrylitop PC-100
 None
Other:
Manufacturer:
Lbs./sq. ft.:
Note: Firestone Protection Mat is required with crushed stone and pavers
Condition(s) requiring special consideration:

I certify to the best of my knowledge that the above information is accurate.

Officer Signature: [redacted] Name(Print or type): [redacted] Date: 3-10-99

Title: President Firestone Sales Representative: [redacted]

Please mail all white copies, and retain Green copy and the Request For Inspection for your files.

Roof Accessibility: No Ladder Needed Ladder at Job Site Foot Ladder Needed Length: _____ ft.