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PROPERTY CONDITION REPORT
PREPARED EXCLUSIVELY
FOR





Prepared For: [Redacted]

Property Address: [Redacted]

Property Type: Commercial

Description: Walk-in Physical Therapy Facility

Owner of Record: Unknown

Date/s of PCA: 09/19/2017 & 09/20/2017

PCA Conducted By: [Redacted]

Date of Report 09/30/2017

Prepared By: [Redacted]

Submitted by: Know-Fault Ltd.
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1.0 Executive Summary



Building front street elevation



Building front southwest corner elevation

General Description

The property is a free standing one-story commercial building presently occupied/leased by ATI Physical Therapy. According to a property survey dated January 10, 2014 prepared by [REDACTED], the building appears to provide for approximately 4,670 square feet of space. And according to a recent real estate listing provided by [REDACTED] the property was allegedly renovated some time back in 2016.

General Condition and Level of Maintenance

As of this time the property exhibits a number of deficiencies attributed to age and deferred maintenance of/affecting the asphalt pavement and rooftop equipment notwithstanding what may be considered a few other maintenance repair needs together with a life and fire safety inspection by the local fire marshal now or in time to come.

Site

Overall, the asphalt pavement is presently overrun with cracks including numerous areas that have since been patched (more specifically cut-out and filled in with asphalt) in an effort to extend the serviceable life of the pavement without having to mill and resurface the entire parking lot and right-of-way.

Foundation/Structure

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

Exterior Walls

With exception of some minor impact damage (more than likely attributed to a lawn mower) present along the bottom edge of the EIFS finish at an isolated area along the building north wall elevation, there do not appear to be any immediate major deficiencies to report at this particular time.

1.0 Executive Summary

Roof

Apart from what appears to be some incidental water puddling on the roof contiguous to the package rooftop units, a loose/unsecured plastic drain head strainer, water pooling on top of one or more preform rubber boot flashings serving electrical cable roof penetrations, and the need for a padlock to secure the roof hatch when closed, there do not appear to be any immediate/major deficiencies to report at this particular time.

Electrical System

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

HVAC System

The larger 12.5 ton package rooftop unit is considered to be in poor working condition at this time in view of a loose fan belt that has resulted in a considerable frost/ice build-up on the evaporator/cooling coil that resides inside the package rooftop unit.

Plumbing System

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

Interior Elements

Several areas appear to exhibit prior or active/reoccurring moisture/water intrusion that require additional information/feedback at this time.

Vertical Transportation

None/Not Applicable

Life Safety & Fire Protection

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

ADA Compliance

Overall, the property appears to be in compliance with ADA Guidelines in force at the time the building was renovated back in 2016. (Refer to Abbreviated Accessibility Survey included with this report).

Additional/Out of Scope Considerations

Conduct an ADA full compliance inspection.

Provide an Environmental Risk Assessment or Environmental Testing of any kind.



1.0 Executive Summary

Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
Anticipate/consider a 2-inch mill and resurfacing of the entire parking lot and right-of-way within the next 1-3 years. †	Obtain Quote
Consider seal coating the entire parking lot including stall striping at this time.	ditto
General servicing of the larger 12.5 ton package rooftop unit serviced asap by a qualified, licensed mechanical contractor prior to continued use.	TBD
Verify/obtain any manufacturer's roof warranty in force at this time making sure to find out if the warranty is transferable b4 closing.	
Secure the Bilco roof hatch with a padlock to prevent unauthorized entry into the building from on top of the roof.	
Secure the loose plastic roof drain head strainer serving the south interior roof drain opening.	Minor Cost
Consider installing protective walk pads for servicing all rooftop equipment	\$3,000 and up

† **Note:** Unable to determine/estimate quantities from the Land Title Survey provided in order to prepare realistic budget costs for any site work requiring maintenance repair needs now or in time to come.

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 located at [REDACTED] for and in behalf of [REDACTED] per our Letter of Engagement dated August 09, 2017 signed and accepted 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**. The **PCR** also includes captioned photos taken at the time of the **PCA** 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 qualified, licensed reputable contractors for work to be provided.

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** was conducted by [REDACTED] of Know-Fault Ltd. on the days of September 19 and September 20, 2017. Ingress to the building was provided during normal business hours on the day/s thereof. Other than for a number of employees and their patients present inside the building, neither the property owner nor his authorized agent nor anyone from [REDACTED] LLC were present on site on the days of the **PCA**.

With exception of typical furnishings including exercise/therapeutic equipment present inside the facility, all areas/rooms were reasonably accessible to the inspector in conducting the **PCA**. Weather conditions on the days of the **PCA** were as follows: 80 degrees, sunny and dry on September 19, 2017, 93 degrees and sunny throughout the day on September 20, 2017.



2.0 Introduction

2.2 Document Review & Interviews

The following documents were made available in an email file attachment received from [REDACTED] Morris on September 7, 2016:

- ◆ Land Title Survey prepared by [REDACTED] Ltd, signed/dated January 10, 2014.

2.3 Inquiries to Local Authorities

Prepared and submitted an F.O.I.A. Request Form to the [REDACTED] on September 21, 2017 and September 29, 2017 to inquire about any outstanding building and fire code violations pertaining to the subject property.

3.1 Description

Topography and Storm Water Drainage

The property upon which the building resides appears to be primarily flat with drainage contingent upon the design slope of the finish grade/pavement along with two storm water catch basins for collecting and disposing of rain water.

Access and Egress

The property faces and is entered off of Northwest Hwy to the south.

Paving, Curbing and Parking

Parking lot consisting of asphalt pavement surrounded by a concrete curb and gutter.

Flatwork

Concrete walkways including a concrete slab on grade serving an outdoor utility power transformer and waste management enclosure.

Landscaping & Appurtenances

Primarily grass including a raised planter area consisting of small to medium size planting.

Recreational Facilities

None present.

Utilities

Sewer & Water provided by [REDACTED]

Electricity provided by ComEd

Gas service provided by Nicor Gas Company

3.2 Observations/Comments

All exterior concrete flatwork appears to be in reasonably sound and serviceable condition excepting normal wear and tear at this time.

The asphalt pavement is presently overrun with cracks as well as numerous areas that have since been patched (more specifically cut-out and filled-in with asphalt) in an effort to extend the serviceable life of the pavement without having to mill and resurface the entire parking lot and right-of-way.

Finish grading and drainage provision appear to adequate.

The property appears to provide for adequate off street parking.

Building design appears to provide for adequate outdoor security lighting.

3.3 Limitations/Exclusions

- Soil testing of any kind
- Inspect/evaluate underground buried drains/catch basins, manholes, drainage restrictors.
- Perform outside drainage calculations of any kind.
- Provide a topographic survey of the property.
- Inspect/evaluate the condition of landscaping, shrubs and trees.
- Assessment/evaluation of underground irrigation sprinkler systems.
- Determine/verify the presence or absence of a drainage provision or flashing inside the raised planter area located along the east wall of the building.
- Assess/evaluate outdoor security lighting working condition.

3.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
Anticipate/consider a 2-inch mill and resurfacing of the entire parking lot and right-of-way within the next 1-3 years. †	Obtain Quote
Consider seal coating the entire parking lot including stall striping at this time. †	ditto

† **Note:** Unable to determine/estimate quantities for preparing realistic budget costs from the Land Title Survey provided, dated January 10, 2014 or two years before the building renovation in 2016, not to mention a lack of dimensions as normally provided to allow for estimating quantities without having to resort to scaling the drawing.



4.0 Foundation/Structure

4.1 Description

Foundation

Poured concrete

Building Shell

Design build not readily determinate based upon a visual inspection thereof.

Floors

Poured concrete slab on grade (thickness unknown) hidden beneath finish floor coverings

Roof

Unknown/indeterminate at this time

Drainage Provision

Interior floor drains

4.2 Observations/Comments

No readily apparent signs or evidence of a foundation/structure related deficiency at this time.

Exterior walls appear to be reasonably sound and in serviceable condition showing no signs of abnormal/ongoing settlement or distress at this time.

The plane of the roof appears to be uniform in slope showing no readily apparent signs of abnormal/ongoing settlement or deflection in the roof surface at this time.

4.3 Limitations/Exclusions

Inspect/evaluate foundation walls hidden/concealed beneath the finish grade/floor elevation.

Inspect/evaluate structural steel columns and beams hidden from view.

Perform any load calculations relative to the foundation/structure.

4.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
None at this time.	

5.1 Description

Design Build

EIFS (Exterior Insulation Finish System) over masonry or frame not readily determinate based upon a visual inspection of exterior walls.

Exterior Wall Finish

EIFS (Exterior Insulation Finish System).

Doors

Aluminum and glass including one hollow metal service door opening.

Windows

Fixed aluminum and glass windows consisting of what appears to be double insulated glass/glazing.

5.2 Observations/Comments

Exterior walls appear to be professionally installed and in serviceable condition showing no signs of distress at this time.

No readily apparent drainage plane present behind the EIFS exterior wall finish.

With exception of some minor impact damage present along the bottom edge of the EIFS finish along the building north wall elevation, the EIFS finish appears to be in reasonably sound and serviceable condition excepting normal wear and tear at this time.

No readily apparent drainage plane present as normally provided behind the EIFS finish.

Exterior door openings appear to be in reasonably sound and serviceable condition excepting normal wear and tear for their age.

Fixed aluminum and glass openings appear to be in serviceable condition showing no signs of broken/failed glass seals at this time.

5.3 Limitations/Exclusions

Typical for design build

Predict future conditions/deficiencies that may result from the apparent lack of a drainage plane behind the EIFS exterior wall finish.

5.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
None at this time.	

6.1 Description

Roof Design Build

Flat/low slope

Roofing Material

What appears to be a 1-2 year old GAF TPO single-ply roof covering over the flat roof area and raised metal seam roof over the outside building front entrance.

Roof Drainage

Drainage is contingent upon the design slope of the flat roof to direct surface water run-off toward interior roof drains consisting of two primary along with two secondary roof drains believed to act as backup drains in the event the primary roof drains should ever become clogged or restricted given a flat roof area surrounded by parapet walls without through wall scuppers.

Flashing

Preform rubber boots, preform metal and same as roofing material.

Roof Insulation

What appears to be some type of rigid foam board insulation telescoping up through the single-ply roof covering from beneath along edges/joints of the insulation (exact thickness not readily determinate and remains unknown).

Roof Ventilation

None/Not Applicable.

Parapet Walls

Same as exterior wall construction

Chimney & Vents

None/Not Applicable

Roof Accessories

One (1) Bilco roof hatch with a wall mounted metal rung ladder installed beneath down inside the rear laundry/storage room.

6.2 Observations/Comments

The TPO single-ply roof covering appears to be properly installed showing no signs of appreciable wear at this time.

Overall, the roof surface appears to be relatively even and uniform in slope showing no signs of abnormal deflection at this time.

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

The plastic roof drain head strainer serving the south roof drain opening is presently loose and not secured in place at this time.

What appears to be some incidental water puddling on the roof primarily contiguous to the package rooftop units attributed to condensate draining down from the package rooftop units onto the roof below with the package RTUs running on cooling mode, this in addition to water pooling on top of several preform rubber boots, a condition conducive to freeze-up during cold weather that can cause/contribute to splits in the boot thereby allowing water to enter the structure below.

Apart from a protective mat located outside the roof hatch opening, there are presently no roof protection mats/walkway pads for servicing the rooftop equipment.

Metal fasteners found laying on top of the roof at the time of the PCA that can become embedded in and puncture the roof surface if/when stepped on inadvertently while walking the roof. (Refer to accompanying photos).

6.3 Limitations/Exclusions

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

Perform thermal imaging of any kind.

Verify the presence or absence 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 roof covering.

6.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
Verify/review coverage of any manufacturer's roof warranty that may be in force at this time making sure to find out if the warranty is transferable prior to closing.	
Secure the loose plastic drain head strainer to its roof drain opening and replace all concave preform rubber boot flashings.	
For added security, install a padlock to secure the roof hatch using the hasp provided to prevent unauthorized entry into the building from on top of the roof.	
Provide protection mats/walkway pads to protect the roof when servicing rooftop equipment.	\$3,000 and up

7.0 Electrical Service/Supply

7.1 Description

Service

What appears to be a 400A 208/120V 3-phase 4-wire underground service to the building.

Power Distribution

What appear to be all GE brand electrical supply and power distribution equipment consisting of one 400A main service panel (marked panel 1) along with one downstream 100A sub-panel (marked panel 2) supplied from a 100A 2-pole breaker inside the 400A main service panel.

Branch Circuit Wiring

In all probability 'copper wiring' given the original build date but remains unknown/indeterminate under the scope of PCA provided (Refer to limitations).

Branch Circuit OCP (Overcurrent Protection)

Breakers

Service Grounded To

Outside ground rod and incoming water service.

7.2 Observations/Comments

Electrical supply and power distribution equipment present inside the building appears to be professionally installed and in serviceable condition at this time.

The existing service/power supply appears to be adequate at this time.

Expansion room available for additional branch circuits at this time inside the sub-panel only.

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 complete assessment/evaluation of the electrical supply and power distribution system.

Temporarily open/remove access covers to observe electrical devices and wiring present inside any electrical light and power distribution equipment 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.

Provide an infrared scan to verify the presence or absence of hot spots inside any electrical supply and power distribution equipment located inside/outside the building.

7.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
None at this time	

8.0 HVAC

8.1 Description

The building presently provides for a total of two (2) package rooftop units (RTUs) as manufactured by Carrier for heating and cooling that together provide for a total cooling capacity of 20 ton. Based upon the manufacturer's serial numbers, all package rooftop units appear to have been installed during the building renovation in 2016 (Refer to Equipment Legend for details).

8.2 Observations/Comments

Both package rooftop units (RTU's) appear to be professionally installed.

With exception of the larger package RTU, the small remaining package RTU appears to be in serviceable condition on cooling mode at this time.

The evaporator/cooling coil present inside/serving the larger package RTU exhibits a significant frost/ice build-up while running on cooling mode attributed to a loose fan belt.

The large package rooftop unit was notably very noisy running on cooling mode attributed to the loose fan belt noted above.

8.3 Limitations/Exclusions

Determine the efficiency of the heating and cooling system.

Operate/assess each package rooftop unit on heat mode given an outdoor air temperature of 80 plus degrees at the time of the PCA and building occupants present inside.

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

8.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
General servicing of the larger package rooftop unit by a qualified, licensed mechanical contractor at this time prior to continued use.	Minor Cost
Weather permitting, schedule an assessment of all package units on heat mode by a qualified, licensed mechanical contractor b4 closing.	

9.0 Plumbing

9.1 Description

Domestic Hot Water Equipment

Domestic hot water appears to be provided by one (1) 30-gallon electric water heater mounted on a metal shelf/platform hidden above the suspended tile ceiling inside the rear storage room (Refer to equipment legend for details).

Water Service & Shut-off

The domestic water supply appears to be 3/4-inch copper.

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

Restrooms & Plumbing Fixtures

The building provides for a total of two (2) unisex ADA accessible restrooms. Each restroom provides for a wall hung lav and a floor mount water closet. Additional plumbing fixtures include a coffee/wet bar sink, and a utility floor sink located inside the rear laundry/storage room.

9.2 Observations/Comments

The existing water service appears to be of adequate size.

The water heater appears to be in serviceable condition showing no signs of leaks at this time.

Installation of the water heater leaves much to be desired with regard to access for routine servicing and replacement not to mention that the drain pan has no drain opening/piping as normally provided to prevent overflow in the event of a leak from the water heater or plumbing above.

Overall, the plumbing system appears to be professionally installed and in serviceable condition showing no signs of leaks at this time.

9.3 Limitations/Exclusions

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

Measure/determine water pressure/flow rate at the incoming water service or elsewhere at any water faucets or plumbing fixtures located inside/outside the building.

Assess/evaluate floor drains located inside rest rooms and elsewhere inside 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.

9.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
Consider adding a drain outlet complete with piping for the water heater drain pan	Minor cost

10.1 Description

Floors

Finish floor coverings over a concrete slab throughout the facility.

Walls & Ceilings

Finish drywall partitions with suspended tile ceilings.

Doors

Interior door openings consist primarily of solid core wood in hollow metal frames (Refer to 'Exterior' for exterior doors and windows)

Electrical Lighting

Permanent installed lighting consists primarily of recess fluorescent tube light fixtures.

Electrical Wall Outlets

Convenience/general purpose wall outlets are 3-hole grounding type throughout.

10.2 Observations/Comments

Floors appear to be reasonably sound and in serviceable condition showing no signs of abnormal or ongoing settlement at this time.

Interior walls and ceilings appear to be in serviceable condition at this time.

There is a small water stain present on a suspended ceiling tile next to where the metal dryer vent passes up through the suspended tile ceiling inside the rear laundry/storage room.

What appear to be efflorescence/water stains present at an isolated area along the base of a fixed aluminum and glass window opening along the east outside wall.

Water stains present at an isolated area on the open gym finish floor covering running along the base of the aluminum and glass door front entrance (See captioned photos).

Interior doors appear to be in serviceable condition excepting normal wear and tear at this time.

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

Permanent installed lighting appears to be in serviceable condition at this time.

Based upon intended use, the building appears to provide for an adequate number of convenience wall outlets at this time.

Randomly selected convenience/general purpose wall outlets appear to be properly wired and grounded as/where required.

GFCI protected wall outlets appear to be in serviceable condition at this time.

Convenience/general purpose wall outlets appear to be properly covered and secured in place.

Building design appears to provide for a viable source of heat inside each and every space bordering an outside wall.



10.0 Interior

10.3 Limitations/Exclusions

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

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

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

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

Typical furnishings including open gym exercise equipment.

10.4 Recommendations/Costs to Remedy Deficiencies

Recommendation	Budget Cost
Further professional evaluation or more information regarding the source or exact cause of moisture/water stains where present inside the building.	
Have the pre-survey questionnaire (sent to John-Clay Morris in an email file attachment on 09/25/2017) completed by one or more of the building occupants b4 closing is advised. †	

† **Note:** It has been our experience more often than not that a property owner will normally not object to such a request and will cooperate in any way they can, especially if there is nothing to hide.

12.0 Life Safety & Fire Protection

12.1 Observations/Comments

The building provides for at least two unobstructed points of egress in the event of a fire.

The building appears to provide for a fire alarm/detection system.

No fire alarm/detection system testing and certification report made available for review at time of the PCA.

The building appears to provide for exit signs as/where normally required above/leading to points of egress in the event of a fire.

The facility appears to provide for an adequate number of emergency backup lights.

Building design appears to provide for GFCI protected wall outlets as/where normally required.

All fire extinguishers present inside the building appear to bear current inspection tags at this time.

The laminate finish floor covering present inside/serving the front door entrance has a number of raised joints/seams that may pose a trip hazard for those entering/leaving through the building front entrance (Refer to captioned photos).

12.2 Limitations/Exclusions

List/identify the presence or absence of all life and fire safety provisions.

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

Determine/verify the number of fire extinguishers as may be required by the local Fire Marshal.

Determine the adequacy of fire alarm/detection and security systems.

Inspection/evaluation of outdoor security lighting.

12.3 Recommendations

Recommendation	Budget Cost
Obtain a current life and fire safety inspection report prior to closing.	
Obtain a fire alarm/detection system testing and certification report prior to closing.	
Eliminate the raised joints/seams present in the laminated finish floor covering inside/serving the building front door entrance.	Minor cost



13.0 Additional/Out of Scope Considerations

13.1 ADA Compliance

Based upon an Abbreviated Accessibility Survey as provided in Appendix X2.7 under ASTM E2018-8, the building appears to comply with ADA standards in force at the time of the building renovation undertaken back in 2016. (Refer to Abbreviated Accessibility Survey included with this report).

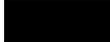
13.2 Environmental Concerns

Given the age of the building, testing for lead base paint—banned in 1978-79—and asbestos mineral containing materials should ordinarily not be an issue. In any event, all and any environmental testing whatsoever lays beyond the scope of the PCA provided in which event it is up to the sole discretion of the party for whom this report is intended to enlist the services of an approved, qualified testing facility to determine indoor air quality, water potability, radon gas levels, etc., if and when so desired before or after consummating a purchase or lease agreement.

13.3 Energy Audit

Normally not required for a free-standing commercial building in this age range.

13.4 Outstanding Building/Fire Code Violations

Unknown and awaiting response to an FOIA request made to the Village of  and Village of  Fire Department on 09/29/2017. Will forward results in an email file attachment once received.

13.5 Other considerations

Assessment/evaluation of underground irrigation sprinkler systems when present.

Verify the existence of a manufacturer's roof warranty and whether or not the warranty is transferable given a change in ownership of the property.

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 - ask current property owner
2	Have any ADA improvements been made to the property?	✓			
3	Does a Barrier Removal plan exist for the property?				unknown - ask current property owner
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.?				ditto
5	Has building ownership or management reported receiving any ADA complaints that have not been resolved?				ditto
6	Is there any litigation pending related to ADA issues?				ditto
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	✓			
2	Are there sufficient van accessible parking spaces available (96 in. wide x 60 in. aisle) ?	✓			
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?	✓			
Section III – Ramps (None/Not Applicable)					
1	Do ramps along the accessible route have 1:12 slopes or less?			✓	
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?		✓		Apart from a secondary rear door opening that appears to serve as an emergency fire exit, No.
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?	✓			There are no revolving doors
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?	✓			There are no stairs present inside
Section VI – Elevators (None/Not Applicable)					
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?				
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?		✓		Strobe lights appear to be visual only
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)?			✓	No toilet stalls present
8	Are grab bars present at toilets or toilet stalls?	✓			At toilets
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 (None/Not Applicable)					
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.



BRAND/MFR	DESCRIPTION	M/N	S/N	TAG	DOM	RATED CAPACITY	REFRIG
Carrier	Package RTU	48TCED08A2A5A-0F0C0	1715P64141	RTU West	04/2015	7.5 TON	R-410A
do	do	48TCED14A3A5A-0F0C0	1715P99186	RTU East	do	12.5 TON	do
BRAND	DESCRIPTION	M/N	S/N		DOM	CAPACITY	INPUT
Bradford White	EWH	M-2-30R6DS	Unknown	EWH1	2015	30 GAL	4.5 kW

Additional Notes:

Ice build-up on evaporator/cooling coil present inside the larger/east package RTU
Larger/east package RTU is extremely noisy while running on cooling mode due to a loose fan belt
Liquid tight flex cable serving the larger/east package RTU needs to be better secured in place
7.5 Ton and 12.5 Ton RTUs each supplied from separate 60A 3-pole breakers
Bradford White residential EWH model M-2-30R6DS has been discontinued as of 06/25/2016
Unable to read the serial number on the EWH label due to poor access/location above the suspended tile ceiling