KNOW-FAULT LTD.
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ROOF INSPECTION REPORT
PREPARED EXCLUSIVELY
FOR

Submitted by Know-Fault Ltd., Inc.
2.1 Inspection Authorization And Scope

This report represents an opinion based upon our observations in conducting a visual inspection of the Roof for the property located at 5506 7th Avenue, Kenosha, IL 53140 for and in behalf of Chase Partners Kenosha, LLC per the request of Gary Goodman, Manager Member.

The Inspection Report as presented herein outlines the inspector's observations and opinions regarding the apparent physical condition of the roof on the day of the inspection. Our assessment of the roof was conducted from on the roof and specifically excludes invasive testing or thermal imaging of any kind. The report also includes captioned digital photos submitted separately in PDF format taken at the time of inspection considered to be an integral part of the report.

The Inspection Report is not intended as a warranty or guarantee of any kind with regard to the physical condition, integrity or performance of the existing roof system.

The Inspection Report is prepared exclusively for the party named herein in which event 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 Inspection was conducted by Martin Potokar of Know-Fault Ltd on Wednesday, March 28, 2018. Roof access was provided by using an extension ladder set up against the drive-up bank facility south side roof canopy opening. Weather conditions during our assessment of the roof were as follows: 47 degrees, sunny and dry. Apart from a brief introduction and meeting with the bank branch manager, Laura Baacke, to obtain permission to inspect the roof above the bank drive-up facility, the inspector was virtually alone in conducting his inspection of the roof.

2.2 Document Review & Interviews

The following documents were received and reviewed before and/or subsequent to our assessment of the roof pertaining to the subject property:

- ALTA/NSPS Land title Survey dated 12/21/2016 prepared by G.A. Grothman & Associates S.C. Land Surveyors as provided by Gary Goodman in a due diligence link via email sent on 03/22/2018
- Marcus & Millichap RE Listing provided by Gary Goodman in an email file attachment on 03/22/2018
- EagleView Technologies premium roof report dated 03/29/2018

Prepared and Submitted by Know-Fault Ltd.
Roof

Description

**Design Build**
Flat/low slope

**Roof Covering**
Apart from a raised metal seam roof surrounding the perimeter of the drive-up bank facility and the two openings in the roof canopy above the north and south drive-up locations, the flat roof area consists of a torch applied MB (Modified Bitumen) roof covering with factory applied mineral surface. Based upon a visual inspection thereof, the MB roof covering appears to be somewhere around 12-15 years into a 15 year statistical life cycle.

**Roof Structure**
Precast concrete beams supported on masonry walls and columns.

**Roof Deck Insulation**
Unknown/Not readily determinate

**Roof Drainage**
Contingent upon the design slope of the roof to divert surface water run-off toward several interior roof drain openings complete with roof drain head strainers.

**Flashing**
Same as roofing including what appears to be foil back MB roofing, a preform neoprene rubber boot serving a package RTU line penetrations, and typical lead base flashing serving a plumbing vent.

**Parapet Walls**
Brick masonry with preform sheet metal coping

**Roof Accessories**
None
General Summary

While the MB roof surface appears to be properly installed and capable of performing its intended function at this time, the MB roof surface is notably older/aging, exhibiting appreciable signs of wear/granule loss accompanied by standing water—a condition conducive to roof leaks—present at isolated areas above the building and roof canopy at this time. This being the case, the existing MB roof surface appears to be an ideal candidate for a protective silicone roof coating application to help protect and extend the useful life expectancy thereof.

Observations/Comments

The MB roof covering presently exhibits appreciable signs of wear/granule loss over the entire roof surface at this time.

MB roof covering adjacent end laps appear to be staggered more than 3’-0” apart as normally required according to standard roofing practice.

No bleedout of MB compound present along the edge of numerous laps/seams as normally required for torch down MB roofing—not deemed a cause for concern given the age of the roof and no apparent roof leaks at this time.

MB side and end laps appear to be in reasonably sound and serviceable condition exhibiting no open laps/seams at the time of inspection.

MB roof penetrations appear to be reasonably well sealed and in serviceable condition at this time.

Roof membrane wall flashing appears to be in reasonably sound and serviceable condition and free from open laps/seams or breaches at this time.

Preform sheet metal coping appears to be in reasonably sound and serviceable condition at this time.

With the exception of standing water present at isolated areas above the building and roof canopy at the time of inspection—a condition conducive to roof leaks—roof drainage appears to be adequate.
Observations/Comments

Roof drain head strainers free and clear of obstructions to facilitate water drainage flow into interior roof drain openings.

No secondary side-by-side interior roof drains or through wall scuppers present as normally required for flat roofs surrounded by parapet walls—typical for age/year built and not deemed a cause for concern at this time.

According to Chase bank vice president and branch manager, Laura Baacke, she is presently unaware of any active ongoing roof leaks taking place inside/outside the drive-up bank facility at this time.

The Carrier package rooftop unit appears to be properly supported on 4x4 treated wood blocking resting on pieces of MB roofing or equal to prevent damage to the roof surface beneath.

Gas and other piping serving the Carrier package RTU presently raised up above the roof surface on what appear to be Dura-Blok or equal rooftop supports.

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

The precast concrete roof beams open to view beneath the roof canopy above/serving the north and south drive-up appear to be in reasonably sound and serviceable condition showing no signs of abnormal distress or deterioration at this time. 

Limitations/Exclusions

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

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

Perform any kind of thermal imaging to determine/verify the presence or absence of water intrusion beneath the roof surface.

Perform load, roof drainage or any other related roof calculations.
**Limitations/Exclusions**

Inspect/evaluate the integrity of roof system components hidden beneath the roof surface.

Not permitted to enter the drive-up bank facility for security reasons to observe the area located beneath the roof from inside the drive-up bank facility.

Determine/verify the type and thickness of roof insulation present beneath the roof covering.

List and identify all existing roof anomalies/deficiencies present at the time of inspection.

**Recommendations/Cost to Remedy Deficiencies**

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Budget Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install a silicone roof coating system with optional 10-year material warranty like that manufactured by National Coatings Corp. (NCC) over the existing MB roof surface above the drive-up bank facility building only. †</td>
<td>$5,700</td>
</tr>
<tr>
<td>Add for optional 10-year warranty from NCC (minimum charge)</td>
<td>$1,250.00</td>
</tr>
<tr>
<td>Provide for protective walk pads for servicing rooftop equipment following completion of the silicone roof coating system as recommended above</td>
<td>Obtain Quote</td>
</tr>
</tbody>
</table>

† **Note:** Budget cost based upon approximately 19 square of roofing above the drive-up bank facility building only.
In this 3D model, facets appear as semi-transparent to reveal overhangs.

**PREPARED FOR**

Contact: [Redacted]
Company: Know-Fault Ltd
Address: 583 S Jade Lane
Round Lake, IL 60073
Phone: 224-678-8316

**MEASUREMENTS**

- Total Roof Area = 10,971 sq ft
- Total Roof Facets = 4
- Predominant Pitch = 0/12
- Number of Stories <= 1
- Total Ridges/Hips = 0 ft
- Total Valleys = 0 ft
- Total Rakes = 0 ft
- Total Eaves = 689 ft
- Total Penetrations = 6
- Total Penetrations Perimeter = 72 ft
- Total Penetrations Area = 66 sq ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)

[Certified Accurate]
[www.eagleview.com/Guarantee.aspx]
The following aerial images show different angles of this structure for your reference.

Top View
North Side

South Side
Total Line Lengths:

- **Ridges** = 0 ft
- **Hips** = 0 ft
- **Valleys** = 0 ft
- **Rakes** = 0 ft
- **Eaves** = 689 ft
- **Flashing** = 726 ft
- **Step flashing** = 0 ft
- **Parapets** = 600 ft

Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g., +6 and +9).
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.

Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).
Total Area = 10,971 sq ft, with 4 facets.

Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).
Roof facets are labeled from smallest to largest (A to Z) for easy reference.
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 6
Total Penetrations Perimeter = 72 ft

Total Penetrations Area = 66 sq ft
Total Roof Area Less Penetrations = 10,905 sq ft
Areas per Pitch

<table>
<thead>
<tr>
<th>Roof Pitches</th>
<th>0/12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sq ft)</td>
<td>10971.4</td>
</tr>
<tr>
<td>% of Roof</td>
<td>100%</td>
</tr>
</tbody>
</table>

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

<table>
<thead>
<tr>
<th>Waste %</th>
<th>0%</th>
<th>10%</th>
<th>12%</th>
<th>15%</th>
<th>17%</th>
<th>20%</th>
<th>22%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sq ft)</td>
<td>10,971</td>
<td>12,068</td>
<td>12,288</td>
<td>12,617</td>
<td>12,836</td>
<td>13,165</td>
<td>13,385</td>
</tr>
<tr>
<td>Squares</td>
<td>109.7</td>
<td>120.7</td>
<td>122.9</td>
<td>126.2</td>
<td>128.4</td>
<td>131.7</td>
<td>133.8</td>
</tr>
</tbody>
</table>

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations

<table>
<thead>
<tr>
<th>Penetrations</th>
<th>1-2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sq ft)</td>
<td>2.2</td>
<td>4</td>
<td>10.5</td>
<td>22</td>
<td>24.7</td>
</tr>
<tr>
<td>Perimeter (ft)</td>
<td>6</td>
<td>8</td>
<td>13</td>
<td>19</td>
<td>20</td>
</tr>
</tbody>
</table>

Any measured penetration smaller than 3.0x3.0 Feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

Lengths, Areas and Pitches

- Ridges = 0 ft (0 Ridges)
- Hips = 0 ft (0 Hips)
- Valleys = 0 ft (0 Valleys)
- Rakes* = 0 ft (0 Rakes)
- Eaves/Starter** = 689 ft (14 Eaves)
- Drip Edge (Eaves + Rakes) = 689 ft (14 Lengths)
- Parapet Walls = 600 (12 Lengths)
- Flashing = 726 ft (14 Lengths)
- Total Area = 10,971 sq ft
- Total Penetrations Area = 66 sq ft
- Total Roof Area Less Penetrations = 10,905 sq ft
- Total Penetrations Perimeter = 72 ft
- Predominant Pitch = 0/12

Property Location

- Longitude = -87.8206511
- Latitude = 42.5854996

Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

Parapet Wall Area Table

<table>
<thead>
<tr>
<th>Wall Height (ft)</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
</tr>
</thead>
</table>
* Rakes are defined as roof edges that are sloped (not level).
** Eaves are defined as roof edges that are not sloped and level.
This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

### Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q="5506+7th+Ave,Kenosha,WI,53140"

Directions from Know-Fault Ltd to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=583+S+Jade+Lane,Round+Lake,IL,60073&daddr=5506+7th+Ave,Kenosha,WI,53140

<table>
<thead>
<tr>
<th>Vertical Wall Area</th>
<th>600</th>
<th>1200</th>
<th>1800</th>
<th>2400</th>
<th>3000</th>
<th>3600</th>
<th>4200</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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REQUEST FOR COPIES OF PERMITS, ORDERS
AND OTHER MISCELLANEOUS ITEMS
Form #CDI 161 (rev. 01/16)

REQUEST FOR COPIES, ORDERS, AND OTHER MISCELLANEOUS ITEMS
(Please use a SEPARATE request form for EACH address)

Date of Request: 04/02/18  Property Address:

Information to be sent to (Please Print Name):

Mailing Address: 583 Jade Lane, Round Lake, IL 60073  Email Address:

Phone Number: (224) 678-8316  FAX #: None/NA

Signature of Requester: ☑

A fee of $0.25 per page will be charged. In the event that an extensive research is required, additional fees may apply. Cash accepted and checks should be made out to the City of Kenosha. You will be notified when your request is ready.

Request (Please check all that apply):

☐ Current Building Permits

☐ Closed (Previous) Building Permits (Records are available from 1993 – Present) *

☐ Current Building & Zoning Code Violations/Orders

☐ Closed Building & Zoning Cases (Records are available from 1998 – Present)

Please indicate time frame (dates) requested: ____________________________

☐ Current Property Maintenance Code Violations/Orders

☐ Closed Property Maintenance Code Cases (Records are available from 1998 – Present)

Please indicate the time frame (dates) requested: ____________________________

☐ Other* (Please Specify): Closed (Previous) Building Permits Issued for Roofing Only. Please respond using email address provided to expedite this request.

(For Office Use Only)

☒ The Department of Community Development and Inspections has researched the above property and found the following:

Permits: 1 found  Reinspections: ____________________________

Violations/Orders: ____________________________ Other/Comments: ____________________________

Initials AMY  04-04-18

☐ The Department of Community Development and Inspections has researched the above property and found no information on file regarding the petitioner’s request.

Initials ____________________________

For information regarding underground fuel tanks, please contact the Fire Prevention Bureau at 262.653.4110
Location:  
Parcel#: 12223314050010  
Status: ZZ  
Wks Type: ROOF

Application Date: 03/31/05  
Issue Date: 08/08/05  
Completed Date: 07/24/06

--- ARChiveD ---  
OWNER:  
CONTRACTOR:

--- SPECIFICATIONS ---  
Estimated Cost 73,000

Comments: BANK ONE DRIVE-THRU

CHECK ONE:  
1 or 2 Family  
Multi-family  
Commercial X

--- FEES ---  
Fee Description Rate Qty Pen $Amt  
ROOF 50.00 1 50.00

Total Fee Amount: $50.00  
Including Penalty Amt: $.00

--- INSPECTION DETAILS ---  
Inspection Date: Description  
Pass Fail Comment