

PROPERTY CONDITION ASSESSMENT REPORT

PREPARED BY: John Kwasnik



FOR THE PROPERTY AT: 123 Commercial Rd Springfield, IL 11223

PREPARED FOR: MIKE SMITH OF ABC MANUFACTURING

INSPECTION DATE: Wednesday, April 4, 2018



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This report has been prepared in accordance with the accepted proposal. A visual inspection was performed to identify the existing condition of the following building systems: Structure, Electrical, Heating, Air-conditioning, Ventilation, Plumbing, Roofing, Exterior, and Interior.

This report exceeds the ASTM Standard E2018-15 in that a five-year time frame for major repairs or replacements of building components has been considered.

This report provides recommendations and priorities for correcting major deficiencies, updating major components at the end of their life, and undertaking further detailed investigations. Normal building maintenance items are not included. Our inspection was limited to components that were readily visible and not obstructed by equipment, storage, finishes, etc. No comment is offered on code compliance or environmental issues.

Costs are provided for recommendations that are beyond normal maintenance and that are expected to exceed \$3,000. Costs expected to be below that threshold will be marked as Minor. The costs provide an order of magnitude only, and do not include any design or construction management fees, contingencies, permit fees or taxes. Contractors should be contacted for quotations.

The report is preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist performed a detailed condition survey and develop a plan of action.

The report is intended for the exclusive use of our client. Use of the information by any other party is not intended and therefore, we accept no responsibility for such use.

The following defined terms are used to describe the condition of the components and systems reviewed: Satisfactory - performing its intended function; no major defects noted.

Serviceable - performing its intended function, but has visible defects or is aging. It will require minor to moderate repairs.

Fair - barely performing its intended function. Has visible defects or is aging and will require moderate to major repairs in the short term.

Poor - not performing its intended function. The component is at or beyond its useful life. Component requires major repair or replacement.

All building sizes noted here are rough approximations based on site observations, and are for the purposes of this report only.

SIGNIFICANT ITEMS

In our opinion, the following items are likely to require more than \$3,000 in remedial action within the conditions that should be considered over the next 5 years:

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Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Plumbing

SUMMA

PIPING \ Supply

Condition: • Backflow prevention device missing at the main domestic water service entrance Implication: Possible contamination of municipal water supply. **Location**: Main domestic water supply

Task: Provide

Time: One year

Cost: \$3,000 to \$4,000

Roofing

BUILT-UP ROOF \ Deficiencies

Condition: • Beyond typical life expectancy
Although the roof is beyond its typical lifespan, replacement can be deferred if immediate repairs are undertaken.
Complete replacement will be required in approximately 3 years.
Task: Repair now and replace in 3 years
Cost: Repairs costs are \$10,000 now: Replacement cost is \$170,000 in 3 years

Exterior Components

WALLS \ General condition

Condition: • Minor deficiencies noted

These include -

Deteriorated mortar joints in the bottom 5 rows of brick on the south wall

Settlement cracks in the east wall and spalled cement parging on the north wall

Missing weep holes and through wall flashing in the office walls (Weep holes drain water from behind bricks, helping to prevent water leakage and brick damage.)

Implications: Water may enter wall systems and cause damage to the interior, or damage to the wall assemblies.

especially during freeze/thaw cycles.

Task: Repair Time: Within 1 year

Cost: \$4,000 - \$6,000

SITE WORK \ Asphalt pavement

Condition: • Previous repairs noted

The asphalt pavement is aging. Renewal is not expected in the next 5 years, but regular repairs are recommended. Implications: Deteriorated asphalt may become unusable for vehicles and unsafe for pedestrians.

Task: Repair localized areas of deterioration

Time: As needed / Annually

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Cost: Less than \$3,000 per year

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

SUMMARY B

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SUMMARY A SUMMARY B ELECTRICAL AIR CONDITI VENTILATION PLUMBING INTERIOR CO STRUCTURE ROOFING

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Descriptions

Name of client: • The Client is ABC Manufacturing Inc. Our contact is Mike Smith.

Client relationship to this property: • Current owner

Purpose of the report: • Property Condition Assessment

Date of site visit: • March 28, 2014

General property description: • Commercial • Warehouse

Approximate size of building: • 17,000 sq ft

Number of stories: • The main building is single story and the office is two stories.

Document review: • A request was made to review available building plans, maintenance records, warranties and equipment lists. • No documents were available for review.

Overall condition: • The building is in satisfactory condition overall.

Overall level of maintenance: • The building maintenance has been satisfactory.

This report meets ASTM Standard E2018-15, with these exceptions: • A Building Code and Fire Code violation inquiry was not undertaken. • Fire and life safety systems were not reviewed.

For the purpose of this report the front of the building faces: • North

Approximate date of construction: • 1981

ELECTRICAL

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ROOFING

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Observations and Recommendations

GENERAL \ Overall condition

1. Condition: • The overall condition of the electrical system is considered to be satisfactory.

GENERAL \ Level of Maintenance

2. Condition: • The electrical system has been well maintained for the most part.

DISTRIBUTION EQUIPMENT \ General condition

3. Condition: • No major deficiencies noted

BRANCH CIRCUIT \ General condition

4. Condition: • No major deficiencies were noted

BRANCH CIRCUIT \ Fixture cover plates

5. Condition: • Missing on switches, outlets and/or junction boxes
Location: Throughout offices
Task: Replace
Time: Immediate
Cost: Minor

BRANCH CIRCUIT \ Outlet conditions

6. Condition: • Outlets close to water source should be protected by a ground-fault circuit interrupter (GFCI)
Location: Office washrooms
Task: Improve
Time: Immediate
Cost: Minor

SERVICE GROUNDING \ Grounded service

7. Condition: • No major deficiencies noted

Descriptions

Electrical service to the building: • Underground

Main electrical service transformer: • Pole-mounted tranformer • west of property

Main building transformer size: • Unknown • Not determined

Electrical service size: • 400-amps • 480-volt, three phase • four-wire

Service distribution and metering:

• The main service is divided to service several areas

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1. Overall view of main electrical equipment

• There is a single meter for the building

Electrical distribution transformers:

• 45 KVA in the main electrical room

Distribution panels: • Circuit breakers

Predominant wire types: • Copper

Lighting fixture types: • Fluorescent • High intensity discharge

Standby generator: • None

Grounding - electrical system: • at the domestic water service entrance

Grounding - building transformers: • at the domestic water service entrance

Electrical supplier: • Enersource Hydro

Inspection Methods and Limitations

Main building transformer size or location: • No information to indicate transformer size.

HEATING

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Observations and Recommendations

GENERAL \ Overall condition

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8. Condition: • The overall condition of the heating system is considered to be satisfactory.

GENERAL \ Level of Maintenance

9. Condition: • Satisfactory

ROOFTOP UNITS \ Unit #1

10. Condition: • No major deficiencies noted Location: Office rooftop unit

FORCED AIR SYSTEM COMPONENTS \ Supply air distribution

11. Condition: • No major deficiencies noted

FORCED AIR SYSTEM COMPONENTS \ Return air

12. Condition: • No air return grille Location: In several offices Task: Provide air return grilles where missing **Time**: Discretionary Cost: Minor

CEILING-MOUNTED HEATERS \ Overall

13. Condition: • No major deficiencies noted at the heaters

OPERATING STATUS \ Not operating

14. Condition: • Not functionally tested

ELECTRIC HEATERS \ Location

15. Condition: • Properly located on exterior walls below windows, where practical Location: Offices

ELECTRIC HEATERS \ Condition

16. Condition: • Missing cover Missing covers were noted at several baseboard heaters Location: Offices Task: Replace where missing Time: Less than one year Cost: Minor

HEATING

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Descriptions

Rooftop Units - general:

Gas-fired heating (& electric cooling)

Dedicated rooftop unit serving the offices. Note the roof flashing repair made with portland cement. The unit has a heat output of approximately 110,000 BTU/hr.

Rooftop Unit #1 - Age and type: • Less than 5 years

Typical Rooftop Unit life expectancy:

• 20 years



2. Office rooftop unit

Furnace #1 - Age and type: • 11 to 15 years old • Gas-fired, mid-efficiency
Ceiling-mounted heater #1 - Age and type: • Less than 5 years • Gas-fired unit heater
Ceiling-mounted heater #2 - Age and type: • Less than 5 years • Gas-fired unit heater
Ceiling-mounted heater #3 - Age and type: • 5 to 10 years • Gas-fired unit heater
Ceiling-mounted heater #4 - Age and type: • 5 to 10 years • Gas-fired unit heater
Ceiling-mounted heater #5 - Age and type: • 5 to 10 years • Gas-fired unit heater
Typical ceiling-mounted heater life expectancy:
• 15 to 25 years - Proximity to overhead doors reduces life expectancy

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3. Typical warehouse unit heater

Air distribution: • Overhead supply air registers

Return air arrangement: • Air return plenum - space above the ceiling • Air return is via grilles in the ceiling

Supplemental electric heaters / heating elements: • Main electrical room

Supplemental electric heaters / heating elements: • Below office windows

Electric - baseboard: • Operated by controls directly on the units

Electric - Age: • Original to construction

Typical electric heater life expectancy: • Indefinite, as long as replacement parts are available - decreasingly likely after 20 years

Number of gas meters: • One

Gas supplier: • Enbridge

Inspection Methods and Limitations

Operating status: • The system was operating in Heating mode.

Maintenance contract: • Not determined

AIR CONDITIONING

www.discoverhorizon.com 123 Commercial Rd, Springfield, IL April 4, 2018 SUMMARY A SUMMARY B ELECTRICAL AIR CONDITI VENTILATION PLUMBING INTERIOR CO STRUCTURE ROOFING EXTERIOR C APPENDIX Observations and Recommendations **GENERAL \ Overall condition 17. Condition:** • The overall condition of the air-conditioning system is considered to be satisfactory. **GENERAL \ Level of Maintenance** 18. Condition: • Satisfactory ROOFTOP UNITS \ Unit #1 19. Condition: • No major deficiencies noted 20. Condition: • See Addendum **AIR DISTRIBUTION COMPONENTS \ Supply air distribution** 21. Condition: • Refer to Heating section **AIR DISTRIBUTION COMPONENTS \ Return air network** 22. Condition: • Refer to Heating section Descriptions **Central Cooling:** • Rooftop unit (Combined heating and cooling) - Refer to Heating section Dedicated rooftop unit serving the offices Rooftop Unit #1 - Age and system type: • Less than 5 years • Packaged heating and cooling unit • Sealed Rooftop Unit #1 - Cooling capacity and fresh air intake: • 5-tons • Make up air duct Refrigerant type: • Not determined Air distribution: • Same as described in Heating section Return air arrangement: • Same as described in Heating section Inspection Methods and Limitations Operating status: • The power was on, but the unit was not in operation at the time of the inspection **Operating status:** • The system was operating in Heating mode. Refrigerant type: • Could not be verified

VENTILATION

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VENTILATION

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23. Condition: • The overall condition of the ventilation system is considered to be satisfactory.

GENERAL \ Level of Maintenance

24. Condition: • Satisfactory

INDIVIDUAL EXHAUST FANS \ General

25. Condition: • No major deficiencies noted

Descriptions

Individual exhaust fans - areas serviced: • Washroom(s)

Fresh air make-up duct/Economizer at rooftop unit(s): • Office(s)

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34. Condition: • Leak As stated above, there was a leak at the supply pipe servicing one of the newly installed warehouse washroom toilets.

FIXTURES \ Basins / sinks

35. Condition: • The basins were in the process of being installed. None of them had been equipped with faucets at the time of the inspection.

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Descriptions

Domestic water supply - size and pipe material:

- 1 1/2-inch diameter
- Copper



4. Main domestic water supply

Domestic water supply - shutoff: • In the electrical room Water meters: • In the main electrical room Water meters: • One Supply plumbing pipe material examined: • Copper Drain, waste and vent piping material examined: • ABS plastic Storm drain piping material examined: • ABS plastic Washroom locations: • Men's and women's in offices • Men's and women's in warehouse Domestic water heaters: • Electric • One Domestic water heater/boiler - approximate age: • 5 to 10 yrs old Typical domestic water heater/boiler life expectancy: • 15 years Sump pump locations: • None Domestic water supplier: • Municipal

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Inspection Methods and Limitations

General: • The washrooms were in the process of being renovated at the time of the inspection. As such, none of the wash basins had been equipped with faucets yet. Therefore, these fixtures could not be tested.



5. Washroom under renovation

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GENERAL \ Overall condition

36. Condition: • The overall condition of the roofing system is considered to be fair.

GENERAL \ Level of Maintenance

37. Condition: • A considerable amount of deferred maintenance was noted.

BUILT-UP ROOF \ Deficiencies

38. Condition: • Beyond typical life expectancy

Although the roof is beyond its typical lifespan, replacement can be deferred if immediate repairs are undertaken.

Complete replacement will be required in approximately 3 years.

Task: Repair now and replace in 3 years

Cost: Repairs costs are \$10,000 now: Replacement cost is \$170,000 in 3 years

39. Condition: • Exposed membrane
Location: Warehouse roof
Task: Provide additional hot asphalt and gravel
Time: Immediate
Cost: Part of \$10,000 repair number



6. Example of exposed membrane

40. Condition: • Previous repairs notedLocation: VariousTask: MonitorTime: Ongoing

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7. Example of a previous repair

TYPICAL ROOF DEFECTS \ General

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41. Condition: • Tree branches contact roof
Location: North perimeter
Task: Trim back
Time: Immediate
Cost: Part of \$10,000 repair number

42. Condition: • Debris on roof
Location: Various areas above the roofs
Task: Remove
Time: Immediate
Cost: Part of \$10,00 repair number

43. Condition: • Damaged membrane on the curb mount
Repair made with cement along the north perimeter of the office rooftop unit is temporary and should be improved.
Location: Office rooftop unit curb flashing
Task: Repair
Time: Immediate
Cost: Part of \$10,000 repair number

DRAINAGE \ Roof Drains

44. Condition: • Missing overflow scuppers Each roof areas has only one drain.
Location: Various
Task: Provide additional drainage
Time: When re-roofing
Cost: Included in roof replacement cost

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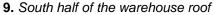


8. Overall view of the office roof

Warehouse

The warehouse roof is divided into three sections by two roof area dividers (RAD's)





Built-up roof - approximate age: • Original to building Over 30 years old



10. North half of the warehouse roof

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Typical built-up asphalt roof life e	xpectancy: • 20 to 25	years				
Flat roof drainage: • Interior collect						
Obimmente metale						

Chimneys - metal:

• Five

Servicing each of the warehouse unit heaters.

INTERIOR COMPONENTS

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Observations and Recommendations

General

46. • The offices are in the process of being renovated. This includes new carpet.

GENERAL \ Overall condition

47. Condition: • The overall condition of the interior components system is considered to be serviceable.

GENERAL \ Level of Maintenance

48. Condition: • Satisfactory

STAIRWELLS \ General

49. Condition: • No major deficiencies were noted

Descriptions

General: • In general, the plant, warehouse, mechanical and janitorial areas of a building are not finished. This section addresses the conditions noted in the finished areas of the building. Since the condition of interior components is subjective to some degree, comments here are general except where functional concerns are noted. Cosmetic repairs are discretionary.

Finished area floor coverings: • Carpet • Resilient tile • Ceramic tile

Wall finishes: • Drywall

Ceiling finishes: • Suspended tile

Staircases:

Wood

Located in the warehouse, leading up the mezzanine

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Observations and Recommendations

GENERAL \ Overall condition

50. Condition: • The overall condition of the structural system is considered to be serviceable.

GENERAL \ Level of Maintenance

51. Condition: • Satisfactory

GENERAL \ Structure

52. Condition: • No major structural defects were noted

FOUNDATIONS \ Settlement and shrinkage cracks

53. Condition: • Minor settlement was noted

Settlement evident in minor cracking of the block walls from within the warehouse. Most of the cracks have been re-mortared in past. In some locations, further cracking is noted, indicating continued settlement. These cracks are not a major structural concern and no structural remedial action is warranted. The cracks should be re-repaired with mortar and monitored for further movement.

Location: Southeast warehouse wall, northeast warehouse wall, south central warehouse wall, demising wall in the main electrical room

Task: Re-mortar and monitor

Time: One year

Cost: Minor



11. *Minor settlement crack in main electrcal room*

54. Condition: • Some settling has occurred

FLOORS \ Concrete

55. Condition: • Cracking noted Typical **Location**: Warehouse



12. Minor settlement crack at southeast warehouse

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Descriptions

Configuration:
 Slab-on-grade

Foundation wall material: • Concrete-block

Exterior walls: • Concrete-block with brick-veneer

Mezzanine:

• Wood-frame

Located above the offices, accessible from the warehouse.

Roof:

- Steel deck
- · Supported by open web steel joists
- Supported by exterior walls and steel beams and columns



13. Overall view of the warehouse

Inspection Methods and Limitations

General: • The examination of the structural components was visual only; a design review was not undertaken

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56. Condition: • The overall condition of the exterior system is considered to be satisfactory.

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GENERAL \ Level of Maintenance

57. Condition: • Satisfactory

WALLS \ General condition

58. Condition: • Minor deficiencies noted

These include -

Deteriorated mortar joints in the bottom 5 rows of brick on the south wall

Settlement cracks in the east wall and spalled cement parging on the north wall

Missing weep holes and through wall flashing in the office walls (Weep holes drain water from behind bricks, helping to prevent water leakage and brick damage.)

Implications: Water may enter wall systems and cause damage to the interior, or damage to the wall assemblies. especially during freeze/thaw cycles.

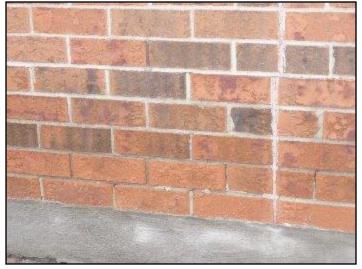
Task: Repair

Time: Within 1 year

Cost: \$4,000 - \$6,000



14. Settlement cracks



15. Example of mortar deterioration

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16. Spalled cement parging

DOORS \ General

59. Condition: • No major deficiencies noted

DOORS \ Personnel/Exit doors

60. Condition: • Previously painted in past. It is suspected that the painting of the doors was done recently. The north personnel door was difficult to operate, likely as a result of the new paint finish on the hardware. Over time, operation of this door should improve.

Location: North personnel door Task: None

DOORS \ Overhead doors

61. Condition: • Damage noted to the edge of the floor slab beneath the loading dock door. The reinforcing steel within the slab is exposed.
Location: Loading dock
Task: Repair edge of floor slab
Time: One year
Cost: Minor

WINDOWS \ General

62. Condition: • Minor deficiencies noted
There are some cracked and broken window panes, and and some double-glazed panes have lost their seal.
Location: Offices
Task: Replace
Time: Discretionary
Cost: Up to \$3,000

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17. Broken pane

SITE WORK \ Grading

63. Condition: • Grade too high at building

SITE WORK \ Sidewalks and Walkways

64. Condition: • No major deficiencies were noted

SITE WORK \ Asphalt pavement

65. Condition: • Previous repairs noted

The asphalt pavement is aging. Renewal is not expected in the next 5 years, but regular repairs are recommended. Implications: Deteriorated asphalt may become unusable for vehicles and unsafe for pedestrians.

Task: Repair localized areas of deterioration

Time: As needed / Annually

Cost: Less than \$3,000 per year

66. Condition: • Serviceable overall condition

Descriptions

Exterior walls:

Brick veneer

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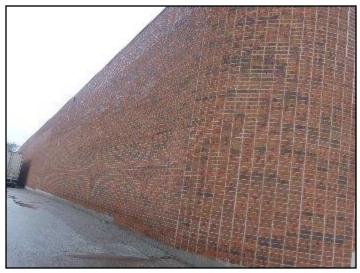
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18. South elevation, towards the east



20. North elevation, towards the west



19. South elevation, towards the west



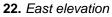
21. West (front) elevation

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Main entrance doors: • Aluminum-framed • Single-glazed

Personnel/exit doors: • Steel

Overhead doors:

 Plywood sectional Loading dock



23. North elevation, towards the east



24. Plywood sectional loading dock door

 Insulated steel sectional Drive-in door

Office windows: • Aluminum-framed • Double-glazed • Fixed glazing

Pavement:

At east

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25. Rear yard

• At south



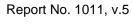
26. South driveway, looking west

At west

17 standard parking spaces



27. South driveway, looking east



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28. Parking lot at front

Sidewalks and walkways: • Poured-concrete • At west

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5 YEAR SUMMARY OF RECOMMENDED REPAIRS												
RECOMMENDATION	Quantity	Time Frame (years)	Probable Cost	YEARS OUT								
				0 2014	1 2015	2 2016	3 2017	4 2018	5 2019			
ELECTRICAL No recommendations for major repairs at this time												
MECHANICAL												
Heating and Air Conditioning												
Forced Air												
No recommendations for major repairs at this time												
Ventilation No recommendations for major repairs at this time												
Plumbing Pipes Provide backflow prevention device at main domestic water service entrance	1	1	\$ 3,500		3500							
ARCHITECTURAL												
Roof			(10.000	10000								
Roof repairs Replace built-up asphalt roof membrane	4 17000	0 3	\$ 10,000 \$ 170,000	10000			170000					
Interior												
No recommendations for major repairs at this time												
Structure			1									
No recommendations for major repairs at this time												
Exterior Cladding Repair to masonry walls	1	1	\$ 5,000		5000							
			, 2,000									
Cite Marle			I									
Site Work Replace interlocking pavers		Annually	\$ 3,000	3000	3000	3000	3000	3000	3000			