



PROPERTY INSPECTION PROFESSIONALS

September 20, 2009

Client
Client Address

Re: Inspection Address, Olympia Fields, Illinois 60461

Dear Client,

On September 16, 2009 Tomacor completed a visual inspection of the above referenced property which is currently functioning as a church. Present during the inspection and at different times were Client and Tom Corbett representing Tomacor Incorporated. The inspection began at 11:30a.m. and was complete by the end of the working day. The church was represented by Client 2 and several parishioners. Tomacor would like to thank Client 2 for his help in evaluating the property condition at the church.

During the course of the inspection multiple deficiencies were discovered which need immediate attention. These observations were made as the inspection team worked from the exterior into and through the interior of the building. The rear exterior shed structure was not accessible to our inspection. The more significant of the deficiencies observed are included in the report that follows.

Exterior Walls

During the course of the exterior inspection of this church Tomacor noted significant multiple structural deficiencies associated with the masonry at all elevations examined. In addition, multiple repair attempts have been made to correct the deficiencies that Tomacor will be noting in the points below. Yet, these repairs appear to be unprofessional in nature and short sighted in scope in most instances. The more important masonry repairs which need to be corrected immediately include the following:

1. The bell tower and surrounding seating area is constructed of an attractive tan brick which is deteriorating in multiple locations. Significant amounts of efflorescence are noted on the bell tower in unique areas where the masonry is spalling and coming loose from its mortar joints. In addition, the capstone at the top of the bell tower is not fully extended beyond the tower which is the typical standard required for masonry construction. Other sections of the seating area masonry wall revealed loose and poorly repaired bricks, poorly installed capstones on the walls, missing control joints and omitted flashing and weepholes where they are required. The wall is failing in several areas. See photo section.

It is Tomacor's opinion that the bell tower and surrounding seating area need to be rebuilt thoroughly in order for the structures to maintain their function over a short term basis. Complete the repairs to the outlined deficiencies as noted.

2. The examination of the South side of the sanctuary revealed that tar had been used over the exterior masonry in an attempt to stop the water infiltration. This is improper requiring the removal of the tar and the professional tuckpointing of the South side of the building. The need for tuckpointing is discovered routinely and at all elevations of all structures in the complex at Inspection Address. A more thorough analysis will be required to determine if some of the masonry walls do not need tuckpointing. See photo section.
3. Tomacor's observations revealed many attempts at correcting openings in head and bed joints of the masonry throughout the property. Silicone caulk, tar, latex caulk, roofing patch and other products were used to prevent the infiltration of water into the structure. It does not appear that any of these repairs have been successful. Due to the poor quality patchwork and significant openings in the head and bed joints, along with structural movement which appears to be due to the lack of control joints in the masonry, Tomacor anticipates a full and complete tuckpointing of the building as noted above. See photo section.
4. The building has been erected using multiple wythes of masonry block and brick. In many cases, poured concrete was used for structural support. In addition, stucco has been used in many locations to serve as an exterior finish based upon the choice of the architect. The exterior stucco is in poor condition while the poured concrete is showing evidence of spalling in specific areas. It is Tomacor's opinion that most of the stucco will need to be removed and replaced and proper "caps" and "weep screeds" will need to be installed with the installation of all the new stucco. Complete these required repairs immediately.
5. As noted earlier, concrete has been used in the construction of this building both above and below grade. In these cases brickwork was used above and below the concrete assemblies. The masonry, or brickwork, has not been properly flashed nor have weepholes been used above the flashing in the areas where the masonry meets the concrete beams as is required. Simply stated, water penetrates through the brick wall where it drips down to the concrete beams and works its way back into the building. All of the masonry at these elevations needs to be removed and flashing and weepholes installed in order to maintain a water dry environment at the building's interior. See photo section.
6. Tomacor's evaluation discovered that the majority of the steel lintels used in the masonry construction detailing have not been primed or painted. In addition, as has been noted earlier, the flashing and weepholes above the windows and doors is missing and needs to be installed. Should these items not be installed, it will be impossible to stop the water infiltration at the building's interior. See photo section.
7. In some areas there appears to be a steel column or tube within the masonry wall which is supporting the masonry assemblies. In one or more cases these steel columns appear to be rusting and/or expanding causing unique masonry cracking patterns in the exterior walls. It is Tomacor's opinion that this process is occurring at the Northwest corner of the property, Gymnasium area, where significant vertical cracks are causing the masonry walls to bulge out and away from the structure. These cracks are usually repaired through the removal of the

corner of the building and the repair to any steel column found within the corner of the structure. When complete the masonry should be reassembled or new masonry used and the reconstruction of the wall finished. Complete this repair as soon as possible.

8. Tomacor understands that the South side sanctuary was added at a later time from the original building. During this installation process masonry deficiencies were created which are causing water to be sent into the structure today. The North side of the sanctuary includes a glass block window along with poor quality roof flashing which extends up and over the mortar joint at the base of the glass block window. This detail will simply not work. Water will continue to get into this area until the roofing and glass block window assemblies are professionally repaired. See photo section.
9. When masonry structures such as this church are erected, specific workmanship standards must be followed in order to keep the building water tight. These standards, which could be generally referred to as flashing standards, are expected to be in place for all of the masonry components of the building as well as the roof, window, door, and sections of the masonry wall areas. The required standards have not been followed at the above referenced property and the building has suffered significantly as a result.
10. Finally Tomacor observed open holes and gaps in the exterior masonry wall along the East side of the gymnasium area, where the air conditioning line sets are taking into the gymnasium building. Professionally seal these water entry points.

Many windows have been installed without professional flashing above them or at the points where their metal frames abut the exterior masonry structure of the building. Many doors have been installed in this masonry structure. Yet, they have not been properly installed or flashed into the existing building. Multiple attempts at repairing the leaking flashing have proven to be unsuccessful in this inspector's opinion. It is important to note that these flashing deficiencies and installation problems are discovered within the detailing of the entire complex at Inspection Address.

Although this point will be repeated later within the context of this report, it is clear that the roofing component has not been properly flashed into the masonry walls at termination bars, pass-thru areas or scuppers and other areas of the building. It is critical that the window and door assemblies including their frames be removed and replaced with new high quality assemblies as soon as possible. It is understood that some of the windows and doors are more "weather proof" than others so a full analysis of which doors and windows need replacing will have to wait until they can be tested with a high pressure garden hose or the passing of one or more winters. Tomacor anticipates a budget in excess of \$50,000 to repair the existing window and door assemblies.

Tomacor believes that a significant number of control joints need to be installed into the exterior walls in order to prevent further expansion. In addition, we accept the notion that many of the building's structural steel lintels will need to be replaced immediately while others require the installation of flashing and weepholes as soon as possible. We also understand that the exterior masonry skin of the property is compromised in multiple points in all elevations suggesting a repair strategy of full tuckpointing.

In addition to these problems, the buyers of this property should realize that it will be difficult to match the existing brick as many of the cracked or broken bricks are replaced. In order to maintain the color, specialty bricks may have to be custom made. Finally, Tomacor understands that many of the steel doors and most of the windows will need to be removed and replaced and it is clear that significant structural work will necessary before the building is considered fully useable.

Although we are not in the cost estimating business, Tomacor suggests a budget of \$150,000-\$200,000 or more to complete the required exterior repairs to the building. The needed roofing and interior repairs will increase this budget. Begin these repairs immediately. We have included multiple photographs from the exterior of the building which illustrate the need to make the repairs. Should these repairs not be undertaken within the next year, it is expected that some brick may fall out of the wall and that interior water penetration will become so bad that the building will not be able to be used. Please review the attached photographs for a visual explanation of the deficiencies noted.

Roof

Tomacor would like to thank Client for providing us access to the roofing areas of the building. Essentially, the building is two separate structures where the North side gymnasium was completed in the late 1960's and the South side sanctuary and baptismal area was completed in the late 1970's. These two areas are joined at a point where visitors and the congregation are received. Many of the roofs of the complex are poorly installed and compromised. Water has managed to bypass the roof and masonry wall protections finding its way below the surface of the roof in each area evaluated. Some of the more significant deficiencies and highlights of the roofing assemblies are noted below. See photo section.

1. The lower level and upper level roofs over the entry area are wet underfoot, compromised and need to be replaced. The replacement of these two roofs alone may exceed \$20,000. The Tomacor inspector was able to observe multiple patch and repair attempts for the roof and leaking masonry wall which have failed and are leading to the full deterioration of any insulation or decking used over the original steel pan designed to carry the roof load on the bar trusses. Estimates for repair could double as the condition of the decking and substrate is fully understood. Remove these roofs and replace them immediately. See photo section.
2. The South side building is a uniquely designed masonry structure capped with a rubber roof. This product has been manufactured by Carlisle or Firestone. The roof is attached to an insulation type material which is directly mechanically fastened to the steel pan of the roof structure below. The mechanical fasteners are backing out of the insulation material and threaten the roof membrane. Also, the roof is not professionally flashed and has been repaired in multiple places. This deficiency, with an understanding that significant portions of the interior exposed wooden roof assembly have been replaced due to wood rot, demands the conclusion that the roof is poorly installed and compromised. Tomacor believes that the upper sanctuary roof needs to be replaced immediately if not in the short term. Budget \$25,000 or more for roof replacement. See photo section.
3. A small section of roofing separates the baptismal area from the main sanctuary. This roof is leaking onto the exposed wood framing below leading to rot and deterioration. In addition, it

is ponding at its West elevation which will lead to leaks in winter months as the water freezes. Remove this roof and replace it with a properly pitched roof immediately. Budget \$10,000 to replace this roof. See photo section.

4. The baptismal area roof has been repaired at its North side at points where water drains from the roof onto the smaller roof which is discussed in point letter C above. The interior section of this building appears dry. Yet, Tomacor believes the roof will need to be replaced over the short period of less than 5 years.
5. The East side classroom and general purpose area of the building is part of the "earlier" construction which is covered with a Modified Bitumen single ply roofing product. This roof is evidencing leaks on both the exterior and interior components of the walls as well as at the roof's surface. Tomacor believes that the roof over these areas can be kept, should appropriate action be taken, and the multiple sources of leaks discovered below the roof's surface become fully defined and repaired. This roof has been repaired several times and it cannot therefore be depended on for the long term. Repairs here over the next 2-3 years may exceed \$50,000.
6. Tomacor inspected the roof over the gymnasium and found it to be a SBS Modified Bitumen product. It appears to have been professionally installed and currently is maintaining the roof in a watertight condition. With minor repairs anticipate a 10 year life or more with this roof. See photo section.
7. Tomacor's evaluation of the roofs surface discovered that one or more electrical lights were being fed with electricity from a frayed electrical line. This is dangerous, the line should be replaced and given that the lights don't work they must also be repaired or replaced immediately.

This building is suffering significant water infiltration which in some cases came from open and exposed masonry joints or poor flashings while in other cases the roofing installation was compromised. Still another situation involved apparent poor design on the part of the architect at the glass block windows. Based on the roofing deficiencies noted and the water infiltration, which has reached significant portions of the roofs structural components including the interior sections of the roof framing, Tomacor recommends that the roofs be replaced on an "as needed" basis. It is important to obtain estimates for roof replacement from commercial roofers in the Chicagoland area who will travel this far South. The budget could exceed \$100,000. Photographs have been included for your review.

Asphalt and Parking Lot

As Tomacor walked the premises and evaluated the overall condition of the buildings, the asphalt surfaces were evaluated and noted to be in very poor condition. Tomacor believes that some areas of the lot may need to be "dug up" and repaired while other areas of the asphalt can simply be covered with a new layer of asphalt product. Repairs need to be undertaken immediately or it is expected that large pot holes will develop during the use of the asphalt over the winter of 2009. Consider the following:

1. The entry driveway area is covered with asphalt which has primary, secondary, and tertiary cracks. It appears as if these cracks extend through the asphalt product into the crushed stone below. In addition, required parking striping and handicapped parking "set asides" have not been noted. Install an additional layer of asphalt in this area as soon as possible.
2. The parking area which is located at the North side of the building is full of primary, secondary and tertiary cracks and is also not striped as is required. In addition to these deficiencies, the asphalt has broken up and is supporting the growth of grass. It is important to cover this area with a new layer of asphalt and send water runoff to an approved location. This repair must be made immediately.

The parking areas or asphalt surfaces are in very poor condition and require a full and complete resurfacing. In some cases, this resurfacing demands the removal of broken sections of asphalt below while in other cases entire areas of asphalt can simply be covered over with a new layer. Tomacor believes that the entire lot and entry drive areas can be covered with an additional layer of asphalt which should perform well for 15-20 years. Initiate the installation of asphalt and striping immediately. Photographs of this area have been included to facilitate your understanding of the deficiencies noted. Budget \$100,000 or more for repairs.

Exterior Lighting

Tomacor evaluated the exterior lighting in these buildings and discovered that it had been poorly installed while it is seriously deteriorated in its current state. As noted earlier, some of the lighting has been installed with an electrical cable which remains frayed on the roof's surface. Repairs need to be made at all open or frayed wiring assemblies as soon as possible. Other lights are not functioning and should be assumed to be broken or poorly installed. Tomacor remains unclear as to whether the lights will need to be removed and replaced or just repaired. The preliminary budget of \$15,000 should be set aside for electrical repair and lighting repair. Please note that in some cases the lights actually turn on. Yet, the housing is so seriously damaged that the fixture must be replaced. Complete the required repair and replacement to all of the lighting equipment immediately. Photographs have been added for your review and aid in understanding the deficiencies noted.

Exterior Doors

The building is accessible through multiple exterior doors at different levels of the property. These doors are steel and many of them could not be opened and/or are damaged needing immediate replacement. Tomacor recommends a budget of \$10,000-\$15,000 to repair and/or replace doors which are damaged or beyond their useful life. We have included photographs to help you understand the nature and severity of the damage to the exterior doors. See photo section.

Exterior Hazards

It is Tomacor's opinion that, due to a lack of maintenance, this building is equipped with many and significant exterior hazards. One such hazard is the exposed and broken electrical outlet at the East elevation of the property. This outlet is an electrocution hazard for a curious child simply investigating a hole in the wall. A separate hazard is the frayed and loose wiring discovered at the roof level feeding the electrical lights. Both of these conditions need to be corrected immediately. Finally, communication wiring was discovered at the Northeast corner of the property where it simply entered the ground into a plastic pipe. Repair this equipment and weather seal it as is required per standards. Finally, Tomacor observed abandoned electrical cabling to the immediate West of the gymnasium and entry area. This cabling is extended up and through the concrete blocks which have been buried into the ground. Remove this electrical hazard, along with the others, as soon as possible.

Tomacor observed a "B vent" at the roofline adjacent to the sanctuary area. The cap was missing from the vent which will allow water back down into the furnace assembly. This will cause serious rust and deterioration within the heating equipment and can lead to the carbon monoxide poisoning of the area. Repair the vent and replace the furnace.

Sidewalk

The East elevation sidewalk is cracked and broken representing a tripping hazard during its normal use. The new buyers of this property should anticipate the replacement of approximately 3,000 square feet of sidewalk over the next 2-5 years. Costs could exceed \$5,000.

Interior Walls and Ceilings

Tomacor's inspection noted that many of the ceiling tiles in the classroom area and other areas were being replaced. We understand that this is part of a remodeling project carried on by the potential buyers of the property. What is not clear, however, is how many more of these tiles will need to be replaced until the roof system above can be fully and professionally repaired. Based upon these circumstances, Tomacor recommends that the roof assemblies be professionally completed before any extra interior work is initiated. Other deficiencies were noted:

1. The classroom and multipurpose room which extend East from the main building structure are showing evidence of water in the exterior walls, which the inspector associates with deteriorated masonry and damaged or poorly installed roofing components. Due to the nature and severity of the water deficiencies discovered, the inspector believes that most of the water is emanating from the exterior masonry walls along with their open masonry joints, lack of flashing, and other problems. Before these exterior walls can be reassembled with drywall and insulation on the inside, all deterioration of the masonry at the building's exterior must be completed. Anything short of this will trap moisture in the wall and could lead to mold in the classrooms. Other walls in the gymnasium and main area were not fully examined because they were not open, even though there were preliminary signs of water infiltration from the roof.
2. The walls and ceiling areas of the sanctuary and baptismal area were stained with multiple sources of water which appears to have been present and leaking into the building for many

years. In some cases, sections of the wooden roof decking were removed. These appear to be 2 x 6 lumbers and replaced. The reason for their replacement is typically that they have rotted through preventing them from holding the imposed loads from the building's exterior. Tomacor observed these wooden or deck side repairs from inside the sanctuary and baptismal area. The water penetration in these areas has been an ongoing event for years due to the need for deck replacement rather than deck repair. Recent roofing work may come with a guarantee. Obtain it.

3. Structural glu-lams have been designed and installed to carry the roof's weight in the sanctuary and baptismal area. They provide an expansive design detail to the building, limiting structural support columns to a very wide area. This leaves the church as an open space which appears to be the preferred design detail.

These beams have developed serious rot at the points in which they sit on the exterior masonry walls of the structure. In more than one occasion, a beam is so thoroughly rotten that it has been retro-fitted with a structural steel saddle used to carry the weight imposed on the beam. In fact, several glu-lams or beams have been done in this fashion. The amount of water and/or rot necessary to cause this action is significant and suggests water infiltration into the masonry walls for 20 years or more. The beams or glu-lams appear to be functioning as designed now. Anticipate additional repairs.

4. The altar area of the sanctuary includes a raised portion at the roofline which is carried by one large, massive glu-lam which connects North and South masonry walls. This glu-lam, which is acting as a primary structural beam of the entire sanctuary, is cracked and broken along its North side. Recent repairs here appear to be specified by a structural engineer and should be investigated. It appears as if the beam is not performing its design function as is required. This type of repair along with the metal saddles created for the other damaged glu-lam beams suggests the involvement of a licensed structural engineer. It is important to obtain that engineer's notes, calculations and conclusions as soon as possible. Without these calculations, the main structural beam in question should be considered compromised.
5. There are multiple examples of water infiltration through the exterior masonry walls in the sanctuary and baptismal areas. Required repairs have not been undertaken and it appears as if these deficiencies have lead to structural damage in some cases. In addition, and with this much water, it is expected that a mold problem will develop on wooden or cellulose surfaces. Complete the repair and/or replacement of other structural roofing members per the guidance of a licensed structural engineer.

Tomacor remains open to the notion that significant repairs have been made at both the interior and exterior of the building. It is clear that any repair of such a large magnitude as what is being discovered here would involve an engineer's drawings, scope of work agreements, and receipts for work completed. Tomacor has not received any of those documents, but would review them for an additional fee. They are needed.

The interior of the newer section of the building shows poorly overall at walls and ceiling elevations. Tomacor is unable to provide a budget figure to help set needed monies for required interior repairs. The facilitation of this budget could be made easier with the release of any engineering, scope of work, or construction detailing documents.

Heating and Air Conditioning

As noted earlier within the body of this report the North section of this building was constructed sometime in the 1960s and approximately 10 years before the South building, or sanctuary, was erected. Tomacor's evaluation of both the North and South side building's heating and air conditioning equipment revealed that they were in very poor shape and should not be used without repairs or replacement during the upcoming months (winter) of 2009.

1. The existing boiler (a 1,800,000 B.T.U. Bryan Hydronic Boiler) for the North side heating requirements of the building is original from the 1960s. It is in poor condition overall and requires significant repairs to facilitate the distribution of the hot water used in the heating process. In addition, the boiler is beyond its useful life (cast iron boilers usually have a 25 year expected life). It is installed in a room where it does not receive adequate combustion air and the connected equipment is not professionally or properly functioning so as to provide an even and professional distribution of heating throughout the North side structure during the winter months. Zone valves, compressed air used in controls, combustion air requirements and repairs to the control system in the priest's office need to be undertaken immediately for full and safe operation. When these repairs are completed anticipate the replacement of the boiler within a 5 year or less time frame. See photo section.
2. The North side cooling is provided by two condensers which are located at the East side of the building and one condenser which is located east of the classroom area. Tomacor's evaluation of these three pieces of equipment discovered that they are beyond their useful life and in some cases not operational requiring significant repair and/or replacement as noted by the Corrigan Company.

Further evaluation revealed a newer condenser located over the entry area to the buildings. It could not be determined whether this condenser worked or not. The control thermostat could not be found.

Cooling for the church, sanctuary and baptismal area is provided through a cooling condenser located to the East of the property adjacent to the classrooms. This condenser, including its compressor, are seriously rusted, poorly maintained and would not operate effectively for several hours during the test to the equipment. Anticipate replacing this condenser and all of the other condensers immediately. Tomacor recommends that the Corrigan Company provide a professional summary letter regarding the condition of these pieces of cooling equipment with budgets for replacement immediately.

3. The church, sanctuary and baptismal area are heated and cooled through a gas forced air furnace and cooling equipment located in the basement below the sanctuary. During the inspection of the equipment it was discovered that the flame tube tray was corroded and rotted through in multiple areas while the heat exchanger was so seriously damaged that it should be considered hazardous and unsafe for **ANY** use. It is unsafe for any group of people to collect themselves in the church area and use this heating equipment to provide a comfortable environment. Remove and replace immediately.

4. Due to the presence of furniture and considerable belongings, Tomacor could not determine the comfort level associated with these two buildings during the winter months. Supply and return air grills were not visible everywhere. In some cases, the distribution system was fully obscured. Anticipate additional repairs around the delivery of conditioned air to the building.

In order to summarize the heating and cooling equipment the Tomacor inspector would state that most of the cooling equipment needs to be replaced immediately while the hot water boiler, in the North building, has several years of life left in it before it needs to be replaced. Finally, the heating equipment for the church and sanctuary area needs to be replaced immediately. It is hazardous. Photographs have been attached at the end of this report to help facilitate a thorough and professional understanding of the deficiencies noted.

Tomacor recommends a budget of \$50,000-\$65,000 or more to replace the damaged and failed cooling equipment and an additional \$20,000 or more to repair and rework the heating equipment discovered in the basement below the sanctuary. It should be noted that the basement area below the sanctuary routinely floods. This deficiency has caused structural damage and major rotting to the fresh air intake and make up air assembly of the equipment. It has also damaged the return air equipment in the basement. Any ownership of this property **MUST** include a professional plan to mitigate and remove all of the water which collects in this basement area and throughout the complex.

Interior Hazards

Tomacor discovered material which appears to be asbestos containing floor tile within the building we inspected. This floor tile should be examined by a professional during a Phase 1 Environmental Risk Assessment. These floor tiles cannot be randomly or simply disturbed without raising the distinct possibility of asbestos contamination throughout the property. In addition, the children's health could be greatly impacted. Remove or abate this product should you decide to remove the floor covering.

As the inspector climbed the stairs into the boiler room at the second floor of the North building, he noted a specific type of pipe wrap just below the roof in the stair tower which connects the gymnasium to other rooms at the second floor above. Have this material, which is a pipe wrap, tested for asbestos content and abate as necessary.

Tomacor recommends a full Phase 1 Environmental Risk Assessment on this property before possession.

Structural Deficiencies

As noted earlier within the body of this report there are many structural deficiencies, some of them more than \$100,000 to repair, noted throughout the property. The masonry walls and concrete footings are seriously damaged in some places. In other areas, the structural beams used to hold up the roof, in their repaired condition, may not be adequate for the roof and snow load during winter months. In addition to these deficiencies, other deficiencies were noted in the sanctuary and baptismal area which should be corrected immediately.

Due to the sever and recurring flooding of the basement area, below the sanctuary, the structural steel columns supporting the floor and roof above have begun to fail. Rust is beginning to “peel away” from the base of the steel posts in this lower level. Further investigation revealed that several large wooden posts were installed in the basement area to carry the load which was once accepted by the steel columns now rusting. Finally, several portable and temporary “jack posts” were being used in the basement to hold up portions of the sanctuary floor. It is critical to the life of this building that a licensed structural engineer be retained to evaluate and recommend repairs in order to pull the structural components of the property back together and into good working order. Repairs in the basement area alone could exceed \$20,000-\$30,000. Please review the attached photographs. It is important to review the exterior area above where masonry structural problems are discovered and discussed.

Water Infiltration

Water, in all its forms, can be devastating to both new and old buildings. It is clear that this building at the North and the South of the property has been unable to keep water out of the building envelope. Water can be extremely expensive to manage as a liquid vapor or steam.

Tomacor’s inspection of the basement area below the sanctuary revealed a large plastic drain tile pipe which was used to carry water from the surface of the property down and into the sump pump in the basement. To facilitate this goal, a large hole was cut through the building’s foundation below the earthen level. This installation is causing significant amounts of water to collect in the basement and create additional and serious damage to the property. This deficiency must be corrected and the basement area dried out to a high quality professional standard before additional repairs be made to the sanctuary, baptismal area or the church in general. Other significant and well documented problems with water infiltration are included throughout the body of this report for your review. Complete all of the required repairs.

Electrical Assessment

The electrical supply to the building appears adequate for its current use. The main service lugs for both buildings should be tightened into their conductors in order to confirm adequate contact and the avoidance of arcing, which is a fire hazard. The inspectors discovered significant open and electrical wires throughout the property creating the notion that the electrical installation is hazardous in multiple areas.

As noted earlier a “hot” receptacle was discovered along the South wall of the classroom family room area at the building’s exterior. This electrocution hazard needs to be fixed immediately. In addition, frayed and poorly installed wiring at the roof’s surface needs to be changed. Parking areas and exterior building lights need to be rewired. Old, rusted or broken conduit must be replaced with “heavy duty” exterior piping of schedule 40 steel in order to meet and satisfy the local Code authority’s requirement. Significant portions of the exterior electrical circuitry sit in conduits and boxes which are seriously rusted and hazardous. Replace all rusted or damaged conduit and rewire those circuits which have been compromised to the weather at the building’s exterior or otherwise damaged. Tomacor believes there will be multiple circuits where this repair needs to take place.

Given the age of the property it is very probable that the asphalt parking lot and sections of the earth will need to be excavated and new electrical connective piping be installed for both the exterior lighting and conceivably for the East side air conditioning condensers. Undertake these repairs immediately in order to provide a fully operational and "well oiled" property. Initiate the required electrical repairs, in order to avoid a hazardous condition, immediately.

The 400 amp, 3 phase electrical service for the church and baptismal area appears to be adequate at this time. In fact, it is larger than what was expected. Repair or replace all wet or damaged interior electrical fixtures immediately. It is Tomacor's opinion that multiple ceiling and wall mounted light fixtures will need to be thrown away or rewired due to the presence of water over the long term. In Tomacor's opinion, most of the rewiring for the interior of the building is concentrated in the sanctuary area. We also recommend that all wet locations receive Ground Fault Circuit Interrupters (GFCI) as soon as possible. Additional electrical repairs are anticipated as the extent of the water damage is discovered.

Plumbing

This commercial property has a limited number of needs or uses for hot and cold water or drain waste and vent assemblies. Tomacor's evaluation of the first floor bathroom, off the entry area, revealed that there were galvanized pipes buried behind the wall which were rusting and corroding which ultimately left significant rust stains on the wall in the men's room.

There are several water heaters throughout the complex. The one located in the basement area below the sanctuary is in reasonable condition overall. Yet, it should be replaced within the next few years based on use and the abuse anticipated given that the water heater was installed in a wet location. Other water heaters are scattered throughout the building primarily as 6 gallon electric resistance heaters. It is anticipated that these will be replaced immediately or over the short term.

Tomacor was unable to evaluate significant lengths of the hot and cold water potable or drinking water system in the old or new building. Copper piping was not generally used in the Chicago area until the late 1960s or early 1970s. It is anticipated that significant plumbing repair work will be needed, especially in the old building, during the first several years of building ownership. Budget figures are not available for these repairs.

There are two cold water cutoffs for the plumbing in this building. One is located adjacent to the main kitchen in the North side building while the second is located in the Southern most structure office area. It is expected that the valves which were observed will serve to shut the water off to the entire building in which they are located.

Overall Interior

The building is attractively appointed throughout its interior space. Structural damage and roofing damage have caused major interior damage which has been repaired to multiple levels of proficiency. In addition, new ceiling tiles and some new drywall work are being undertaken currently. It is critical that the exterior masonry wall repairs be made before the interior surfaces, ceilings, walls, or floors, are deemed to be adequate for the installation of more material.

The sanctuary, baptismal area and connecting room to the main or north side area is uniquely designed and appointed by the architect who constructed the building. It is important that the repair strategy adopted to complete the necessary repairs in the building take the unique design into account before the repairs are initiated.

Conclusion

This building, which is a unique series of structures joined at the entry area, is architecturally significant and attractively appointed overall. Quality design work, high quality electrical plumbing and heating work, professional masonry work, and roofing work are expected within the confines of such a uniquely designed property. It is not clear to the inspector why so many systems and components of the building are experiencing failure or need immediate replacement.

Tomacor's primary inspector has evaluated over a dozen churches, synagogues, and Buddhist temples and has not once found any of them to be more architecturally interesting or attractively designed. Given the high quality design intention, it is not understood why the follow up was not present to insist on high quality installation standards or monitor the work in progress for needed change orders or deleted detailing.

Tomacor believes that the primary culprit in the deterioration of this unique building is probably the lack of professional maintenance, water infiltration and building understanding. Repair attempts were made at multiple locations which were not consistent with the quality or initial design intention of the architect. The ignored and needed maintenance has not gone away but has developed into something much more difficult to repair. Initiate these repairs immediately.

Sincerely,

Thomas A. Corbett, President
Tomacor Incorporated