



PROPERTY INSPECTION PROFESSIONALS

August 18, 2010

Condominium Association  
Client  
Client Address

Re: Inspection Address

Dear Client:

On August 4, 2010, Tomacor completed an inspection of the above referenced building. Present during the inspection were Client and Client 2 both of whom are condominium unit owners, and Mr. Tom Corbett of Tomacor Incorporated. It is Tomacor's intention to evaluate the building for significant construction deficiencies. In order to reach this goal Tomacor has prepared this report and included a photographic reference section at the back of the report which should help clarify the number and severity of the deficiencies noted.

**Purpose of Inspection:** The intent of the Capital Reserve Study (CRS) is to visually screen for "exposed to view" readily accessible systems of the common area of the property which may need major repair and or are "significantly deficient" or life safety problems. We will provide data on life expectancy of materials and remaining useful life in all these areas and develop a budget or repair-replacement figures over a 10-year period. The observations of the inspector are disclosed to the client in this report.

Typically blueprints are not available for the Capital Reserve Study. City-approved blueprints were not available at the site. Should you locate the blueprints and choose to have them reviewed, send Tomacor, Inc. a copy of the architect sealed, city stamped blueprints for our review. There will be an additional fee for this service. It is important that you retain a copy of these blueprints for your own future reference in locating system maintenance points and construction details that should have been completed during the construction phase.

## Introduction

The Capital Reserve study was completed on August 4, 2010. The study represented a visual inspection of the building at \_\_\_\_\_. It is the intention of this study to help the Association set aside appropriate funds for repairs or replacements over a ten year period.

## General Conditions

1. Tomacor examined the recently built rear stair towers and porches. We noted that although the porches are newer they sway at the mid landings as they are being climbed and the mid landings remain without vertical support posts as is the standard. Other deficiencies include; open risers, posts which have not been raised off the concrete footings as required, poor splices, movement and horizontal handrails which can allow easy access to young children who could be hurt while playing on the stairs. Other deficiencies noted include: poorly spliced uprights and inadequate structural support per industry standards and those created by the City of Chicago.

Tomacor's conversation uncovered that the architect of record has recently had a conversation with the Alderman and/or Chicago City Code Officials regarding the porches. Without written documentation, the porches and decks are considered substandard and hazardous requiring immediate repair. A simple review of the Chicago Building Code porch standards, see *Guide to Porch and Deck Design and Construction*, should clarify any questions that the unit owners or architect may have regarding the porch and deck construction. The City recommends that you send them an email at [DCAPhelp@CityofChicago.org](mailto:DCAPhelp@CityofChicago.org) to obtain more information. In order to complete the required repairs the association should budget \$35,000 immediately in order to maintain the structural soundness and safety of the equipment. See photo section.

2. The building is unique in that it is designed to include many thousands of square feet for storage and social activity. Most of the rooms, however, include home owner or abandoned equipment. The rooms contain televisions, radiators, junk, stools, newspapers, paint, and other material which should not be left out where children and collect and which should not, under any circumstances, block a fire exit lane which will be needed in the event of a fire. Finally, the collecting or stacking of some of the material, including clothing, provides the perfect harborage for rodents during winter months. The basement areas need to be organized and defined for usage as soon as possible.

Tomacor recommends that those who do not have a specific storage area should be given one. In some cases this means storage areas will need to be built. In addition, a bike room should be created where all bicycles will be placed and padlocked. A good room for this purpose would be the west side basement room which is accessible for bicycles with a concrete ramp that is currently in place. Four new storage lockers should be constructed for common area use. Tomacor recommends one storage locker for each of the entry addresses to the building. These lockers would typically be 8 to 10 feet deep by 15 to 20 feet long and they would include two or more doors with combination padlocks. Additional shelving may be needed for common area equipment or for small stored items to be placed should unit owners run out of room in their storage bins. Budget \$1,000 to create the bicycle room in year one of this study. Budget \$3,000 to build four storage rooms with attached shelves in year one. Each storage area should have its own light fixture. Finally, it is important to rod and clean the drain at the bottom of the ramp for the newly created bicycle room.

In addition, the exterior floor drain for this bike room should be replaced and a grate to be installed across the exterior doorway entry area in order to collect all of the water which descends the ramp so that it can be sent into the drain below. Regular maintenance would ensure that the floor drain is not clogged. Budget \$1,000 for this repair in year one of the study.

It is clear that the collection of large and extremely heavy radiators is hazardous to the children of the building. So is the collection of paint, rags, or chemicals left in various places of the floor where they can be opened or explored by unknowing children. Televisions with cathode rays should not be left on the floor where the glass is subject to shattering. Finally, the collection of loose and unused material makes it difficult to clean the basement while encouraging the harborage of rodents and in some cases prohibiting easy access to the fire exits. Any City fire inspector would consider this collection of material hazardous.

Tomacor recommends that during August and September of 2010 the association notifies unit owners that there will be two clean up days at specific times and dates. Unwanted and unused material should be left in a specifically taped or delineated large area, while other owned material that is to be kept should be placed in one's storage locker. After completing two days of clean up, unit owners should be notified that the association is bringing in a dumpster to collect all of the unwanted and unused material, as well as the unclaimed material, to be thrown out. Budget \$1,000 in year one to clean and organize the basement to provide easy fire exit access and reduce child safety hazards. See photo section.

3. Although not specifically designated as common areas, the association needs to plan to encourage homeowners to replace their Sloane Flush Valves on their toilets as soon as possible. In addition, each condominium includes multiple radiators which will need some new steam vents in order to maintain the efficiency of the heating system.

The presence of the Sloane Valves which enter the toilets below the flood rims of the toilets is a cross connection. Under Illinois Plumbing Standards and Chicago Plumbing Standards these devices will allow the passage of human waste into the drinking system during an overflow and water pressure drop condition. New toilets with approved flushing equipment could result in a \$1,000 per toilet charge yet they are necessary for safe and hygienic drinking water. This budget figure will not be included in the study because these items are considered unit owner responsibilities, none the less, they should be replaced. See photo section.

The steam vents deteriorate over time as their internal components oxidize. It is their purpose to encourage heat from the steam and to stop steam from flowing here. Tomacor recommends that a task force of 4 or 5 people be created to examine each steam vent in the building from a list prepared by unit owners so that necessary vents can be added at a reasonable price. The cost of providing the vents will be offset by the energy savings over the short term. Contact the heating contractor of your choice to install the vents. Budget \$4,000 in year one of this study to replace the vents.

4. The inspection revealed four exterior grease traps or catch basins including an access point to the main sewer. The large sewer cover could not be opened and the area below was not inspected. The other catch basins should be cleaned of collecting grease and rodded to the street in years 1, 3, 5, 7, and 9 of this study. This will prevent sewer back up and costly plumbing repairs. It may also help the association identify clogged or congested areas in the main sewer lines. Budget \$2,000 in years 1, 3, 5, 7, and 9 to clean and rod all of the catch basins from the basin and out into the street as possible. See photo section.
5. The two inch cold water main, located in the 1442 basement tool room, is corroded and beginning to leak at the street nipple of the connection. A plumber should be called immediately, year one, to remove the leaking nipple and replace it. Budget \$500 for this repair. See photo section.
6. It is clear to Tomacor that several downspouts are freezing up during winter months and sending water into the building. This will lead to a mold or mildew event and a trip and fall hazard for unit owners. In order to repair this, Tomacor recommends that the installed gutter tape be removed and replaced with new gutter tape for each building. The new tape must extend fully down the downspouts to a point below grade. In addition, this tape should line all gutters. Budget \$2,000 in year one to remove and replace the gutter tape while insisting that it be extended to a proper depth.

Several of the downspouts have been repaired recently and clean outs have been installed, providing relatively easy access for sewer rodding. Each of the downspouts should be rodded as possible before new gutter tape is installed. In most cases, the rodding will be limited to 25 feet or less where the downspouts meet the grease traps. Budget \$1,000 for this rodding in year one of this study. This repair must be completed before gutter tapes are changed. See photo section.

7. Many of the condominiums are equipped with wooden ice boxes which sit on rear porches. Some porch areas were not accessible so they could not be checked for these boxes. It is important to realize that the boxes will be covered with lead paint and they typically provide easy access into the condominium should a burglar have a hammer and crow bar. These boxes should be bricked up in year three of this study. Budget \$8,000 to remove the existing ice boxes and to brick up, two layers thick, the masonry openings. See photo section.
8. Many of the rear porches separate the more active outdoor space from the rest of the building using a vinyl sided wall. This wall should be caulk sealed at its top to help prevent any water from getting behind it and causing damage. Budget \$3,000 for this repair in year 3 of this study. See photo section.
9. Tomacor noted water in several of the basement areas. Under these circumstances it is important to make sure the gutters and downspouts are cleaned out twice a year and that any external grade dirt, brick, or concrete, be pitched away from the building.

Much of this internal water appears to be caused by basement entry doors which have come to be set below the exterior concrete grade causing rain water to be sent into the basement. The water infiltration may also be caused by basement doors set flush with the exterior concrete without the use of a threshold. Tomacor recommends that the doors be replaced. Budget \$5,000 to remove and replace all of the basement access doors with new doors and locks which tolerate an entry threshold below them.

10. The inspector noted the large variety of keys, which often did not work, as the board representatives moved from locked area to locked area while showing Tomacor items that need repair. Further analysis discovered that several of the internal entry vestibule doors were without locks all together. In addition, board members did not have access to storage lockers which is a recommended practice for condominium associations. Finally, rear and entry doors showed old locks, of a good design, which should be replaced.

Security and flexibility are extremely necessary components for the safe and professional operation of a multi-unit condominium building such as this one. Tomacor therefore recommends a master key system for the building which should provide one or two master keys for all areas, separate master keys for each address (exterior and interior vestibule doors), and a keyed alike rear basement door assembly, keying the cylinders into the master key and keyed alike locks for the unique addresses. Tomacor recommends that combination locks should be given to each unit owner and records should be kept of the combinations. We also recommend that the association allot \$3,500 for this lock service in year 1 of this study. Budget an additional \$500 for storage locker locks and minor hasp repairs.

In addition to the external security, it is important to maintain internal security which includes a full itemization of which storage lockers are associated with which condominium so that padlocks can be given out and areas which are abandoned or units which use more than one storage locker can be reassigned. During this period, it would be good for the unit owners to assess their belongings and remove unnecessary or damaged materials.

11. Tomacor took the time to evaluate the windows in the building. We do not believe they need to be changed or replaced at this time. We believe that it is a better investment to maintain the existing storm windows for proper performance. The inspector did not itemize the number of missing storms or screens because it was beyond our scope of work. Tomacor recommends that with the presentation of this report that each unit owner creates a list of the screens and storm windows that he or she is missing and present that list to the board. We recommend that the association take the time to check the size of the missing screens and storms then have them ordered. Should this be done with the assessment of the vents for the steam radiators, the time involved will be minimal and missing storms or screens could be replaced before the winter of 2010. A budget figure is not available for this repair.

Tomacor believes that it should be acceptable for unit owners to replace their windows should they desire. Under these conditions, the make and model of the replacement

window should be specified by the board so that when windows are replaced they can be done to a consistent standard. In this way, the building will continue to save money on heating every time someone replaces a window. Tomacor recommends that only one window standard and one window product be created. The best window for this type of standard is typically the Marvin window assembly.

12. The inspection revealed that multiple basement windows have been boarded over, effectively trapping moisture into the basement rooms. Tomacor recommends that the association remove and replace the boarded up basement windows with glass block which are fitted with screens. Budget \$10,000 in year 2 for this repair. Should these windows be installed professionally the unit owners will not need to worry about security. It is important that the wooden frame for the existing window be removed for the replacement.

Should these windows be installed it will cut down on the collection of moisture in the basement and significantly lessen the possibility of mold in the area. Keep the windows open. The basement space is too wet and needs to be ventilated.

13. As a means of saving energy and increasing unit owner comfort, Tomacor recommends that new storm doors be added at all rear doors throughout the complex. Budget \$8,000 in year 3 for this project.
14. The fire extinguishers in the hallways are due to be replaced in the next few months. Make sure this happens. There is no budget figure set aside for this repair.
15. Each condominium owner or co-op share holder should know that the building will be loaded with lead paint based upon its age. With this understanding, casual remodeling or new construction is not an acceptable task without following the full lead abatement plan for the State of Illinois. Lead is a known contaminant for young children and it affects the ability of young couples to conceive if they have ingested a significant amount.
16. Tomacor recommends that all of the foil and plastic dryer flues be removed. These systems should be replaced with a semi-rigid dryer connector pipe of 3 to 5 feet connected to a smooth service interior flue pipe. All of this equipment will be 4 inches round. By installing a smooth dryer pipe or exhaust you help facilitate safety within the building.

#### 17. *Roofs*

Tomacor inspected the roof along with Client 1 and Client 2. For ease of identification, we've labeled the roofs 1 through 6. Roof number one represents the north side of the building. Roofs 2 through 6 follow along in a counter clockwise rotation ending in roof number 6 which sits at the southeast corner of the property. The roof material is a modified bitumen membrane which is a new roof installed over several earlier layers of roofing product. The quality of the existing roof is good overall yet the association should know that any long term plans for the roof must include a tear off and

replacement of the roofing product for all 6 roofs. During roof replacement, all gutters and downspouts should be replaced. The gutters should be custom made of galvanized sheet metal.

In order to maintain the existing roofs the association should appoint someone with a flat bladed plastic putty knife, can of spray paint and broom to clean the roofs twice yearly. This person would place sticks, fireworks, and other debris into an approved refuse collection dumpster. This same person should use their putty knife to walk the roof and look for any open or loose seams. The seams can be checked with the edge of the putty knife at both the flat surfaces and the flashing of the building. Should any open seams be discovered, they should be highlighted with a Carpenter's Crayola or a can of spray paint for your roofer's repair. Your chosen roofing company would inspect and repair these areas and others as needed once a year. Budget \$2,000 yearly, throughout the life of this study, for minor roof maintenance.

The following information is considered relevant for roof repair and replacement:

1. *Roof 1:* As noted earlier, trees need to be cut away from the parapet walls and new gutter tape must be installed. The roof is in good condition overall and should be replaced in year ten for a budget of \$20,000. See photo section.
2. *Roof 2:* The second roof which extends along \_\_\_\_\_ is a modified bitumen product showing some roof ponding yet it appears to be in good condition and with regular maintenance it is expected to last 10 more years. Replace this roof in year 10 of the study, budget \$15,000 for the replacement. See photo section.
3. *Roof 3:* Roof number three also extends along \_\_\_\_\_ and it consists of a modified bitumen product which is showing some ponding but appears to be in good condition overall. This roof is silver coated. Replace this roof in year 10 of this study. Budget \$15,000 for this tear off. See photo section.
4. *Roof 4:* Roof number four is a modified bitumen product which is newer and will not need to be replaced until year 10 of this study. Budget \$15,000 for its replacement in year 10.

Roof number four includes the boiler chimney which needs a flue liner and its upper five feet rebuilt. Budget \$5,000 for the flue liner in year 1 and \$7,000 to remove the damaged areas and rebuild the chimney also in year 1. See photo section.

5. *Roof 5:* Roof number 5 sits along \_\_\_\_\_ and is completed with a modified bitumen membrane. It has been silver coated. It appears to be in good condition overall with minor ponding evidence. Budget \$15,000 to tear off and replace this roof in year 10 of this study.
6. *Roof 6:* Roof number 6 sits at the southeast corner of the property and the roofing material feels wet underfoot as noted during the inspection. It is a modified bitumen product showing some ponding and it has been silver coated. Consistent with the other

roofs, the termination bars on top of the flashing are in good shape and do not need to be replaced. Tomacor is concerned about the wetness we believe is under the roof so we recommend that it be replaced in year 6 of this study. Due to the size of the roof, we recommend a \$25,000 budget for the removal and replacement of this roof.

Each of the roofs inspected was fitted with one or more plumbing vent stacks, two inches in size. This penetrates the roof surface and vents the original wooden ice refrigerators located along the rear porch of the condominiums. Ice has not been used for refrigeration for 60 years in Chicago and these vent pipes are no longer needed. Each pipe should be capped with plumber's putty, or something similar, and removed from below the roof line before or during the roof replacement. This will not affect or impact the cost of the roof replacement.

### 18. *Exterior Masonry*

Tomacor completed an exterior masonry inspection which included all four sides, entry ways, rooftop areas, etc. The masonry work on the north, south, and east walls look good for now, yet we recommend a \$10,000 budget for year 3 to complete minor tuckpointing of the south, east, and north walls. The walls which currently appear reasonable are made of common brick, typically known as "Chicago Common". The west elevation has been built with face brick which requires additional work.

1. The 6809-11 west side elevation entry area appears solid yet will need to be tuckpointed. The lintels supporting the masonry over the windows appear to be in good condition overall with no stair step cracking noted. These same lintels have been covered with an aluminum coil stock which helps protect them under the right circumstances. They are not recommended whenever a lintel is in place. Lintel replacement is anticipated beyond the scope of this inspection report. Tuckpointing, filling the gaps between the masonry, should be planned for year 7 of this study. Budget \$20,000 to grind out and professionally fill the mortar joints in year 7 of this study. During this tuckpointing process, Tomacor recommends that the entry concrete stoop and stairs be replaced. Budget \$2,500 for this replacement in year 7 of this study.
2. While inspecting the 6805-07 elevation of the property Tomacor also discovered that it was in reasonably good condition yet will need to be tuckpointed in year 7 of this study. Budget \$20,000 for this repair. During the tuckpointing project the front stoop and stairs should be removed and replaced. Budget \$3,500 for this repair in year 7.
3. The inspection of 1442-44 exterior masonry walls revealed that they also will need to be tuckpointed in year 7 of this report. Budget \$30,000 to tuckpoint these two referenced addresses in year 7 of this study. The addresses in question will include a significant area of the west \_\_\_\_\_ elevation as well as a significant portion of the North \_\_\_\_\_ elevation. Tomacor recommends a budget of \$10,000 to replace the lintels in these two addresses (more damage on \_\_\_\_\_) while the tuckpointing is being completed in year 7 of this study.

Lintel replacement typically occurs after the rusting lintel has created significant stair step cracks from the area over the windows. In addition, the steel lintel will normally have sagged by  $\frac{3}{4}$  of an inch or more illustrating that the lintel has lost its ability to carry the full weight of the masonry above. Without these signs, or seriously sticking windows, it usually makes no sense to replace the lintels. See photo section.

4. 1438-40 West \_\_\_\_\_ exterior masonry wall appears to be in good condition overall yet tuckpointing work should be undertaken along with lintel replacement in year 5 of this study. Budget \$20,000 for the tuckpointing and an addition \$10,000 for lintel replacement work in year 5 of the study.

Replace the concrete stairs and stoop at this address in year 3 of the study. Budget \$3,000 for that repair.

### 19. Interior Hallways

1. 6809-11 North \_\_\_\_\_

The above references entry area includes an entry vestibule with a three story stair tower behind. The vestibule area needs cleaning and painting in year 1 of this study. Budget \$500 for this cleaning and painting.

The three story carpeted hallway requires a new tacked down carpet and decorating in year 5 of this study. Budget \$7,000 for carpet expenses and \$7,000 to paint the three story stair tower entry area.

During this process, Tomacor anticipates all of the wood work to be cleaned and any cracked window panes replaced. Windows should also be washed and damaged or broken hardware replaced throughout this entry area. Although it is not required, paint striping and refinishing would add significant additional costs should unit owners desire this finish 3-500 per unit).

2. 6805-07 North \_\_\_\_\_

The above references entry area includes an entry vestibule with a three story stair tower behind. The vestibule area needs cleaning and painting in year 1 of this study. Budget \$500 for this cleaning and painting.

The three story carpeted hallway requires a new tacked down carpet and decorating in year 5 of this study. Budget \$7,000 for carpet expenses and \$7,000 to paint the three story stair tower entry area.

3. 1442-44 West \_\_\_\_\_

The above references entry area includes an entry vestibule with a three story stair tower behind. The vestibule area needs cleaning and painting in year 1 of this study. Budget \$500 for this cleaning and painting.

The three story carpeted hallway requires a new tacked down carpet and decorating in year 5 of this study. Budget \$7,000 for carpet expenses and \$7,000 to paint the three story stair tower entry area.

4. 1438-40 West \_\_\_\_\_

The above references entry area includes an entry vestibule with a three story stair tower behind. The vestibule area needs cleaning and painting in year 1 of this study. Budget \$500 for this cleaning and painting.

The three story carpeted hallway requires a new tacked down carpet and decorating in year 5 of this study. Budget \$7,000 for carpet expenses and \$7,000 to paint the three story stair tower entry area.

During this process, Tomacor anticipates all of the wood work to be cleaned and any cracked window panes replaced. Windows should also be washed and damaged or broken hardware replaced throughout this entry area. Although it is not required, paint striping and

## Exterior

1. The parkway trees have grown to the point where they are damaging the masonry walls and roof of the building. In addition, the east wall of the property is covered with vines which are damaging the mortar joints and deteriorating the masonry. Remove the damaging tree branches and vines. Budget \$3,000 in year two to trim the parkway trees and remove the vine. The vine root assemblies are typical cut in the winter months and the branched given a year to release their sap from the masonry walls. In the following spring and summer the vines can be pulled, relatively easily, off of the walls without damaging the brick. Finally, do not expect the City to trim your trees. See photo section.
2. There is an exterior patio on the property at the 6805 North \_\_\_\_\_ and 1442-44 West \_\_\_\_\_ corner of the building. This patio is cracked above a significant structural beam below and a poor attempt has been made to epoxy the patio surface. The existing epoxy should be removed or covered over as allowed by the new epoxy and the entire patio sealed in year two of this study. Multiple concrete sealants are available to complete this repair, one is known as Dex-Tex. This product is a two or three part membrane system which can be used to seal the concrete preventing water infiltration and structural deterioration of the steel beams below. Budget \$10,000 in year 2 to remove, as needed, the existing epoxy material, fill the cracks with an approved material, and install the membrane surface. In order to find a company that will provide this surface Tomacor recommends that you contact the people at ACTHA at (312) 987-1906 or visit their website at <http://www.actha.org/>. These folks can coach you on how to professionally manage your association or pick a deck epoxy.

Tomacor noted that the patio drain appears to be small for the size of the surface. We recommend that a four inch drain be installed and are aware that this larger drain will help

prevent icing over during the winter months. Budget \$1,000 for this repair in year 2 of this study. See photo section.

3. The entry stairs and sidewalk area providing the rear access to the 6809 condominiums are damaged and should be rebuilt. Budget \$4,000 in year 6 to tear out the damaged concrete stairs and concrete pad in this area and replace it. Any repair should include a separation in the concrete pours defined by expansion and control joints. See photo section.
4. The rear wrought iron fence should be prepped, primed, and two-coat painted in year one of this study. Budget \$700 for this repair. See photo section.
5. The front parkway is attractively detailed with a small wrought iron fence. Budget \$3,000 in year 3 to sand, scrape, prime, and paint the front fence.
6. Tomacor recommends that the wooden lattice that exists to cover the areas below the porches be painted in year 1 of this study. Budget \$1,000 for this repair.
7. The north wall of the boiler room is made of split face block which needs to be washed and sealed with an appropriate masonry sealant. Budget \$500 in year 1 to clean and seal the split face block. Complete this project again in year 9 for with the same budget.

## **Interior**

1. During the course of the inspection, Tomacor examined the room that is commonly referred to as the "gangway room". It is full of collected lumber and includes a vine growing out of a drain line in the middle of the floor. This room should be cleaned, the debris collected and stored or thrown out, and the drain line rodded and cleaned so that the roots are removed. In addition, domestic hot and cold water pipes are exposed in the ceiling of this room. They are freeze-vulnerable and should be insulated before the winter of 2010. Finally, Tomacor recommends that a series of shelves be installed in this room for gardening and other equipment. Budget \$750 to clean the room, rod the sewer, install some shelves, and insulate the piping in year one of this study. See photo section.
2. There is a small room in the basement that is currently being used by the maintenance engineer. It is full of collected construction debris, garden hoses and other material. Remove the unused and unusable material then organize the rest and place on shelves. Currently, the room will attract rodents for harborage during the winter months. Budget \$500 for this cleanup and repair effort in year one of this study.
3. The boiler room area was accessed during the inspection where it was noted that the existing steam boiler is rated at 2,186,000 b.t.u. With proper maintenance, this equipment will not need replacement for 20 years.

Tomacor also observed an abandoned tempering tank in this room along with two large, old, abandoned steam boilers at the center of the room. Remove the abandoned tempering tank in year 3 of this study. Budget \$1,000 for this service. Remove the abandoned boilers

in year 5. Budget \$30,000 for their removal which should include some money for asbestos abatement. Tomacor recommends that the association confirm the presence of asbestos containing material (ACM) over the boilers and at their front faces. See photo section.

The existing water heater is 7 years old and is rated at 360,000 b.t.u. It should be scheduled for replacement in year 10 of this study. Budget \$5,000 for this replacement. The two circulating pumps providing water to the condominiums should be scheduled for replacement in year 2 of this study. Budget \$1,000 to replace both pumps and to ensure their proper operation.

The water heater sends hot water to a collection tank which appears to be leaking. Tomacor was unable to confirm this deficiency. We ask that you check with your plumber or boiler company to confirm whether the tank is leaking or not. Should it be leaking it will need to be replaced. Budget figures are not immediately available for this item. See photo section.

The investigation revealed water infiltration from the patio above which is causing rot and deterioration to the steel beam in the boiler room below. Tomacor recommends that a steel "squash block" or approved support be added to the basement area steel beam in an attempt to strengthen it. Complete this repair in year one of this study. Budget \$500 for the repair. See photo section.

The boiler room needs significant amounts of combustion air to keep the natural gas burning. Peoples Gas provides the minimum standards for operation ([http://accel.peoplesgasdelivery.com/secure/ssl/business/builders\\_guide.aspx](http://accel.peoplesgasdelivery.com/secure/ssl/business/builders_guide.aspx)). They require 1 square inch per 4,000 b.t.u. of exterior air to support the internal combustion process of the boiler and water heater. The size of the gas equipment would typically require a 30 inch by 20 inch or slightly larger hole in the exterior wall in order to support combustion without producing carbon monoxide. Tomacor recommends that this hole with lintel be created in the wall and that it be fitted with an approved size set of louvers which open and close as the boiler fires and shuts down. In this way, the energy efficiency of the room will not be compromised and the homeowner should not anticipate any frozen pipes due to the combustion air opening being left open when the boiler is not on. Budget \$2,000 for this repair in year one of this study.

4. The examination of the boiler room revealed that there are many bricks and mortar joints which are failing or have failed. This area needs to be tuckpointed in order to maintain integrity of the masonry walls. Budget \$3,000 in year three to tuckpoint and repair the masonry walls in this room.
5. During the inspection of the basement common areas, it was noted that extension cord wiring has been used by unit owners to provide electrical power to some of their personal equipment. The building is unique in that unit owners are provided with their own personal receptacles and/or circuits in the basement. In multiple cases these circuits are not close to the equipment which is being used. It is because of this that many unit

owners have strung extension cords to their equipment. In some cases this has over taxed the receptacles installed for unit owners and in other cases the extension cords used appear to be too small or are ungrounded. In either case they are improper for the equipment. Complete the necessary electrical repairs including additional circuits or receptacles as necessary and remove the multiple sets of extension cords used to power the equipment. This expense is considered a unit owner expense and will not be included within the spread sheet.

6. The building is equipped with a new electrical service including an 800 Amp 240 Volt main. The electrical wiring in the common areas appears to be of good quality. Additional repairs are not anticipated over the short term. See photo section.
7. During the inspection of the tool room Tomacor discovered a plywood lid which covers an internal flood control system. This equipment is typically refereed to as Bouzi valve. Within the same room, two additional sewer access points were discovered. The flood control system needs to be cleaned and serviced yearly. This usually involves confirming the function of the back water valve and freeing up any portions of the equipment which may be stuck or jammed due to debris in the main sewer line. The valve appears to be functioning yet it should be serviced immediately. The fee for this will be small. In addition, what appeared to be rat droppings were discovered in the area of the Bouzi valve suggesting that rats are getting into this area. Unfortunately, this equipment is covered with a piece of plywood only. It requires a piece of steel usually  $\frac{1}{4}$  inch thick or slightly less. It also requires a tight seal between the steel and the concrete floor below so that odors and rats will not get out of the sewer and into the environment. Budget \$500 in year 1 to clean and service the back water valve and to fabricate and install the metal cover for the equipment. In addition, budget \$100 yearly to service the valve. See photo section. Finally, this area appears to be the breeding grounds for some very large cockroaches or water bugs. The exterminator should open all three of the interior rodding stations as well as the Bouzi valve area and all of the exterior grease traps and stations and treat these areas for the large insects. See photo section. Exterminating should be a line item in your budget and is therefore not a part of the Capital Reserve Study.
8. The inspector observed that unit owners have left furniture and their belongings in the hallways at the mid landings. These materials obstruct a safe exit should there be a fire. Remove the belongings. See photo section.
9. Replace the plumbing risers for the bathrooms in the 1440-42 complex. Budget \$10,000 for this repair in year 3 of this study. This figure includes plaster patch and light touch-up painting.
10. In order to save money on electrical consumption, Tomacor recommends that all of the basement areas be equipped with 3 way switches which are on timers. Budget \$1,000 to install three way switches on timers in the basement in year 3 of this study.

11. The inspection revealed multiple holes in the ceilings of each of the basement rooms. Those holes should be sealed with drywall and patched in year 1 of this study. Budget \$1,000 for this service.
12. Complete the drywall repair and replacement in the basement of the 1605 building. Budget \$500 in year 1 for this repair.
13. The basement floor drains should be filled with water at least twice a year. This will maintain their trap and protect against sewer gas back up. There is no fee associated with this repair.

## **Conclusion**

Tomacor has a reputation of being the most thorough inspection company in the Midwest. Within our conditions, we inspected this co-op building and found it to be above average when compared to other buildings of the same age that we have evaluated in Rogers Park over the last 5 years. The management team should be congratulated for its hard work. New tasks and areas of repair are now showing up. Some of these tasks will be very expensive, such as rebuilding the porches, yet others (cheap or expensive) do not need to be addressed immediately, such as the roof, electrical, and heating systems. We hope this report provides a balanced focus for the board to move forward anticipating the future while reducing safety risks.

We remain committed to your board and have agreed to attend one board meeting should you need further explanation of this report. We chose to limit board questions over the phone to one person or board representative.

The building shows well overall and many of the big ticket items have been repaired or replaced. With these items behind you the remaining work can more easily be budgeted into the 10 year plan allowing plenty of time to collect the funding. Finally professional yearly maintenance will push back the “years of replacement” on many items.

Sincerely,

Thomas A. Corbett  
President, Tomacor Inc.