



PROPERTY INSPECTION PROFESSIONALS

August 30, 2010

The ABC Condominium Association
c/o Unit Owner
**** North Street
Chicago, Illinois

Re: ****-**** North Street, Chicago, Illinois 60660

Dear Mr. Unit Owner,

On August 17, 2010, Tomacor completed an inspection of the above referenced building. Present during the inspection were Nina Voris and Tom Corbett of Tomacor Incorporated along with Mr. Unit Owner who was present for small portions of the inspection. 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 and Excel budget sheet 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.

Blueprints were not available for the Capital Reserve Study. 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 17, 2010 and represented a visual inspection of The ABC Condominium Association. It is the intention of this study to help The ABC Condominium Association set aside appropriate funds for repairs or replacements over a ten year period.

General Conditions

1. Tomacor was provided limited access to the sewer system for the property. We examined the grease trap or catch basin beneath the rear porches and discovered that it should be cleaned and the sewer line video scanned for deficiencies immediately. The grease trap, also called an interceptor, should be cleaned and further examined in years 1, 3, 5, 7, and 9, of this study. Budget \$600 for the rodding and videotaping of the sewer line in year one. It is also important that the main sewer line be rodded all the way out to the street at the same time as the sewer is taped. Budget \$400 for cleaning of the catch basin in years 3, 5, 7 and 9. See photo section.
2. The property is divided into three separate entrances which include vestibules and stair towers with landings. Complete the repairs as noted.

6100 Entrance

- A. The vestibule area needs to be painted and decorated after a thorough cleaning in year 1 of this study. The floor tile is usually cleaned with a dilute muriatic acid. Budget \$1,000 in years 1 and 6 to complete this cleaning and decorating. During this process, automatic door closures should be changed, as needed and the electrical strike replaced, if required.
- B. The stair tower portion of this entry includes a broken stair which is 5 stairs down from the top floor of the property. This should be repaired. In addition, the walls and ceiling of this area needs to be professionally painted in year 2 of this study. Budget \$8,000 to paint or decorate the walls and ceiling and to repair the broken stair (this will have to be done by cutting a hole in the plaster behind it).
- C. The carpet for this entry area should be replaced in year 2. Budget \$7,000 to remove and replace the carpet.

6104-06 Entrance

- A. The vestibule needs to be cleaned and professionally painted in year 2 and year 7 of this study. Two coats of paint are needed for a minimum standard. Budget \$1,000 to complete the vestibule work
- B. The interior stair tower and landings need to be painted or decorated in year 2 of this study. Budget \$8,000 for this repair. Plan on replacing the carpet in year 3 of this study for an additional \$7,000. During these repairs complete necessary replacements to the door closure and electrical strike plate.

6110 Entrance

- A. The vestibule area should be cleaned and decorated in year 2 of this study. Acid wash the floor tile as needed. Budget \$1,000 for this repair.
- B. The stair tower and hallways at this entry level need to be painted and/or decorated in year one of this study. Budget \$8,000 for this repair. Budget an additional \$6,500 to replace the carpet in this area in year 1 of this study. See photo section.
3. The building is attractively detailed with horizontal limestone banding and a limestone cornice. Each of the entry areas is capped with a decorative limestone detail which is unique to the property and the neighborhood. The stone is held in place by steel lintels which are significantly rusted at all three entries. Budget \$18,000 in year 2 of this study to remove the decorative limestone over the entry areas and replace the steel lintel behind it. The lintel must be primed and two-coat painted before the removed stone can be reassembled on top of it. Tomacor sees these repairs as critical for the entry areas have begun to sag over the entry doors. It is assumed that this repair will include minor repairs needed at the cracked and opening masonry walls above or below the steel lintels in question. See photo section.
4. Tomacor's evaluation of the exterior Wythe of the masonry walls revealed that an additional ten lintels need to be replaced along the south and east walls in year 8 of this study. Budget \$12,000 for the removal and replacement of these lintels. All lintels must be primed and painted before installation. Flashing and weep holes are required.
5. During the evaluation of the exterior masonry walls, Tomacor noted significant deficiencies at the exterior and interior surfaces of the walls. Significant portions of the east side limestone detailing are loose or broken at the north end and south end areas. Significant portions of the exterior face of the parapet walls needs to be rebuilt in these same areas. In addition large segments of the interior side of the parapet walls and demising walls (at the interior roof line) also need to be rebuilt as soon as possible.

The inspection company was able to evaluate the masonry walls from the street level and from the interior roof level. Large gaps in mortar were observed along with crumbling or spalling brick. Should these repairs not be undertaken, significant amounts of water will begin to accumulate below the roof where it will begin to damage the interior of the condominiums.

Budget \$60,000 in year 2 to repair and rebuild, as needed, the exterior Wythe (outside surface) of the masonry walls at the parapet level. This figure should also include required repairs to loose or broken limestone found at these elevations. In addition, this budget should include the full grinding out of the old mortar joints and repair using approved mortar at the east elevation between the 6104 and 6106 entry doors. Tomacor anticipates all of the old mortar to be removed to a depth of one half inch or more and new mortar

installed. Contractors should be asked to provide several color matches for the existing mortar. It is important that the color of the mortar be matched to the existing.

Several pieces of stone or brick are failing and are expected to fall into the building courtyard this fall or winter. These loose stone or brick pieces should be removed before that happens. See the east elevation. See photo section.

During the rebuilding of the masonry walls all limestone head joints will need to be ground out and caulk-sealed to professional and Brick Industry Association standards. These head joints should be caulked in order to allow for thermal expansion and contraction. Do not mortar-seal these joints.

In addition to the exterior masonry wall, the interior portion of the wall is failing at multiple places along the parapet (south side and other areas). The inspection revealed loose and crumbling mortar and masonry at all elevations of the parapet walls including the demising walls. Tomacor recommends that these walls be rebuilt, tuckpointed, and new brick installed where needed in year 2 of this study. Budget \$30,000 for these repairs in year 2. It is anticipated that these repairs will also secure the limestone caps to the top of the parapet walls. See photo section.

6. The recently created overhead garage door opening for the building was done so without using flashing which is needed in this masonry wall. In addition, the steel lintel needs to be prepped, primed and two-coat painted. Budget \$2,000 in year two to remove the brick above the lintel, install the flashing, and then paint the lintel to professional standards. Reassemble the brick work when the repairs are completed.
7. The inspection revealed that all of the safety or security lights for the building were not operational on the battery side of the building. This is a fire hazard. Budget \$1,500 to remove, recharge, or replace the existing exit light batteries as needed in year 1 of this study.
8. The existing intercom system appears to be functioning well, yet \$1,500 should be set aside for its repair or replacement in year 5 of this study.
9. The roof inspection revealed that nine wood burning fireplace flues were not extended properly as is required per industry and building code standards. Each flue should be at least 3 feet above the roof line and two feet above anything within a 10 foot radius. Budget \$2,000 to disassemble and repair all of the flues that do not meet this standard in year 1 of this study. It appears that 3 or 4 of the 9 will need elevation changes. See photo section.

Roof

The roof assembly is a modified bitumen product bonded to small pieces of aggregate or stone. It is a good quality roof overall (SBS) and it reflects some sunlight which helps with the overall energy efficiency during the air conditioning season. The roof is divided into 3 separate and distinct sections; the west roof, the mid roof, and the south roof. The roof is original to the

conversion and it sits on top of multiple earlier roofs. Tomacor assumes that the next repair will be a tear off.

1. There are two problems associated with the existing roof penetrations. The pitch pots which were installed years ago have lost the majority of their pitch to the ultraviolet rays of the sun. A new and approved product must be used to fill the pitch pots wherever they are open. The second problem with the roof is that the roof has been penetrated several times without the use of professional rubber boot flashings or pitch pot flashings. This can be seen at the building's west side as one is walking the roof's surface. These two minor deficiencies should be repaired in year 1 of this study. Budget \$750 for this repair.
2. The west roof is exhibiting open sections of flashing which need immediate attention. This roof is also wet and blistered at its northwest corner requiring a \$1,000 repair in year one of this study. It should be noted that additional water will get below the surface of the roof creating the same problem unless the masonry at the parapet wall is also repaired at its inner surface immediately. Other sections of this roof appear to be in reasonable condition yet it was wet underfoot. Complete the northwest corner repair immediately then plan in tearing off and replacing this roof in year 5 of this study. Budget \$20,000 for this repair. See photo section.
3. The mid roof is a SBS modified bitumen product and includes one large skylight. It was noted during the inspection that the roof is wet below the surface requiring that it be torn off on year 2 of this study. Budget \$20,000 for the removal and replacement of this roof. See photo section.
4. The flashing is damaged in several areas along the perimeter of the south roof. The roof appears to be in good condition overall and will not need to be replaced until year 10 of this study. Budget \$20,000 to remove and replace this roof in year 10. See photo section.

Exterior

1. The building's chimney is located in the northwest corner of the roof. There is significant deterioration at the upper levels of this chimney requiring the removal of damaged masonry and rebuilding of the chimney. Tomacor was unable to examine the chimney for a flue liner yet it appears that one is needed. Based upon the number of flues discovered on the roof, Tomacor believes that several water heaters have been connected into this large chimney in order to exhaust their flue gas. If this is not the case and if the chimney is fully abandoned, it can be torn down to the roof line and capped. Capping is usually done with limestone or poured concrete. Budget \$5,000 in year 1 to rebuild this chimney, assuming it is in use, then budget an additional \$4,000 to install an approved flue liner. Should this chimney prove to be abandoned, the monies set aside for its repair will cover the costs to rebuild and cap it. Tomacor recommends that unit owners be quizzed to find out if their water heaters empty into this chimney. Finally, any brick layer or tuckpointer can climb the chimney to determine if it is in use. See photo section.

2. During the roof inspection, Tomacor noticed that multiple air conditioning electrical conduits were rusting and in need of replacement. Budget \$2,500 in year 1 to remove and replace all rusting conduits used for air conditioning and other electrical purposes. See photo section.
3. It is important that the association trim any of the trees which come too close to the building. Tomacor expects a 5 foot gap between the trees and the building. Budget \$750 in year 1 and 10 for minor tree trimming.
4. The west side sidewalk has been poorly installed and is currently spalled and without adequate drainage. In addition, control joints are needed to allow for the expansion and contraction of the concrete. Budget \$10,000 in year 10 to remove this damaged sidewalk and to replace it with a new one which includes two additional drains for rain water and control. These drains should be directly connected into the grease trap. See photo section.
5. The existing rear yard guard rails are not tall enough at the sidewalk section of the yard. The City standard typically requires them to be 42 inches tall. Complete the required raising of the guard rails. Budget \$2,000 in year 1 for this repair. See photo section.
6. The rear porches are approximately 10 years old which means they should meet or exceed the City of Chicago porch ordinance. Information can be downloaded from the City. Should your association desire, simply call the City at the Department of Construction and Permits at 312.744.7328 or email them at DCAPhelp@cityofchicago.org. It is important to tell them that you have a multiple unit condominium building. There is no reason to give them your address.

Specific problems were noted with the porches which should have been corrected in the initial design phase. The rear porch posts are not elevated above the footings as is required and post lap joints are not 22 inches long or greater as is required. These deficiencies lead to structural instability. Ledger bolts are not installed or staggered, as is the standard and large carriage bolts have not been used to complete splice or butt joints in the lumber as is needed. There is some movement or shaking in the porch assembly when it is walked. Tomacor also noted that construction brackets, also known as steel angles, have not been added at critical points in the porch assembly. The City of Chicago has produced their *Guide to Porch and Deck Design and Construction* which should be used in fully assessing the existing condition of the porch while assisting the board in choosing appropriate repair contractors and materials. Drywall screws have been used inappropriately to secure the pickets or balusters into the porch assembly while Tapcon screws have been used to attach the porch ledger to the masonry wall.

Tomacor's preliminary analysis of the porch framing is that the porch joists appear to be undersized for the load required in the City of Chicago. Porches and decks are required to support 100 pounds per square foot yet with the existing framing appears as if the porch was designed for 50 pounds per square foot. Under these circumstances we recommend that the necessary floor joists be installed. This would typically require the doubling up of every other floor joist supporting the porch floors. Tomacor recommends that a licensed

structural engineer such as Mr. David Jacobson (847.923.4900 or dljassoc@comcast.net) be retained to evaluate the loading of the rear porches. His opinion is usually invaluable in these circumstances. Budget \$10,000 in year 2 to double up the floor joists or stiffen the floors as needed. See photo section.

In addition to the construction detailing, the rear porches need to be sanded and sealed on a 5 year basis. It appears as if the sealing needs to be undertaken again in years 3 and 8 of this study. Budget \$10,000 to prep and seal the porches. Tomacor believes that at \$20,000 repair budget should be set aside to complete all of the required splicing, bolting, raising and reinforcing of the rear porch components. It appears as if unique metal structural angles will need to be prefabricated in order to repair the undersized porch splices at the uprights or columns in year 1 of this study. Should the association choose to not repair this porch in year 1, it does not appear that it will fall down yet it is most probably a significant code violation with the City of Chicago.

5. There is an existing floor drain outside the bicycle room that is full of dirt and debris. It also backs up into the well area by the bicycle room. Rod and clean this floor drain as soon as possible. This is a non reserve cost item.
6. One unit air conditioner was discovered attached to the wall at the northwest side of the property. The air conditioning condenser is installed in a hazardous way and is too close to the sidewalk below. Move this piece of equipment so that the undersides of its brackets sit 8 feet or more above the ground.

Interior

1. The general contractor or developer never completed the renovation that has left the ceiling in the electrical room open. Budget \$2,000 to install an approved fire code ceiling in this room. Care should be taken to leave room for access to the electrical system ground and other valves or electrical connections. Complete this repair in year 1 of this study.
2. Tomacor inspected the garage area where it was noted that the garage ceiling does not meet current fire standards. We expect two layers of 5/8th inch type x drywall in the ceiling for fire standard. In this case only one layer was installed. Install the additional layer of drywall then seal all of the openings in the ceiling with an approved fire sealant material. Budget \$2,500 in year one for this repair.
3. There is a leaking sanitary (toilet) line at the garage ceiling level. This should be repaired for health purposes as soon as possible. This is a line item in the budget, not a reserve item
4. Tomacor recommends that a second larger electrical resistance heater be added to the garage in order to prevent pipes from freezing and to provide a minimum heat standard for the condominium unit owners above. Budget \$1,000 to install a fan assisted electrical resistance heater for the garage areas in year 1 of this study.

5. Personal belongings have been collecting in the garage where they can be easily damaged and remain a fire hazard. Non flammable material should be moved onto shelves and removed from the garage floor as soon as possible. Flammable material should be removed from the garage area. In addition, the overhead garage door needs to be adjusted in its tracks and does not reverse when it strikes a rigid object. Complete the required repairs here. Finally, the floor drain in the garage is blocked and needs to be cleaned out as soon as possible. These are non reserve items.
6. The garage electrical room needs a permanently installed stair or stoop and an overhead light which provides access to the equipment. Budget \$500 to install this in year one of this study. In addition, the entry door to the electrical room needs an entry set lock and an automatic door closer. Tomacor also noted that the service door to the garage should be provided with an automatic door closer. Budget \$500 for these repairs in year 1.
7. The inspection of the bicycle storage room revealed that the cold water main for the building is in this room. It is currently rusting and made from a galvanized material. The association should plan for the replacement of the cold water main in year 1 of this study. Budget \$12,000 to replace the original water main or service to the building in that year. See photo section. Ask the homeowner who has padlocked his bike to the cold water main to connect it to something else.

Since the year 2000 in the City of Chicago new and renovated buildings are required to include booster pumps for their cold water main service. These pumps actually maintain adequate water pressure throughout the property. Budget \$5,000 in year 1 to install this cold water main pump assembly.

8. The bicycle room requires an electrical resistance heater in order to keep the area warm and the cold water pipes from freezing. Budget \$1,500 in year 1 to install this heat.
9. Material that appears to be mold was discovered in the bicycle room close to the cold water main. This material should be abated according to professional standards. Tomacor was unable to determine whether there was an active leak in this area.
10. Sections of the bicycle room walls need to be tuckpointed in year 5 of this study. Budget \$3,000 for this repair. Some bricks will need to be removed. See photo section.

Conclusion

This masonry structure is very attractively detailed and its renovation seems to be of a professionally quality overall. Consistent with other properties of the same age, it needs maintenance and repairs in specific areas in order to extend its useful life in all areas. Specific issues need immediate attention along the building's exterior walls and lintels, roofs, rear porches, interior, and other areas. In multiple cases it is clear that the developer simply stopped work before the work was complete. It is not clear as to why this happened, yet the work must be completed.

Please utilize the photographs at the end of this report for further understanding of the deficiencies noted. Please do not hesitate to contact Tomacor with any further questions or concerns.

Sincerely,



Thomas A. Corbett
President, Tomacor Inc.

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