



PROPERTY INSPECTION PROFESSIONALS

August 30, 2010

*** Community Church
c/o Reverend ***
**** North ABC Avenue
Chicago, Illinois

RE: **** Community Church

Dear Reverend ***:

On May 17, 2010, Tomacor completed an inspection of the above referenced church. Present during the inspection were Ms. Church Member, Reverend ***, the current pastor, and Tom Corbett of Tomacor Inc. It was 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. 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 May 17, 2010. The study represented a visual inspection of the **** Community Church. It is the intention of this study to help the church parishioners set aside appropriate funds for repairs or replacements over a ten year period.

General Conditions

1. The examination of the 200 amp electrical service panel at the southwest corner of the building revealed multiple deficiencies and some very serious or hazardous conditions. This box is taking water which is causing significant amounts of rust to form in the bottom of the box. In addition the service neutral line is seriously corroded and needs to be repaired or replaced. Finally the neutral bonding bar connecting the system ground to the neutral buss bar is nearly corroded through at the lower right corner of the panel. It appears as if there is significant and random voltage dissipating in the area. All of these problems or deficiencies are considered hazardous requiring immediate repair. See photo section.
2. The church has been built in three separate and distinct sections. The first section which runs north and south is the current Fellowship Hall and has a mud floor beneath it. The second section is the north wing which runs from the east to the west of the property at its north end and was added later. The third section extends the original building south creating the south wing of the building. This section includes a concrete foundation and a basement area which is solidly built. Sections of the building require significant repairs due to deferred maintenance.
3. The building exterior consists of a one story Chicago common brick structure which has been painted numerous times. In order to maintain the look of the church, the masonry should be painted again in year 10 of this study. Budget \$25,000 to prep and paint the entire masonry building in year 10.
4. It is Tomacor's understanding that the north elevation and wing of the building were recently re-roofed at their north side exposure. The new roofing product is an architectural or laminated shingle which shows well on the building. The east, west, and south sections of the building sit under a roofing shingle which appears to be 30 years old. In addition, there are three or more layers of shingle on the roof requiring that the roof be removed and a new roof installed in year 1 of this study. Budget \$60,000 in year 1 of the study to tear off the roof and replace it with an architectural shingle roof of a 25 or 30 year life. Please note the attic spaces below the roof should receive a 6 mil or larger layer of polyethylene stapled to the underside of the rafters in order to catch roof debris as the roof is removed. This installation will help keep the attic and church free of dust during this messy process. See photo section.
5. There are 7 lintels on the north and west side of the building which need to be replaced in year 8 of this study. The north side lintels are to the immediate west of the entrance while the west end lintels run from the north to the south of the building at the alley side of the structure. A lintel is a structural steel component which carries the weight of the brick above it should the windows be removed. It is "L" shaped and is typically 5/16 of an inch thick. Budget \$5,000 in year 8 to change these 7 steel lintels. Each lintel must be painted before it is installed. See photo section.
6. Tomacor is under the impression that the church was heated with oil during an earlier period of its history. Complete a professional examination of the east elevation and other areas of

- the building in an attempt to discover any underground oil storage tanks. Remove or abate them as required.
7. The inspection revealed significant amounts of masonry work requiring repair at the north, east, west, and south sides of the building. Initial repair work should be concentrated at the north and east sides of the property where the masonry is failing close to the grade level. Budget \$1,000 for masonry work at the north and east sides of the property in year 1 of this study then budget an additional \$8,000 in masonry work for the west and south sides of the property in year 7 of this study. See photo section.
 8. The inspection revealed significant masonry cracks in the building at the east elevation at a point close to where the old and new buildings are joined. These cracks manifest themselves at the east bay window in the pastor's office. It is important that excavation be undertaken here in an attempt to determine the structural soundness of this bay window. When complete support the window as required. In addition the roof of the bay window and above the bay window needs to be sealed into the masonry in order to prevent water infiltration into the pastor's office. Budget \$500 in year 1 for a structural engineer's evaluation of this area then budget an additional \$500 in year 1 to complete the required masonry repairs. *Should there be significant structural deficiencies Tomacor's budget could be \$10,000 or more.* See photo section.
 9. Tomacor discovered that the property has been partially treated for termites and that carpenter ants were observed at multiple elevations of the property. It is important to provide a yearly termite inspection in order to assess the effectiveness of the earlier termite treatment and to plan for additional treatment and or structural repairs. Budget \$250 yearly beginning in year 1 for a full "wood destroying organism examination". These exams are available through licensed entomologists.
 10. Tomacor's evaluation of the Fellowship Hall revealed that it is heated with a single heating register. The Fellowship Hall was the first building constructed for the church and needs to be properly heated in order to maintain a healthy environment for services. It is anticipated that a new furnace will be needed for this area and that its piping or delivery of heat should be provided from an area below the floor. All of these supply pipes will then be required to be fully insulated and rigid pipe used to deliver the heat. Budget \$18,000 to install the required heating equipment in the Fellowship Hall in year 2 of this study. Please note that approximately 8-10 areas of the floor in this room will need to be cut open in order to receive the supply registers from the furnace. Provide air conditioning in this area should you choose.
 11. Tomacor recommends that the Fellowship Hall be heated. In order to comply with industry standards and developing code standards, Tomacor recommends that the upper surface or sub-floor area of the crawl space be insulated from the crawl space as possible in year 2 of this study. This process will involve checking the depth of the crawlspace to confirm that workmen can work there, then installing insulation between the floor joists using the crawl space as a source or access. Budget \$10,000 in year 2 of this study to complete the insulation of the Fellowship Hall floor or crawlspace.

12. The interior surfaces of the church are aged and antiquated. Plaster repair work is needed at the north end of the Fellowship Hall. In addition the room needs to be fully painted and or decorated to the tastes of the parishioners. Tomacor also recommends that wood trim and decorative wood components be cleaned and polyurethane. Budget \$15,000 to complete these outlined repairs in year 5 of this study.
13. The Fellowship Hall will need a new finished floor surface over a 5 year time frame. Should the below floor area not be accessible, Tomacor recommends that the area be insulated at the floor line using polyisocyanurate foam or an approved material which will take hardwood flooring, parquet, or a wood surface once the insulation and sleepers are installed. This will help the church in its desire to save money on heating. Budget \$15,000 (as needed) once the floors have been cut open and access determined. When complete, a vapor barrier should be added to cover any dirt. Complete this repair in year 1 of this study. See photo section.
14. The Sanctuary inspection revealed that it is heated with a single register which on occasion performs in a substandard fashion. The Sanctuary area needs a new furnace, as does the Fellowship Hall, and new supply registers in order to deliver appropriate heat for the area. In order to meet this need the floor will need to be opened and assessed for access by workmen. Budget \$8,000 in year 2 to tear out old and abandoned wiring and equipment here followed by a complete insulation of the floor joist cavities as accessed from below the floor. Add a new furnace here in year 1 with insulated trunk and supply lines. Budget \$15,000 for this repair.
15. Should incomplete access be provided to the area below the Sanctuary, Tomacor recommends that the pews be removed and the floor covered with a polyisocyanurate foam or approved insulation material which would inhibit heat transfer into the crawl space or cool air being sent into the Sanctuary from the crawl space after this product is installed the floor will need to be covered with plywood or Masonite and carpeted. Budget \$12,000 for this repair in year 1 of this study.
16. It is important that the buildings sewer be rodded and cleaned in years 2, 5, and 8 of this study. The cleaning should extend all the way out to the street sewer. Budget \$500 per year in years 2, 5, and 8 to complete this service.
17. The inspection of the Fellowship Hall and Sanctuary revealed that it has been wired with a cloth covered wiring material which upon inspection revealed frayed wiring and cut or broken areas of the insulation in the main electrical box and other areas. Tomacor recommends a \$10,000 budget to complete the necessary overhaul of the electrical distribution in these areas. Make this repair in year 1 of this study as possible. The inspection also revealed multiple overfused circuits which are clear fire hazards and need to be addressed by a licensed electrical contractor immediately. Several of the overfusings involve 30 amp circuit breakers protecting wires of inappropriate size.
18. The building is equipped with a 200 amp electrical service discovered at the southwest corner of the property. In addition, a 60 amp service has been attached for emergency back-

up purposes. It serves exit lights and other emergency equipment. The 200 amp electrical service appears to be inadequate for the building and it should be upgraded to 400 amps in year 4 of this study. Budget \$4,000 for this repair. This figure should include a budget for an additional 60 amp electrical service should it be needed. See photo section.

19. The inspection of the Fellowship Hall attic area revealed a heating supply system which appears to be covered with asbestos (ACM). This material is friable yet does not appear to be hanging down in the contained area or ductwork (not airborne). It is important to contact an asbestos abatement contractor in order to determine an approved protocol for dealing with this material. It is anticipated that it can be contained for \$1,000 in year 1 or removed for \$3,000 when the new furnace is installed in this area in year 1. Both figures will be included in your spreadsheet. See photo section.
20. The south building area which appears to be built in the mid 1950's is heated with radiant heat. Copper piping has been imbedded within the concrete floors of the building and hot water is circulated throughout these floors and within the copper pipes. Copper piping breaks down in the presence of Portland Cement requiring the replacement of the copper tubing typically in a 50-60 year period once the material is installed.

Tomacor noted the presence of cast iron baseboard heat in the pastor's office. These baseboards were also being fed with copper piping extended through the concrete slab of the building. The existing array of heating distribution possibilities is currently not functioning requiring immediate repair. Until and unless this heating deficiency is addressed the south building and pastor's office will remain cold during winter months. Budget \$30,000 to run surface mounted copper piping, with zone valves, to heat the pastor's office and south building. This installation should include cast iron or fin tube baseboard equipment throughout the south building and office. Plan on making this repair in year 1 of this study.

As an alternative approach, begin to interview Hyrdronic Heating specialists for the required heating repairs anticipated this winter. Complete the required repairs needed for the cold areas and ask the heating contractor for a reduced hourly rate to make repairs over a 4 year period until monies can be raised to install a new Hyrdronic Heating system. Initiate this process immediately.

21. It is Tomacor's opinion that the south side building should be painted or decorated in year 4 of this study. Budget \$25,000 to complete this repair at that time.
22. Please note that maintenance items are not included within the body of this report.
23. Tomacor discovered personal belongings of one or more people in the attic area of the south building. This material will be damaged with the removal and replacement of the roof.
24. The **** Community United Church of Christ should budget for new windows in year 6 of this study. Budget \$25,000 to remove and replace the windows in the building at that time.

25. The inspection revealed Vinyl Asbestos Tile in many areas of the building. This material should not be disturbed during remodeling and should be abated to professional standard. Budget figures are not available for this repair.
26. The kitchen and baths in this building are aged and deteriorated overall, needing immediate upgrading. Tomacor does not have an available budget figure for the renovation of the kitchen although a \$75,000 budget is not out of line. In addition, men's and women's bathrooms should be updated in year 4 of this study. Budget \$40,000 to complete these required bathroom upgrades.
27. The basement mechanical room includes several furnaces, a boiler, and a hot water heater. The confined space volume of this room is not adequate for all of the installed gas burning appliances. Tomacor recommends that additional exterior air be provided in this room for combustion and makeup air purposes. This repair appears critical because if it is not done, carbon monoxide will be produced in this room.
28. As noted earlier in this report, the furnaces for the Fellowship Hall and Sanctuary are in poor condition and need to be replaced immediately. Both of these furnaces are seriously rusted and beyond their useful life. In addition they are whining during operation and the technical components are beginning to deteriorate with all of the rust. Repair or replace them before the winter of 2010.
29. Replace the existing water heater in year 10 of this study. Budget \$800 for this repair. It is important however to support the existing vent connector with an approved noncombustible strap as soon as possible.
30. The kitchen appliances were not tested and the inspector was told that several of them were not working. Any kitchen modernization should include a fire suppression system. Budget \$5,000 in year 2 of this study for that repair.
31. There was no evidence of a fire suppression or fire sprinkler assembly within the walls of the building. It is important to contact an architect of your choice in order to confirm that this equipment is not needed. If it is needed it will be expensive.
32. Exit lights are required to be visible from all areas of the building. It is important to change the light bulbs in the exit lights immediately and to confirm which ones are working and which ones are deficient. Budget \$500 in years 1, 3, 5, 7, and 9 to evaluate the emergency lighting system and to make minor required exterior repairs.
33. The building is equipped with hot and cold water supply piping which is of a galvanized material and will need to be replaced during the life of this study. Budget \$20,000 in year 8 of this study to remove old and failing supply piping and adding new copper water service for all of the fixtures.

Exterior

1. The west end exterior electrical piping should be painted in year 1 of the study. Budget \$200 for this repair. See photo section.
2. The north side steeple needs to be prepped, primed and 2-coat painted in year 1 of this study. Minor sheet metal repair work is anticipated. Budget \$2,000 for this repair. See photo section.
3. The windows are rotting in the steeple area and need to be replaced. Budget \$10,000 to duplicate these unique windows in year 2 of this study.
4. Complete the bolting of the 200 amp service to the building at the southwest corner of the building in year 1 of this study. This is a minor expense. See photo section.
5. The west side alley needs to be paved in order to shed water away from the building and back into the alley. Budget \$2,000 to complete this repair in year 2 of this study. See photo section.
6. The east elevation of the property includes 2 stained glass windows which need to be replaced in year 3 of this study. Budget \$5,000 for their replacement.
7. The south side elevation of the property sends water directly into the building where some of the water makes its way inside the property. It is important to re-landscape this south side in order to avoid water infiltration. Budget \$2,000 to create a swale and send water away from the property at the south elevation in year 1 of this study. See photo section.
8. Replace the damaged and broken entry door at the northeast corner of the church in year 3 of this study. Include a new door with new jambs, lockset and other required materials. Budget \$1,500 in year 3 of this study for this repair.
9. Complete the preparation and painting of the southeast corner guardrail. Budget \$250 in year 1 of this study.

Interior

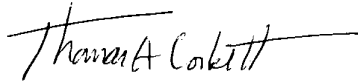
1. The examination of the Fellowship Hall revealed that its rafters were made from burned lumber used in the construction of a separate and older building. Several of these rafters are split or broken at their east side requiring immediate repair. Budget \$500 in year 1 to repair the burned rafters where they are split. In addition, budget \$500 to provide an easy access door to this attic space in year 1 of this study along the north elevation.
2. The basement kitchen cook top area comes complete with an exhaust fan which is dirty and over heating. Replace the exhaust fan immediately. Budget \$300 for this repair in year 1.

3. The current water heater is attached to the plumbing system using flexible supply lines. These supply lines are not approved and should be replaced with rigid metal. The fee for this service is nominal. See photo section.

We have enjoyed working with you on this study and anticipate additional questions.

The building is old and has been poorly kept. This process must start now. The board should choose to be proactive and initiate repairs immediately.

Sincerely,



Thomas A. Corbett
President, Tomacor Inc.

SAMPLE