



# PROPERTY CONDITION ASSESSMENT REPORT

PREPARED BY:  
John Kwasnik



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

PREPARED FOR:  
MIKE SMITH OF ABC MANUFACTURING

INSPECTION DATE:  
Wednesday, April 4, 2018



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# SUMMARY A

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Report No. 1011, v.5

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

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

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

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

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

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

The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory - performing its intended function; no major defects noted.

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

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

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

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

## SIGNIFICANT ITEMS

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

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## Plumbing

### PIPING \ Supply

**Condition:** • Backflow prevention device missing at the main domestic water service entrance

Implication: Possible contamination of municipal water supply.

**Location:** Main domestic water supply

**Task:** Provide

**Time:** One year

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

## Roofing

### BUILT-UP ROOF \ Deficiencies

**Condition:** • Beyond typical life expectancy

Although the roof is beyond its typical lifespan, replacement can be deferred if immediate repairs are undertaken. Complete replacement will be required in approximately 3 years.

**Task:** Repair now and replace in 3 years

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

## Exterior Components

### WALLS \ General condition

**Condition:** • Minor deficiencies noted

These include -

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

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

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

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

**Task:** Repair

**Time:** Within 1 year

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

### SITE WORK \ Asphalt pavement

**Condition:** • Previous repairs noted

The asphalt pavement is aging. Renewal is not expected in the next 5 years, but regular repairs are recommended.

Implications: Deteriorated asphalt may become unusable for vehicles and unsafe for pedestrians.

**Task:** Repair localized areas of deterioration

**Time:** As needed / Annually

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**Cost:** Less than \$3,000 per year

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

# SUMMARY B

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## Descriptions

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

**Client relationship to this property:** • Current owner

**Purpose of the report:** • Property Condition Assessment

**Date of site visit:** • March 28, 2014

**General property description:** • Commercial • Warehouse

**Approximate size of building:** • 17,000 sq ft

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

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

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

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

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

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

**Approximate date of construction:** • 1981

## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### DISTRIBUTION EQUIPMENT \ General condition

3. **Condition:** • No major deficiencies noted

### BRANCH CIRCUIT \ General condition

4. **Condition:** • No major deficiencies were noted

### BRANCH CIRCUIT \ Fixture cover plates

5. **Condition:** • Missing on switches, outlets and/or junction boxes

**Location:** Throughout offices

**Task:** Replace

**Time:** Immediate

**Cost:** Minor

### BRANCH CIRCUIT \ Outlet conditions

6. **Condition:** • Outlets close to water source should be protected by a ground-fault circuit interrupter (GFCI)

**Location:** Office washrooms

**Task:** Improve

**Time:** Immediate

**Cost:** Minor

### SERVICE GROUNDING \ Grounded service

7. **Condition:** • No major deficiencies noted

## Descriptions

**Electrical service to the building:** • Underground

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

**Main building transformer size:** • Unknown • Not determined

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

**Service distribution and metering:**

• The main service is divided to service several areas



1. Overall view of main electrical equipment

- There is a single meter for the building

**Electrical distribution transformers:**

- 45 KVA  
in the main electrical room

**Distribution panels:** • Circuit breakers

**Predominant wire types:** • Copper

**Lighting fixture types:** • Fluorescent • High intensity discharge

**Standby generator:** • None

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

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

**Electrical supplier:** • Enersource Hydro

## Inspection Methods and Limitations

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

# HEATING

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## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

9. **Condition:** • Satisfactory

### ROOFTOP UNITS \ Unit #1

10. **Condition:** • No major deficiencies noted

**Location:** Office rooftop unit

### FORCED AIR SYSTEM COMPONENTS \ Supply air distribution

11. **Condition:** • No major deficiencies noted

### FORCED AIR SYSTEM COMPONENTS \ Return air

12. **Condition:** • No air return grille

**Location:** In several offices

**Task:** Provide air return grilles where missing

**Time:** Discretionary

**Cost:** Minor

### CEILING-MOUNTED HEATERS \ Overall

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

### OPERATING STATUS \ Not operating

14. **Condition:** • Not functionally tested

### ELECTRIC HEATERS \ Location

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

**Location:** Offices

### ELECTRIC HEATERS \ Condition

16. **Condition:** • Missing cover

Missing covers were noted at several baseboard heaters

**Location:** Offices

**Task:** Replace where missing

**Time:** Less than one year

**Cost:** Minor

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## Descriptions

### **Rooftop Units - general:**

- Gas-fired heating (& electric cooling)

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

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

### **Typical Rooftop Unit life expectancy:**

- 20 years



2. Office rooftop unit

**Furnace #1 - Age and type:** • 11 to 15 years old • Gas-fired, mid-efficiency

**Ceiling-mounted heater #1 - Age and type:** • Less than 5 years • Gas-fired unit heater

**Ceiling-mounted heater #2 - Age and type:** • Less than 5 years • Gas-fired unit heater

**Ceiling-mounted heater #3 - Age and type:** • 5 to 10 years • Gas-fired unit heater

**Ceiling-mounted heater #4 - Age and type:** • 5 to 10 years • Gas-fired unit heater

**Ceiling-mounted heater #5 - Age and type:** • 5 to 10 years • Gas-fired unit heater

### **Typical ceiling-mounted heater life expectancy:**

- 15 to 25 years - Proximity to overhead doors reduces life expectancy

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3. Typical warehouse unit heater

**Air distribution:** • Overhead supply air registers

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

**Supplemental electric heaters / heating elements:** • Main electrical room

**Supplemental electric heaters / heating elements:** • Below office windows

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

**Electric - Age:** • Original to construction

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

**Number of gas meters:** • One

**Gas supplier:** • Enbridge

## Inspection Methods and Limitations

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

**Maintenance contract:** • Not determined

# AIR CONDITIONING

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## Observations and Recommendations

### GENERAL \ Overall condition

17. **Condition:** • The overall condition of the air-conditioning system is considered to be satisfactory.

### GENERAL \ Level of Maintenance

18. **Condition:** • Satisfactory

### ROOFTOP UNITS \ Unit #1

19. **Condition:** • No major deficiencies noted

20. **Condition:** • See Addendum

### AIR DISTRIBUTION COMPONENTS \ Supply air distribution

21. **Condition:** • Refer to Heating section

### AIR DISTRIBUTION COMPONENTS \ Return air network

22. **Condition:** • Refer to Heating section

## Descriptions

### **Central Cooling:**

• Rooftop unit (Combined heating and cooling) - Refer to Heating section  
Dedicated rooftop unit serving the offices

**Rooftop Unit #1 - Age and system type:** • Less than 5 years • Packaged heating and cooling unit • Sealed

**Rooftop Unit #1 - Cooling capacity and fresh air intake:** • 5-tons • Make up air duct

**Refrigerant type:** • Not determined

**Air distribution:** • Same as described in Heating section

**Return air arrangement:** • Same as described in Heating section

## Inspection Methods and Limitations

**Operating status:** • The power was on, but the unit was not in operation at the time of the inspection

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

**Refrigerant type:** • Could not be verified

# VENTILATION

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## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

**24. Condition:** • Satisfactory

### INDIVIDUAL EXHAUST FANS \ General

**25. Condition:** • No major deficiencies noted

## Descriptions

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

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

## Observations and Recommendations

### GENERAL \ Overall condition

**26. Condition:** • The overall condition of the plumbing system is considered to be serviceable.

### GENERAL \ Level of Maintenance

**27. Condition:** • Satisfactory

### SUPPLY \ Pressure and flow

**28. Condition:** • No major deficiencies noted

### PIPING \ Supply

**29. Condition:** • Minor leak noted

Supply pipe servicing one of the newly installed toilets at a warehouse washroom.

**Location:** Warehouse washroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor

**30. Condition:** • Backflow prevention device missing at the main domestic water service entrance

Implication: Possible contamination of municipal water supply.

**Location:** Main domestic water supply

**Task:** Provide

**Time:** One year

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

### PIPING \ Drain and waste

**31. Condition:** • No active leaks noted

### DOMESTIC WATER HEATING \ Heater/Boiler and tank

**32. Condition:** • Missing discharge from the pressure relief valve

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

**33. Condition:** • No major deficiencies noted

### FIXTURES \ Toilets

**34. Condition:** • Leak

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

### FIXTURES \ Basins / sinks

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

## Descriptions

### Domestic water supply - size and pipe material:

- 1 1/2-inch diameter
- Copper



4. Main domestic water supply

**Domestic water supply - shutoff:** • In the electrical room

**Water meters:** • In the main electrical room

**Water meters:** • One

**Supply plumbing pipe material examined:** • Copper

**Drain, waste and vent piping material examined:** • ABS plastic

**Storm drain piping material examined:** • ABS plastic

**Washroom locations:** • Men's and women's in offices • Men's and women's in warehouse

**Domestic water heaters:** • Electric • One

**Domestic water heater/boiler - approximate age:** • 5 to 10 yrs old

**Typical domestic water heater/boiler life expectancy:** • 15 years

**Sump pump locations:** • None

**Domestic water supplier:** • Municipal

## Inspection Methods and Limitations

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



5. Washroom under renovation

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## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

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

### BUILT-UP ROOF \ Deficiencies

**38. Condition:** • Beyond typical life expectancy

Although the roof is beyond its typical lifespan, replacement can be deferred if immediate repairs are undertaken. Complete replacement will be required in approximately 3 years.

**Task:** Repair now and replace in 3 years

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

**39. Condition:** • Exposed membrane

**Location:** Warehouse roof

**Task:** Provide additional hot asphalt and gravel

**Time:** Immediate

**Cost:** Part of \$10,000 repair number



**6.** *Example of exposed membrane*

**40. Condition:** • Previous repairs noted

**Location:** Various

**Task:** Monitor

**Time:** Ongoing

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7. Example of a previous repair

## TYPICAL ROOF DEFECTS \ General

**41. Condition:** • Tree branches contact roof

**Location:** North perimeter

**Task:** Trim back

**Time:** Immediate

**Cost:** Part of \$10,000 repair number

**42. Condition:** • Debris on roof

**Location:** Various areas above the roofs

**Task:** Remove

**Time:** Immediate

**Cost:** Part of \$10,00 repair number

**43. Condition:** • Damaged membrane on the curb mount

Repair made with cement along the north perimeter of the office rooftop unit is temporary and should be improved.

**Location:** Office rooftop unit curb flashing

**Task:** Repair

**Time:** Immediate

**Cost:** Part of \$10,000 repair number

## DRAINAGE \ Roof Drains

**44. Condition:** • Missing overflow scuppers

Each roof areas has only one drain.

**Location:** Various

**Task:** Provide additional drainage

**Time:** When re-roofing

**Cost:** Included in roof replacement cost

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## **CHIMNEYS \ Metal**

**45. Condition:** • No major deficiencies were noted

## Descriptions

### **Built-up asphalt:**

- Office



**8.** Overall view of the office roof

- Warehouse

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



**9.** South half of the warehouse roof



**10.** North half of the warehouse roof

### **Built-up roof - approximate age:**

- Original to building
- Over 30 years old

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**Typical built-up asphalt roof life expectancy:** • 20 to 25 years

**Flat roof drainage:** • Interior collection system, via roof drains

**Chimneys - metal:**

• Five

Servicing each of the warehouse unit heaters.

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## Observations and Recommendations

### General

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

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

48. **Condition:** • Satisfactory

### STAIRWELLS \ General

49. **Condition:** • No major deficiencies were noted

## Descriptions

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

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

**Wall finishes:** • Drywall

**Ceiling finishes:** • Suspended tile

### **Staircases:**

• Wood

Located in the warehouse, leading up the mezzanine

## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

**51. Condition:** • Satisfactory

### GENERAL \ Structure

**52. Condition:** • No major structural defects were noted

### FOUNDATIONS \ Settlement and shrinkage cracks

**53. Condition:** • Minor settlement was noted

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

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

**Task:** Re-mortar and monitor

**Time:** One year

**Cost:** Minor



11. Minor settlement crack in main electrical room



12. Minor settlement crack at southeast warehouse

**54. Condition:** • Some settling has occurred

### FLOORS \ Concrete

**55. Condition:** • Cracking noted

Typical

**Location:** Warehouse

## Descriptions

**Configuration:** • Slab-on-grade

**Foundation wall material:** • Concrete-block

**Exterior walls:** • Concrete-block with brick-veneer

**Mezzanine:**

• Wood-frame

Located above the offices, accessible from the warehouse.

**Roof:**

• Steel deck

• Supported by open web steel joists

• Supported by exterior walls and steel beams and columns



13. Overall view of the warehouse

## Inspection Methods and Limitations

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

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## Observations and Recommendations

### GENERAL \ Overall condition

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

### GENERAL \ Level of Maintenance

**57. Condition:** • Satisfactory

### WALLS \ General condition

**58. Condition:** • Minor deficiencies noted

These include -

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

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

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

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

**Task:** Repair

**Time:** Within 1 year

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



14. Settlement cracks



15. Example of mortar deterioration

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16. Spalled cement parging

## DOORS \ General

59. **Condition:** • No major deficiencies noted

## DOORS \ Personnel/Exit doors

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

**Location:** North personnel door

**Task:** None

## DOORS \ Overhead doors

61. **Condition:** • Damage noted to the edge of the floor slab beneath the loading dock door. The reinforcing steel within the slab is exposed.

**Location:** Loading dock

**Task:** Repair edge of floor slab

**Time:** One year

**Cost:** Minor

## WINDOWS \ General

62. **Condition:** • Minor deficiencies noted

There are some cracked and broken window panes, and some double-glazed panes have lost their seal.

**Location:** Offices

**Task:** Replace

**Time:** Discretionary

**Cost:** Up to \$3,000

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17. Broken pane

## SITE WORK \ Grading

63. **Condition:** • Grade too high at building

## SITE WORK \ Sidewalks and Walkways

64. **Condition:** • No major deficiencies were noted

## SITE WORK \ Asphalt pavement

65. **Condition:** • Previous repairs noted

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

**Task:** Repair localized areas of deterioration

**Time:** As needed / Annually

**Cost:** Less than \$3,000 per year

66. **Condition:** • Serviceable overall condition

## Descriptions

### Exterior walls:

- Brick veneer

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18. South elevation, towards the east



19. South elevation, towards the west



20. North elevation, towards the west



21. West (front) elevation

# EXTERIOR COMPONENTS

123 Commercial Rd, Springfield, IL April 4, 2018

Report No. 1011, v.5

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22. East elevation



23. North elevation, towards the east

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

**Personnel/exit doors:** • Steel

**Overhead doors:**

• Plywood sectional

Loading dock



24. Plywood sectional loading dock door

• Insulated steel sectional

Drive-in door

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

**Pavement:**

• At east

# EXTERIOR COMPONENTS

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25. Rear yard

• At south



26. South driveway, looking west



27. South driveway, looking east

• At west

17 standard parking spaces

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28. *Parking lot at front*

**Sidewalks and walkways:** • Poured-concrete • At west

**END OF REPORT**

# APPENDIX

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SUMMARY A	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	STRUCTURE
EXTERIOR C	APPENDIX								

## 5 YEAR SUMMARY OF RECOMMENDED REPAIRS

RECOMMENDATION	Quantity	Time Frame (years)	Probable Cost	YEARS OUT						
				0 2014	1 2015	2 2016	3 2017	4 2018	5 2019	
<b>ELECTRICAL</b>										
No recommendations for major repairs at this time										
<b>MECHANICAL</b>										
<b>Heating and Air Conditioning</b>										
<b>Forced Air</b>										
No recommendations for major repairs at this time										
<b>Ventilation</b>										
No recommendations for major repairs at this time										
<b>Plumbing Pipes</b>										
Provide backflow prevention device at main domestic water service entrance	1	1	\$ 3,500		3500					
<b>ARCHITECTURAL</b>										
<b>Roof</b>										
Roof repairs	4	0	\$ 10,000	10000						
Replace built-up asphalt roof membrane	17000	3	\$ 170,000				170000			
<b>Interior</b>										
No recommendations for major repairs at this time										
<b>Structure</b>										
No recommendations for major repairs at this time										
<b>Exterior Cladding</b>										
Repair to masonry walls	1	1	\$ 5,000		5000					
<b>Site Work</b>										
Replace interlocking pavers	1	Annually	\$ 3,000	3000	3000	3000	3000	3000	3000	
			<b>TOTALS</b>	\$ 13,000	\$ 11,500	\$ 3,000	\$ 173,000	\$ 3,000	\$ 3,000	