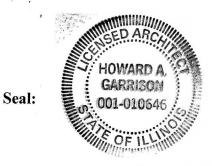
Renovation Plan . Scope of Work to be Completed

7939 Western Chicago, Illinois 60620 November 27, 2013



Exp: 11/30/14

7939 S. Western

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Renovation Plan

ADA S. MCKINELY

7939 S. Western

FOREWORD

Our evaluation of various conditions prevalent throughout the building was based upon site inspections by Triad Consortium, Ltd. During the course of the visit, we spot inspected the following areas; Site Areas, Entry Corridor, Mechanical Rooms, Restroom, and Classroom. The scope of work described hereinafter is intended for the following purposes:

- I. Code compliance
- II. CPS

This report is not to be used as a basis for determining the value of such premises or whether same is or not to be purchased. The condition of the premises may change after the date of our inspection due to many factors such as weather, fire, moisture, leaks, and action taken by owner or owners, or passage of time itself.

Accordingly, this report can and does deal only with the current state of the facility at time of this inspection, and is not to be considered a guaranty or warranty as to the future condition of such premises or their fitness for use.

7939 S. Western Chicago, Illinois 60637

Renovation Plan

ADA S. MCKINLEY

Building Summary

ADDRESS: 7939 S. Western

Building construction type: ____Commercial/IIIB Type Masonry
Exterior with Steel Columns

Number of Stories ____1

Building footprint: 13.289 S. F

Fire Alarm-Type I Roof-Class I

ADA S. MCKINELY

Building Component Evaluation Schedule

EVALUATIONS

Good = Working Condition

Fair = Operable minimum of 5 year service life

Poor = Replace or Major Servicing Required

COMPONENT	GOOD	FAIR	POOR	COMMENTS
SITE		*		
PAVEMENT		*		Need ADA circuits
PLAY AREA			*	Play area no equipment
LANDSCAPING		*		7 1 1
PARKING			*	Needs to be repaved

COMPONENT	GOOD	FAIR	POOR	COMMENTS
EXTERIOR CLOSURE		*		
		*		
FACE BRICK		*		
EXTERIOR TUCKPOINT	*			Spot tuckpoint at Roof
LINTELS	*			9E 7
EXTERIOR WINDOWS		*		
EXTERIOR DOORS (FRAMES)		*		
BRICK CHMNEY STACK (CRACKING)		*		

COMPONENT	GOOD	FAIR	POOR	COMMENTS
ROOF	*			
PARAPET WALL		*		
COPING	*			
FLASHING (PARAPET)		*		
MARTAR JOINTS		*		
ROOF OPENINGS (HATCHES)		*		
ROOF VENTS	*			*
DOWNSPOUTS	*			
GUTTERS	*			-

COMPONENT	GOOD	FAIR	POOR	COMMENTS
MECHANICAL ROOM				
PIPING	*			
PUMPS	*			
DRAINS	*			
HEATING PLANT	*			
PIPE INSULATION		*		Install new thru out basement
R&D CONTROL		*		
WATER HEATER(S)		*		3-11-1
MECH DAMPER		*		

COMPONENT	GOOD	FAIR	POOR	COMMENTS
ELECTRICAL				
FIXTURES	*			
OUTLETS	*			
ELECTRIC APT PANELS		*		
ROOF LIGHTS N/A				N/A
SMOKE DECTECTORS		*		Battery Operated /ok for existing bldg
BATTERY EMERGENCY LIGHTS		*		
FIRE ALARM				

COMPONENT PLUMBING SYSTEM	GOOD *	FAIR	POOR	COMMENTS
PIPING	*			
INSULATION		*		In and a d
WATER SUPPLY VALVES		*		Insulate thru out
WATER PRESSURE		*		

COMPONENT	GOOD	FAIR	POOR	COMMENTS
HEATING		*		COMMINICA
THERMOSTAT (R&D)		*		

COMPONENT	GOOD	FAIR	POOR	COMMENTS
		*		221110
FLOORING CARPET		*		,
WALLS		*		
KITCHEN		*		
PAINTING		-		
INSULATION		*		
		*		,2
SMOKE DETECTORS				

NOTE: