

**TRIAD CONSORTIUM, LTD.
ARCHITECTURE · PLANNING**

**Renovation Plan
Scope of Work to be Completed**

**7939 Western
Chicago, Illinois 60620
November 27, 2013**

Seal:



Exp: 11/ 30/ 14

TRIAD CONSORTIUM, LTD.

ARCHITECTURE · PLANNING

7939 S. Western

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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**

**TRIAD CONSORTIUM, LTD.
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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**

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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		*		
PARKING			*	Needs to be repaved

COMPONENT	GOOD	FAIR	POOR	COMMENTS
EXTERIOR CLOSURE		*		
		*		
FACE BRICK		*		
EXTERIOR TUCKPOINT	*			Spot tuckpoint at Roof
LINTELS	*			
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)		*		
MECH DAMPER		*		

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

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

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

COMPONENT	GOOD	FAIR	POOR	COMMENTS
		*		
FLOORING CARPET		*		
WALLS		*		
KITCHEN		*		
PAINTING		*		
INSULATION		*		
SMOKE DETECTORS				

NOTE: