

Specified Property Assessment Report
for rehab project purposes

1749 W. Chicago Ave.
Chicago, IL

Inspection Date: 5-19-17



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ACCURATE INSPECTIONS & CONSULTING

- Home inspections
 - Building assessments
 - Code compliance
- Housing court services
 - Scopes of Work
 - Project consulting

The following summary report describes conditions at the assessed property. An interior and exterior assessment was conducted as possible, along with a visual and functional inspection of the mechanicals as possible.

This is NOT a standard pre-purchase home inspection report. Due to the condition of the property and ownership considerations, a standard home inspection report would not provide relevant information. This assessment is being provided so the clients can review concerns and make decisions based on conditions observed and make an informed decision about how to proceed with the property. This report is intended to provide major defect information but does not cover all the little odds & ends that a home inspection report might cover. However, the type of information in this report and any accompanying documentation tends to be more relevant for a building under these circumstances. Depending on viewpoint this building is either a major rehab project or a demolition for a clean lot to build a new building. I suggest you discuss options with your attorney, accountant, architect and/or contractors.

This report covers existing conditions observed, potential problems and related issues that we recommend you take into consideration. Any items needing repair will likely need further evaluation by a qualified contractor. Overall costs for all repair or replace recommendations by the Inspector are ballpark figures only and should be reviewed in determining the overall rehab costs for a particular property. Final proposals by contractors can vary greatly depending on the decisions you make and what is found inside of walls, ceilings or floors.

Contents of this report are covered in their entirety by the "Agreement" between the "Client" and "Inspector".

The Building appears to be in overall vintage condition. The basic structure, i.e. floors, walls, ceilings show extensive signs of age and deterioration. Various defects and conditions are summarized in this report.

Please visit our website at www.aic-chicago.com to learn more about our various post purchase inspection and consulting services.

PROPERTY DESCRIPTION

The subject property is a vintage brick multi-unit, mixed use building located on a standard City lot. The front elevation faces N along the public way. The building runs lot line to lot line at most of both side elevations. A concrete service walk runs from the alley into the rear of the property at the SE corner. A vintage 2 car brick garage sits at the alley end of the property. The property is fenced at the rear but not secure.

Building			
Address:	1749 W. Chicago	Bedrooms:	1-2 per unit
# of Units:	5 DU, 1 F	Bathrooms:	1 per unit
Front Entry:	Concrete pad	Rear porches:	YES, wood
Approximate age:	+/- 100 years	Rear porches enclosed:	Only semi
Approx. building size:	25x83	Approx. sq. ft. each Apt:	1400

Construction			
Type:	Brick – 3B	Style:	Vintage
Classification:	A2F	Stories:	4
Basement:	YES	Basement height:	~ 6'+
Attic:	NO	Attic height:	NA
Crawl space:	NO	Approx. lot size:	25x125

PROPERTY INSPECTION CONDITIONS

Inspection			
Date:	5-19-17	Time:	1000
Weather:	Cloudy / windy	Temperature:	+/- 50
Recent rain:	YES, active	Soil:	Wet
Water:	OFF	Electric:	OFF
Gas:	OFF	Occupancy status:	Vacant & Occ.

Environmental Considerations			
Mold like substance:	YES	Locations:	Basement
Lead-based paint:	Undetermined	Indicators:	older interior
Above grade Oil tanks:	NO	Asbestos type pipe wrap or floor tiles:	9x9 YES

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EXECUTIVE SUMMARY

This assessment was requested by the client to review rehab and compliance considerations for the property in order for interested parties to make informed decisions about the building. The building is reportedly part of an estate that is being settled. The basic questions in this type of situation typically revolve around 'do we rehab the building, to what extent do we rehab the building, is it feasible for us to rehab the building or do we sell the building as-is'. In this particular case, moderate rehab to 'spruce the place up' is unlikely to be helpful. Given condition and age of installations this building would need full to gut rehab under a viable rehab Plan. Given what has been going on in the neighborhood in terms of new construction, some would view this building as a demo so that a modern structure could be built. A developer would likely want to get the building and vacant lot next door.

A walk through assessment of the building was conducted with the building representative on the date of inspection. The Appraiser was also present doing an assessment of the building. Apartments are currently occupied; the storefront is vacant but used for storage.

As per the clients request numerous aspects of this potential rehab project will be addressed. Current City of Chicago Building Code compliance concerns will also be addressed as applicable. Details are listed on following pages.

This report is intended to provide information related to current major concerns. This report does not cover all the little odds & ends that a detailed rehab Scope of Work preparation service would cover. Many of those issues would be addressed either in approved architectural drawings or contractor proposals & addendums. If you decide to proceed with rehab, I suggest you discuss details with an architect and potential contractors. This initial assessment cannot cover everything. City requirements will vary depending on your specific rehab Plan. Since there is no specific rehab Plan as of yet we can only provide general information. Based on discussion though you are most likely going to need a full set of Plans drawn by a licensed architect and approved City permits for a rehab. You should also have your attorney review all contracts prior to finalizing.

EXECUTIVE SUMMARY *continued*

As discussed during the inspection, rehab of a vintage brick building can seem fairly straightforward in many ways. Framing out walls or hanging drywall aren't going to be the critical factors. Related project costs, Code compliance, new mechanicals, occupancy alterations, storefront concerns, sign-offs and re-sale feasibility tend to be bigger factors. Key questions regarding this type of rehab tend to revolve around how much you should do, have to do or would like to do. Basic costs should be fairly easy to put together by a competent Architect or GC. Those numbers will come down to choices you make and the extent of work. Detailed cost analysis to reduce 'extras' popping up during the project tend to take more time and experience to figure out.

Beyond general rehab considerations there are also a few major concerns I suggest you think about. For a project of this type you will need to get approved drawings by a licensed Architect and obtain a legitimate City building permit. Some people get permits; some people don't. A rehab of this size is unlikely to go well without proper City permits. You should get permits to avoid problems. It should be noted that there are liabilities and potential additional costs involved if you don't get City permits. Getting insufficient permits can also create problems when City inspectors show up and decide the scope of work exceeds the basic permit. There is no way to know for sure how it will go. In the long run being compliant is your safer option.

From an ownership viewpoint going forward there are some important factors to consider. As stated, this is a functional rental building. Units are occupied and generally clean. However, numerous components throughout the building have age and wear issues that will need to be addressed. Obviously any building needs repair and components such as appliances need eventual replacement. Normally, common building components can usually be replaced or improved over time as needed; and as revenue allows.

At this building, there are unfortunately a lot of building deterioration issues that raise concerns about ongoing occupancy as-is. Plumbing is older and in poor condition; Heating infrastructure is outdated; Electrical is undersized by modern standards and in poor condition; the basement clearly has major water intrusion and structural issues; kitchens and bathrooms need rehab; and the storefront needs rehab to vanilla box status for viable rental.

Obviously this is a nice building with a lot of potential. However, it is not a building that can just keep going the way it has been. Existing infrastructure is likely to have limited remaining life span. This building will need a lot of capital investment in the short term to provide safe and compliant ongoing occupancy conditions. You may want to make sure the investment sufficiently reflects the amount of capital improvements that are needed. There is also a considerable amount of home work to do before any tools actually get picked up.

EXECUTIVE SUMMARY *continued*

My recommendation is that you not only look at the feasibility of this rehab based on current building income but also how the numbers work based on full rehab costs and finished rental income. As-is this building has limited safe occupancy viability going forward.

I suggest you sketch out a few Plan options, put together some initial pricing and then narrow down to a final Plan. This would include figuring out a per apartment rehab budget; mechanical replacement budget; and general building repair & replacement budgets. There are numerous options to consider; each with its' own costs. A good option is to map out various potential rehab Plans and general costs for each Plan; i.e. gut rehab, substantial rehab, occupancy conversion, etc. From there you can start to narrow down the Plans and get closer to real costs. You should also have a realistic contingency budget. One of the biggest failure issues in rehab is trying to squeeze a \$10K rehab into a \$7K budget. There are always extras.

Beyond determining rehab costs, I suggest you keep all the incidental costs in mind as well. The incidental costs, such as Plans, Permits, consulting and what may be found once walls or ceilings are opened up can wreak havoc on a budget. Just cleaning out the building will likely incur significant cost. Chances are once the building is cleared out a bit or walls/ceilings are opened additional issues will come to light. Depending on how long exterior wall and concrete repairs take, repair costs could end up higher. Time and costs to deal with deal with an architect, contractors and the City Permit process will also add up. Rehab and modernization of this building, even spread out over time will likely end up a second full time job.

This evaluation is not all-inclusive. This report is intended to be a guide to proceeding with any actions you may take. An architect or GC may have additional recommendations that can alter your strategy and costs. Additionally, I suggest you talk with your real estate agent about values and realistic capital investment amounts.

This could be a really beautiful vintage building once properly rehabbed. Rehab of this building is definitely possible. How feasible it is for you or anyone else comes down to the numbers rather than difficult construction obstacles. Putting together a budget based on using numbers from the lowest bids rarely works out.

Please feel free to contact me to discuss any questions you may have about this report or your options. Please review the following pages for more information about this property. I hope you find our services valuable and will consider calling upon [AIC](#) in the future and recommending [AIC](#) to your friends.

Please review the full report for additional details and concerns.

Sincerely,

Markus Keller
[AIC](#)

PURPOSE

- Onsite inspection and assessment of property
- Provide client with rehab concerns overview
- Provide client assessment report
- Advise client about potential liability and compliance issues

CLIENT CONCERNS

- Extent of rehab needed and feasibility
- Options related to rehab and/or conversion
- Safety issues

NEARBY PROPERTIES

Vacant lots on the same block – 1

Boarded buildings on the same block –

Vacant lots nearby –

Boarded buildings nearby –

* Nearby in this case denotes 1 block in any direction from the subject property.

ADDITIONAL NOTES

- Chicago has a 'Residential Landlord and Tenant Ordinance' that you should familiarize yourself with. The full ordinance and various additions can be found at the following City webpage:
- http://www.cityofchicago.org/city/en/depts/dcd/supp_info/rents_right.html
- Additional information a Landlord may find helpful can be viewed at:
- <http://www.tenants-rights.org/residential-landlord-tenant-ordinance/>
- Test and/or replace all smoke and carbon monoxide detectors
- You may want to consider compiling an annual maintenance schedule and budget for the next few years. Maintaining the building not only reduces holding costs but also tends to keep inspectors away.

MAJOR REHAB CONSIDERATIONS

- City permits are required for this type of rehab job
- Approved plans by a licensed architect will also be required
- While partial rehab is possible this building is realistically a gut rehab
- Storefront needs rehab and modernization to vanilla box status
- Basement needs major structural repairs at foundation walls, 1st floor mid span support posts and beams
- Basement needs front wall steel and masonry work at presumed closed up sidewalk vault wall
- Major water intrusion and rat issues in basement need to be resolved
- Build new stairway to basement as part of rehab
- Storefront will likely need to meet ADA accessibility requirements depending on usage
- Complete removal of all non-structural components in basement to provide clean conditions; this would include the bathroom for now
- Masonry work at front and side elevations
- Possible main steel beam replacement for front wall
- General garage repair allowance
- Demo and replacement of rear wood stairs to basement; contingency allowance for retaining wall repairs, concrete pad repairs below grade to basement and eventual grade level concrete pad replacement
- Gut rehab of 4 kitchens
- Gut rehab of 4+ bathrooms
- Substantial to gut rehab of 5 apartments
- Potential duplex up reconfiguration of 3rd and 4th floor front apartments for occupancy and space conversion
- Sand & refinish all original flooring as feasible or install new flooring
- Install new appliances for 4-6 kitchens
- New door, lockset and window installations
- Prime and Paint all apartments throughout
- Basic painting in basement and stairwell
- Service or replace room doors and trims as needed under rehab
- Extensive to full new drywall throughout apartments and stairwell
- Install new R19-R38 minimum insulation at walls and roof cavity as applicable
- Install new plumbing, HVAC and electrical throughout – this would need to be done by licensed contractors
- Hire Plumber to camera sewer line to assess for condition and potential repairs; I suggest you have a sewer contingency budget
- Proper removal or remediation of any Lead based paints to avoid contamination
- Proper removal of any asbestos type floor tile
- System 3 Emergency lighting installation

INTERIOR - Apartments

The subject property is a vintage brick apartment building located along a commercial street. There are a basement, 1st, 2nd 3rd and 4th floors for occupancy use. 2 apartments are located on each upper floor level except the 4th floor. Only 1 apartment is located on the 4th floor since that floor only runs ~1/2 the depth of the building. There are no basement apartments. 1 interior corridor at upper floors provides access to front and rear stairways for primary access. A semi-enclosed wood porch provides secondary egress at the rear. A vintage steel fire escape also provides secondary egress at the front wall. An original 2 car brick garage sits at the alley end of the property. A small concrete yard area sits between the building and garage. At the time of inspection, apartments were occupied and the building was secure.

Conditions throughout the apartments are generally the same. Differences are more about degree of deterioration rather than inherent differences. Apartments are in relatively stable, rentable condition for now. While conditions aren't good, they also aren't terrible. However, some people would consider these apartments to be on the borderline of habitability.

Walls and ceilings are in rough older condition for the most part. Plaster has age typical cracking and bulging at some areas. Original wood floors are also pretty rough but should be fine for sanding and refinishing. Kitchens and bathrooms are all very basic but functional for now.

From a general interior perspective, all of the apartments need full gut rehab. Conditions are poor and outdated; heating infrastructure is minimal; electrical infrastructure safety is questionable; and plumbing has typical age rust. How long components will continue to function relatively safely is suspect. Partial rehab of the apartments isn't really a good option. Partial rehab is unlikely to address the underlying issues properly or improve conditions sufficiently to increase revenue.

In their current state these are the type of apartments that can keep going as-is until they can't. More importantly though these are the types of apartments where if something goes wrong it tends to go horribly wrong.

Under a rehab Plan there are various options. You'll probably want to reconfigure units a bit to provide for at least 2 compliant bedrooms. You could also change occupancy to 1 large apartment per floor. Another option would be to duplex the front upper units. A lot of how you address what type of apartments you provide under a rehab Plan will likely depend on the various rental levels. I suggest you do some research and talk with an agent about market rates in the area for various types of apartments.

My recommendation is that you figure out a realistic plan and time line for decisions. I would not recommend procrastinating on this building. Time is probably limited on this building. If City inspectors show up chances are all decisions would need to get expedited. You don't necessarily have to make decisions tomorrow but the train needs to keep rolling down the track steadily.

MECHANICALS

Mechanical systems vary from mid-age to original. All systems are either aged out or deteriorated beyond further use. All new systems will be needed as part of rehab.

Electrical

The building has 2 electrical services currently. Services appear to be separated for the storefront and apartments. Systems are outdated, in poor condition and/or undersized by modern standards. Attempting to keep any of it in place is unlikely to meet approval by City inspectors.

Under a rehab Plan the building will need a new properly sized electrical service and panels. Service size will be based on load calculations done by your architect and electrician. My recommendation is that you lean towards oversizing the service to accommodate potential storefront occupancies. Apartment sizing should be standard unless you end up putting in lots of electrical equipment for some odd reason. How many meters you put in will depend on your unit count. You'll need 1 meter for each unit plus one Public meter for the building.

The storefront and apartments will need electrical infrastructure modernization under a rehab Plan. Existing wiring will need full removal. General pipe runs will likely get partial removal but it should be feasible to re-use homeruns for the most part. New electrical pipes will be needed for additional compliant openings in all units.

Given the damp conditions in the basement, my recommendation is that you install new electrical service equipment at the rear of the storefront in a new closet. While this will eat up a little bit of storefront square footage it is probably your better long term option. Most Electricians will want to see the architectural plans to figure out an exact bid price. However, most electricians can give you a ball park number for budgeting based on the apartment and building sizes. You need to budget for full electrical replacement.

Plumbing

The building has older plumbing supply and drain pipes. Conditions are poor as would be expected. Rust is visible at various pipes. Full water supply and drainpipe replacement will be needed throughout.

You'll also need to budget for new hot water tanks and gas lines for fixtures. Installing individual hot water tanks for each apartment costs a bit more but tends to serve you better over the long run.

Under a rehab Plan the City will require a new copper water main with a meter. You'll want to have your Plumber assess sizing and condition as soon as feasible. I suggest you also have a Plumber run a camera through the catch basin and main sewer line for full assessment. Any necessary sewer line repairs tend to be expensive and can wreak havoc on your budget.

HVAC

The storefront has an older GFA system installed in the basement. Given age and condition I suggest you budget for full replacement. The existing furnace components all have rust and moisture damage. Again due to the poor basement conditions I suggest you install the new furnace and ductwork on the 1st floor. A furnace closet doesn't take up much room and spiral ducts can easily be run along the ceiling. Additionally, ducts in a basement like this tend to act as rat highways for access to the 1st floor that of course is something you want to avoid.

Storefront heating and cooling capacity needs will also depend on what type of tenant you end up having. Typically for a good vanilla box rehab you would need to provide a sufficiently sized heating / cooling system for the storefront. If a particular tenant needs additional capacity they would generally be responsible for that installation.

The apartments all have old space heaters installed for heating capacity. These set ups are considered outdated and potentially hazardous. The space heaters don't provide for very good heat distribution into all rooms of course. Under a rehab Plan you would need to install an individual GFA system for each apartment. There are multiple options for locating the units. However any furnace or hot water tank should not be located within a bedroom.

EXTERIOR

Exterior masonry wall conditions are good overall. This is an area where you could postpone work for a while if necessary to fit the budget. While this work can be delayed you would nonetheless still need funding available in the next few years to provide repairs. Delaying repairs is a viable option. Procrastinating about masonry repairs for multiple years however is rarely a good option. Exterior repair costs only increase as time and erosion march on.

N & S common brick walls are pretty good for the most part. A few erosion spots could use maintenance pointing but nothing too major. N & S parapet wall areas however have erosion and parging issues that will need to be dealt with. Face to common wall joints also need servicing. The rear wall can probably get by with spot pointing as needed.

The face wall of the building is still a very nice vintage wall. There are some erosion areas, open joints and efflorescence. However most of these issues appear to be related to water intrusion from related components rather than the wall itself being in poor condition. Based on the efflorescence signs water is getting into the wall from the rusty cornice, open limestone joints and fire escape wall brackets.

Cleaning and repairing a wall like this takes a comprehensive plan due to the logistics involved. Any work along the public way requires a canopy to protect the public way while work is being done. In addition to tuckpointing and cleaning the wall, you would provide cornice repairs and fire escape maintenance work while the canopy is in place. The cornice needs typical rust hole repairs and full painting. The fire escape showed no major rust or pull out issues now but by the time this project is underway it will be time for maintenance. Whether you keep or remove the fire escape will depend on what you do with apartment occupancies. Egress requirements would be addressed by your architect under an approved Plan.

The front stairwell doorway will need wood and painting repairs. One of the big concerns on a wall like this is the main beam that runs over the storefront. The beam face isn't showing major signs of warping or sag at this point which is very good. However, the parging and capping under the beam are in poor condition and need to be dealt with. The poor joint along the top of the beam also needs to be dealt with. Poor conditions along the top and bottom of a main beam like this that allow water into the wall are the typical culprits that end up resulting in beam rust and warping issues. Beam replacement or welding is a major expense you want to avoid.

I suggest you budget for face wall pointing as needed; full cornice repairs and painting; beam area servicing; and fire escape servicing all as one project. This will not be cheap. Costs to properly restore a face wall for sound condition and uniform appearance tend to be high when done properly by a qualified contractor.

Another cost factor at the face wall will be what to do with the 1st floor storefront portion of the wall. This wall area is generally independent of the rest of the building wall. Whether you update the wall or remove and install a more modern storefront assembly will mostly depend on your occupancy and budget.

The roof appears to be a mid-age assembly with newer silver coating. No signs of leaks were evident at the top floor. Roofing wasn't fully assessed because it was raining during the inspection. However, no signs of major damage or detachment were evident. Roofing can probably get by with typical maintenance repairs for now. This roof does appear to have multiple layers. You'll probably need to budget for a full tear off during next replacement. A tear off will add substantial cost to roof replacement. You want to know this ahead of time so you can put together a realistic budget. You might want to have your contractor fully assess the roof during the rehab project to determine how many layers are up there.

Doors and windows throughout the building can probably be left in place for the most part. Replacements can be dealt with on an as needed basis. It is important to understand that if you leave the fire escape in place the front wall windows need to remain wire glass for compliance.

The rear wood porch assembly will also need compliance and maintenance repairs as part of rehab. Water is leaking into the structure from open wall joints and windows installations rotting out the plywood underneath. Porch repairs could be postponed until the end of the rest of the rehab is complete.

Another one of the big cost issues at the exterior revolves around the rear basement entry area. Erosion and water saturation issues are extensive. The main retaining wall is clearly leaning inward and bowed. Conditions are worse under the stairway. How much of this is the actual wall or the multiple layers of parging would need to be figured out during repair work. If you properly cap off the top of the wall to prevent further water intrusion it might be feasible to save it. Realistically though depending on your long term plans, full demo and pouring of a new concrete retaining wall tends to be the better option. The basement stairs would need to be rebuilt; a functional stoop drain needs to be present; the downspout needs repair; and you'll need a pad replacement budget.

The concrete walkway pad at the rear of the building has multiple cracks and erosion allowing water to seep down into structure. The plywood and 2x4 supports underneath are visibly rotting out due to water saturation. If you repair the cracks and epoxy coat the cement you may be able to save the pad or postpone replacement. The 4 full length cracks essentially make the concrete pad not fully structurally sound and likely somewhat dependent on the wood underneath. We don't of course know if there is any rehab in the concrete.

There was no entry to the garage during the inspection. There are some erosion areas but masonry repairs can be done along with building repairs at some point. The chimney however should get a proper cap as soon as feasible to reduce water saturation. Saturation and erosion signs at the N garage wall are directly related to the open chimney. Garage doors and windows can be replaced as needed.

The rear porch downspout essentially needs replacement. I suggest you hire a Plumber to camera the ground connection to make sure it is sound or whether it is contributing to the basement flooding issues.

PLANS, SHOP DRAWINGS & MATERIAL SPEC.'S

- Architectural Plans will be required. Plans costs will vary depending on who you hire and extent of drawings.
- *This assessment does NOT include any review of Code or approved plan compliance when the original stamped plans are not onsite for review during the inspection.*

CONSTRUCTION CONDITIONS & STANDARDS

- The building is weather tight at this time
- Interior conditions are a bit rough but in habitable condition
- Comments and recommendations in this report are based on various applicable standards. The City of Chicago Building Codes as a whole, and specifically Title 7 and Title 13 of the Code are used as a primary reference. HUD HQS (Housing Quality Standards) are used as a reference for occupancy standards.
- Contractors should follow all applicable product manufacturer standards when installing components and systems in these homes. Common trade practices for the Chicago region should be followed to provide product longevity.

CURRENT CODE CONSIDERATIONS

- No Code inspection was not conducted as part of this assessment
- The building permit history can be viewed by going to the following link and typing in the building address:
<https://webapps.cityofchicago.org/buildingviolations/violations/agreement.html;jsessionid=760E9EE025425D84790F376864EC3705.node2>
- You should always get all applicable City permits for your project

TESTING

- No testing was conducted as part of this assessment

TIME LINES

- Depending on the skill level of contractors hired, project completion could easily take 1 year+
- Additional time should be factored into any project completion schedule to allow for any City permit process. It is not recommended that construction work start without proper permits.
- Architectural plans typically take 2-4 weeks. Permits can take as little as a few days to months depending on how you handle the process

GENERAL CONDITIONS

The following is an overview of general property conditions. Please see the Executive Summary for important details of property conditions and high cost concerns. Specific repair and rehab recommendations are itemized in the Cost spreadsheet.

Definitions:

Usable – Item is in overall sound or newer condition. Item can be retained and used going forward under a current rehab Plan with minimal to no repair.

Poor – Item is old, deteriorated, neglected and in need of repair and/or capable of being repaired, i.e. sanding and refinishing of original hardwood floors

Beyond Use – Item(s) have reached the end of their reasonable useful life cycle. Replacement is necessary and recommended.

Not Present – Item(s) have been removed or may have not been previously installed.

Category	Usable	Poor	Beyond Use	Not Present	Comments
<i>EXTERIOR WALLS</i>					Traditional brick, face & common
North elevation	X	X			Face elevation, overall nice vintage conditions but repairs needed
South elevation	X	X			Common brick and semi enclosed porch, spot pointing needed, overall not bad, SE corner coming apart
East elevation	X	X			Common brick, wall mostly ok, parapet and along grade a bit rough
West elevation	X	X			Common brick, wall mostly ok, parapet and light well a bit rough, needs pointing
Exterior trims	X	X	X		Service or replace all
Main roof	X				Appears to be multi layer mid-age membrane with newer silver coating, service for now, budget for eventual tear off and replacement
Chimney(s)	X	X			Erosion, budget for pointing, caps and rain hats
Gutters & Downspouts	X	X			Service gutter, replace downspout, camera ground connection
Exterior doors	X	X			Service or replace as needed
Windows	X	X			Service or replace as needed

Category	Usable	Poor	Beyond Use	Not Present	Comments
Front Entry	X	X			1 interior stairwell, needs typical repairs
Rear Porch		X			Lots of plywood rot, needs compliance repairs
Garage	X	X			2 car brick, No Entry, service as needed, install chimney cap
Fencing	X	X			Service rear gate
Service walks		X	X		Poor condition, mostly slopes inward, full demo, replace all
Yard conditions					NA
Debris on property	X				Mostly clean, some debris
Balconies / Bays					NA
MECHANICALS					Replace all
Electrical					
Service	X	X	X		Install all new
Panels	X	X			Could try to save but new would likely be needed
General wiring		X	X		Damaged, outdated, replace and modernize all
System 3 lighting				X	None, will need to be added
S & M Detectors				X	None, install new
Lighting fixtures		X	X		Replace as part of rehab
HVAC					
Heating			X		Install new GFA throughout, old space heaters and furnace not viable under rehab
Air conditioning					Tenants using window units
Gas pipe & meters	X				Appear to be intact, will likely need relocation
Plumbing					
Water service					1" Lead, install new as part of rehab
Supply pipes			X		Old galvanized, replace all
Drain pipes			X		Old galvanized and cast, replace all
Water heater		X	X		Older units, poor flue pipes, install all new as part of rehab
Laundry sink					Will need to provide in storefront as part of rehab
Catch Basin					No assessment, have Plumber service or decommission
Sewer					Undetermined, camera check to verify conditions for budgeting

Category	Usable	Poor	Beyond Use	Not Present	Comments
BASEMENT			X		Flooding and rat signs, very high moisture levels, poor conditions
Most recent use			X		Utility, mechanical
Water intrusion			X		Seepage and saturation signs, full gut throughout
STRUCTURAL					
Basement posts			X		Bottoms of posts rotted out, full replacement at all
Basement main beam		X	X		More than average rot and cracking, at least partial replacement if not all
General joists	X	X	X		2x wood, some ok, some with termite damage, some with rot; extensive repaired needed
Rafters	X				Covered, no signs of breaks
Lintels	X	X			Steel, no signs of major failure but some repairs likely
INTERIOR					
General conditions	X	X			Gut and clean as needed
Walls	X	X	X		Some areas not bad, other areas fairly rough, install new drywall as part of rehab
Ceilings	X	X	X		Full demo and new drywall
Floors	X	X	X		Sand & refinish as feasible, install new tile and substrate
Interior doors	X	X			Service or replace as needed
Trims	X				Service and keep in place
KITCHENS					Full gut and replacement
Cabinetry	X	X			
Appliances	X	X			Older, budget for new
Plumbing		X	X		Old galvanized, replace all
BATHROOMS		X			1 full bath per apartment, full demo and replacement
Fixtures		X			Replace all
Cabinetry		X			Replace all
Plumbing			X		Old galvanized, replace all
MISC.					
Debris/Garbage	X	X			Average conditions
Rodent activity		X	X		Extensive droppings and activity signs in basement
Signs of break-in	X				No

EXTERIOR PICTURES AND CONCERNS

- Any Face wall work will require a City approved Canopy along the public way with City permits
- Canopy costs tend to be high so front wall repairs will need to be planned properly to help reduce canopy costs. Regardless of how well you plan canopy use costs will add up fast.
- This is a beautiful vintage face wall that would look fantastic properly serviced and cleaned. I suggest you NOT hire the lowest bidder to work on this wall. Due to the tight joint design you need a good Mason for this wall.



Fire escape views, fire escape was not accessed during inspection, no signs of pull out



The white color on brick is water Saturation into the wall



No signs of sagging at doorway lintel



Main beam views and poor wall cover conditions at face wall

- Front wall erosion repairs are not optional. Masonry repair costs will only get higher as time and erosion march on
- The buff colored mortar parging along with the two rows of gray metal wall capping under the black beam in the above pictures all need to be removed so that wall areas can be properly serviced and closed



No signs of major movement at doorway, typical repairs should be fine

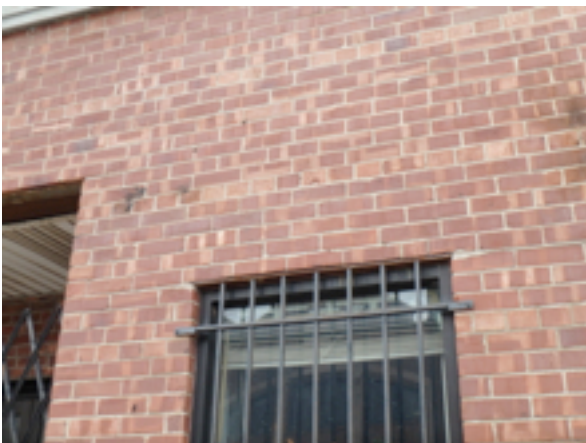


Erosion along bottom of front wall



Step up at storefront entry

- I suggest you consider removing the step up at the storefront entry and replacing it with a sloped ramp in order to provide accessibility compliance
- Rehab plans for the storefront will need to address accessibility requirements



No signs of sagging or outward bulge at front wall

- One of the common mistakes owners make during a rehab project is to spend all their money on the inside so the place looks great. While that's nice its not necessarily the most prudent choice.
- At least some exterior repairs need to be done as part of a new rehab Plan. Some exterior work could be postponed for a year or two and you would probably be ok. Postponing exterior repairs for multiple years is not recommended because it will likely only cost you more money and possibly a lot more money depending on weather conditions.



Front wall and cornice views

- No signs of major detachment at front cornice. There are some rust holes that will need repair but those are fairly standard. Full priming and painting will be needed.
- You may want to consider review historical color patterns for the cornice work.
- Between face wall cleaning and cornice work this could be a really beautiful building along the street



Rear of building entry area



Multiple full length pad cracks

- The above concrete pad will need replacement at some point. Conditions aren't very good and City inspectors are unlikely to be happy with this pad; especially if they see the underside.

BASEMENT REAR ENTRY AREA CONDITIONS



Stairway not fully compliant



Retaining wall bulging inward

- City inspectors would most likely want to see the stairs rebuilt under a rehab Plan. The stairway and guardrail are not fully compliant and in poor condition. Stringer condition and attachment are the primary issues.
- Concrete at the rear yard area is essentially funneling water at the large retaining wall. You can postpone repairs until the end of a rehab project but nonetheless money will be needed for repairs.
- Capping the top of the wall or installing a curb to keep water away from the wall can help reduce deterioration issues
- These types of details are the types of options you need to think about in order to make a rehab budget work and assess additional costs in the short to mid term
- What you don't fix now will need to be fixed later so more money needs to come from somewhere at some point



Lots of water saturation at wood



Poor stringer attachment



Rusted out downspout likely flooding pad area



No post bases and very dirty conditions



Heavy water saturation, rot and wall deterioration signs under grade level pad



Garage views from the alley, overall not bad



Typical wall erosion signs



Wall erosion signs due to open chimney

- The top of the chimney needs either a proper cap and rain hat or to be closed off to stop water coming into the wall
- Chimney closure cost is far less than what wall repair costs will be if the chimney isn't dealt with

REAR OF BUILDING CONDITIONS



Rear of building view with enclosure



Typical erosion at front corners



Lots of water intrusion and rotted plywood signs at rear porch enclosure



More signs of water intrusion and rot at porch enclosure



- You need a contingency budget to deal with the rear porch siding and water intrusion issues. At some point the plywood will be severely rotted out and siding will no longer be securely attached
- You could provide repairs as soon as feasible to stop water intrusion and not deal with the rotted plywood anytime soon. However, given probable rehab timelines you might want to budget to strip and re-clad the porch.
- Depending on the rehab Plan you may also want to budget for demo and replacement



No guardrail along window



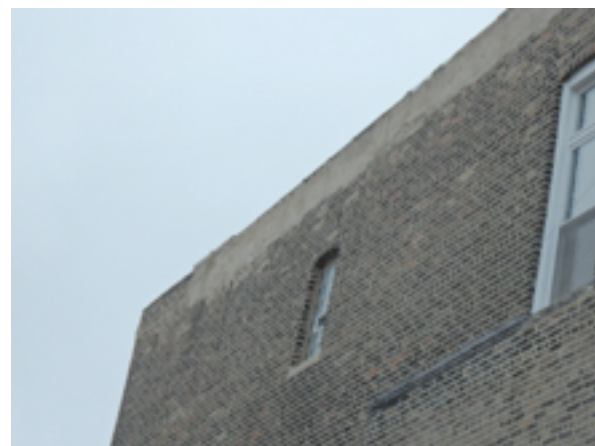
Water damage from downspout along the Exterior of the wall

- From a safety and liability perspective you need to install a guardrail along the window. If a tenant falls it won't go well.

MASONRY CONDITIONS



E elevation view, masonry mostly ok, parapet wall needs servicing



Parapet wall parging view, overall fair



Likely from previous building



W elevation view, wall mostly ok but parapets need work



- Don't forget to budget for siding and roofing repairs at the W elevation light well
- If you decide to install storefront AC or make up air equipment on the W light well roof, replace the roof first

ROOF PICTURES



General roof views, some wrinkled and bubbles not no major heaving



Upper roof views, mostly flat, assessment difficult due to newer silver coating



Chimney views, these block chimneys need rain hats and proper caps to keep water out of the long term



Typical poor installation, no term bar



Typical poor open joints at top of chimney



Average chimney conditions



Typical shifted clay liner sections



Less than ideal roof to window terminations, will likely lead to rot out at tops of windows





Rear porch roof view, overall ok



W elevation light well wall and roof views, needs servicing as part of rehab

HVAC

- The building currently has a GFA system for the storefront and vintage gas space heaters for the apartments. All equipment is at or beyond safe and useful life span. Full removal and replacements are needed under a rehab Plan.
- Don't forget to factor for gas pipe costs to the new furnaces, stoves and water tanks as part of contractor bids
- Installing 90%+ AFUE furnaces is the recommended option. Installing 80%+ AFUE doesn't actually save any money on installation and doesn't serve you well over the years from a landlord perspective
- Require any contractor to place supply registers along exterior walls as per Code requirements, NOT in the center of rooms because its easy
- Require any contractor to provide an ACCA Manual J & D load calculation for the systems. If he doesn't know what that is then its time to find another contractor
- Don't let your contractor install a basic wild return at the side of the furnace box
- Depending on occupancy use the storefront may or may not need make up air. Your architect would likely address this under rehab Plans.
- You probably won't have to provide make up air capacity but at the very least your storefront HVAC installation should allow for it to be added easily if necessary for the intended occupancy use.



4th floor apartment space heater in Dangerous & Hazardous condition, flue pipe disconnected at back of unit and open to wall; **DO NOT** allow tenant to use



Typical older space heater with less than ideal flue pipe set up, typical deterioration at unit



Typical mid-age Williams space heaters, better condition but still not ideal

- Install new HVAC system for each apartment
- Continuing to use space heaters is not a viable option under rehab



Space heaters dirty, poor flue pipe configurations, unit positions don't provide for good distribution



Storefront furnace in basement



Tenants using window AC units



PLUMBING

- The building has older galvanized pipe in place. Full replacement will be needed.
- A licensed Plumber is needed for plumbing work on this building
- I suggest you hire a Plumber to run a camera down the sewer line to assess conditions as part of your budget analysis
- You should also have the Plumber rod and/or repair the rear stoop drain. Stoop drains are necessary to keep water out of the basement. Stoop drain repairs also tend to be very expensive when ground tile is collapsed.
- As part of a rehab Plan you will be required to install a water service and meter. Costs tend to be very high.
- Your Plumber will need to install a meter spreader with a shut-off on either side
- Water tanks will need replacement as part of rehab. You might want to consider installing direct vent water heaters. Purchase costs are higher but they allow for more convenient placement



Flame roll out signs at storefront water heater



Water main in basement

- New water tank installations will require proper TPR discharge pipes and NO shut off on the hot outlet side of the tank
- Depending on what you do with the storefront PVC drain pipe will probably not be allowed. You'll probably need to budget for cast and copper installations
- If some of the proposed Code relief items being discussed get approved you might end up being able to do PVC though



Typical water heaters in kitchens and closets, budget for full replacements



Typical poor older plumbing



Poor gas connection at water tank

ELECTRICAL

- A licensed electrician is needed for all electrical work in the City
- None of the existing electrical could remain in place for re-use under a rehab Plan except for maybe old pipe runs that can often be re-used
- Require electrical proposals to include installation of AFCI breakers for bedrooms (Code requirement). This is something many proposals leave out due to the higher cost of the breakers
- Consider relocating electrical equipment to the 1st floor



Electrical meter gang in basement



Old main disconnect



Original installation tag from 1957



Newer ComEd smart meters installed



Storefront panel and meter



Basement panels

- Saving the basement panels and meter gang is possible. Most Electricians will likely not want to do that though. Depending on what happens with the basement its also not your best long term option
- System 3 Emergency lighting will need to be installed as part of rehab



Typical poor and damaged electrical infrastructure in building



Not exactly functional lights at multiple locations

- Tenants using lots of extension cords to make up for poor lighting and lack of sufficient modern receptacles. This can pose additional electrical fire concerns
- The above open ceiling area is located above the dropped ceiling in one of the apartment bathrooms
- All painted receptacles need to be replaced



Typical damaged smoke detector

- No working smoke or carbon monoxide detectors located. They could be there somewhere but I did not note any. This is considered a hazardous condition given that each apartment contains multiple gas burning appliances
- I urge you to install new smoke and carbon monoxide detectors immediately as required and for improved safety

INTERIOR & BUILDING



Stairwell views, stairs could be sanded and refinished; wood panels could be serviced and painted



Typical corridor view, overall not bad

Missing guardrail at stairway

- The missing guardrail above should be considered a hazardous condition. If a tenant falls costs will be much higher than installing a guardrail
- While the stairwells and corridors don't look too good they actually in fairly decent shape
- The bottom wall panels and wood trims can easily be saved. Upper walls and ceilings need to be scraped down, patched and painted at the very least
- Stripping plaster down to lath and installing new drywall might be the better option though
- Sanding and refinishing the wood stairs tends to be your best long term option

DRYWALL

- ½" and 5/8" drywall on walls and ceilings is typically required for this type of remodeling project
- Greenboard is not approved for shower surrounds or tub surrounds if there is a shower head present. Appropriate products such as Durock or Densarmor should be used instead
- Installing greenboard as a minimum is recommended for any below grade drywall. At the very least the bottom sheet along walls should be greenboard
- All basement bottom drywall should be raised up above the cement floor at least 1.5". DO NOT allow contractors to set drywall directly on top of the cement floor



Typical water damage likely from plumbing leaks

- Patching wall cracks is fine and tends to work out well
- Patching ceilings often isn't your best option. Ceiling plaster is often detached from lath underneath thereby no longer being structurally sound. Even if you repair the crack the plaster is detached from the lath.
- Ceilings that are flat, tight and have minimal cracking should be fine to patch
- Ceilings that have lots of cracks or bulging that indicates detachment should be either stripped down or drywall covered
- Remove all kitchen and bath drywall
- Remove all determined plaster from walls and ceilings; do all demo work first
- Get contractors in to do heating, electrical and plumbing work
- Once drywall is up after mechanical installations then you can start focusing on finishing
- You should probably budget for full demo and 100% drywall as part of budget analysis. It might be feasible to save some areas to reduce costs but I wouldn't count on it.

1ST FLOOR STOREFRONT VIEWS & COMMENTS

There are multiple rehab options for this storefront. Obviously you could do pretty much anything you want to. If you have specific plans then you should probably look into the requirements for those plans and rehab accordingly.

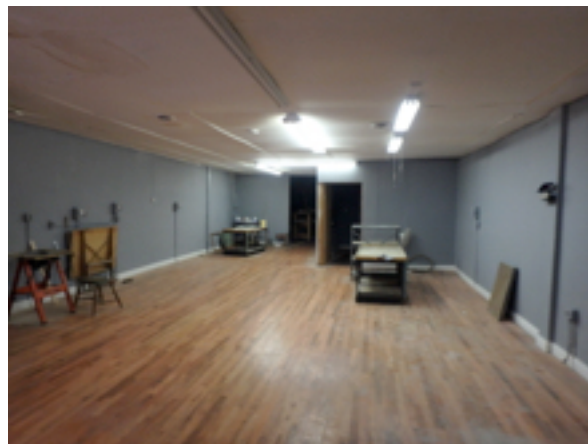
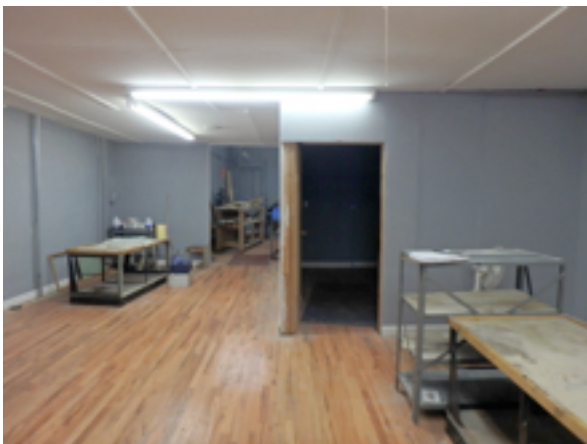
From a general rental perspective, your best option tends to be to rehab the space into a standard vanilla box configuration. This allows potential renters to see a clean space that they can adjust for their needs. If you have someone interested in the space then you can rehab towards their needs but I wouldn't recommend that without a signed agreement.

Some people misunderstand the 'vanilla box' concept. While cleaning, painting and sprucing up the storefront to make it a vanilla box is possible that is not generally how the industry and/or potential tenants view the term. If all you do is clean and paint you may end up with difficulties getting a tenant.

A proper vanilla box rehab would include modern plumbing, heating and electrical infrastructure that a new commercial tenant can build upon for their needs. The vanilla box installations don't have to be perfect for every potential tenancy but they do need to be realistic for modern use. Commercial renters tend to shy away from storefronts with old infrastructure.



Front entry



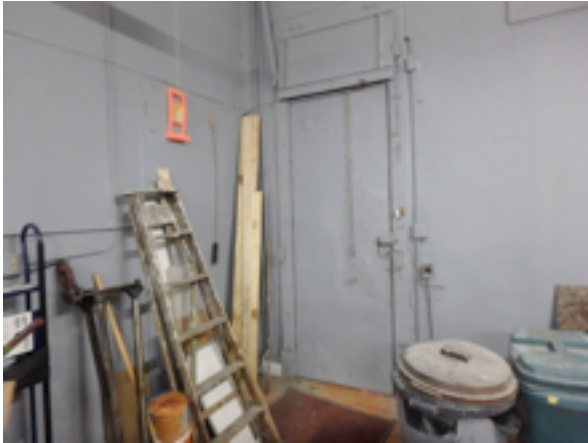
Main room views front and to rear



General floor and ceiling views

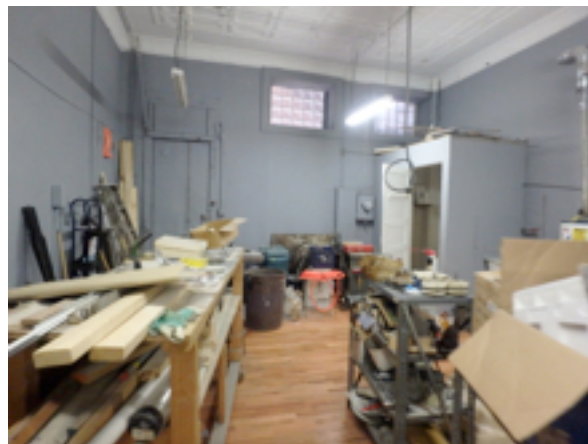
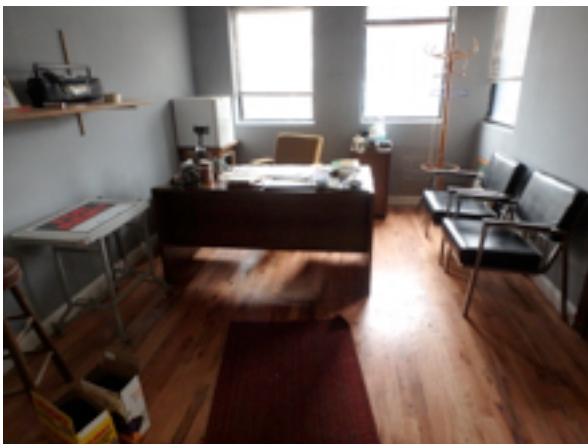


- My recommendation is that you think about what kind of commercial tenant you are open to renting to; i.e. Non-food establishment, Food establishment, Bar, Office only, etc.
- This will have an impact on your basic infrastructure installations. For a non-food establishment you can put in normal sized gas and electrical infrastructure. If you think you want a restaurant in the space then upsizing those components would be helpful in securing a tenant.
- Depending on storefront occupancy, it is possible to avoid having to put in ADA installations. However, that is unlikely and would probably limit your potential tenant pool.
- I suggest you install an ADA compliant bathroom, accessible routes and any other necessary installations as part of rehab. Yes there will be some extra cost but costs realistically aren't as high as some people would like you to think.
- Storefront rehab should also include infrastructure for a kitchenette at the very least. Most commercial tenants are going to want this.



Storefront ceiling with water damage

Middle office view



Front office and rear work area, all doorways will need EXIT signs

- While the storefront interior looks pretty decent stripping down walls and ceiling areas to framing might be your better option. This will add cost but tends to make for more reliable installations and easier mechanical installations
- Due to water damage part of the ceiling needs to come down anyway

GENERAL APARTMENT KITCHEN VIEWS



- New kitchens will need proper GFCI receptacles
- When budgeting for kitchens budget for cabinets, countertops, etc. as a line item and appliances as a separate line item

GENERAL APARTMENT BATHROOM VIEWS

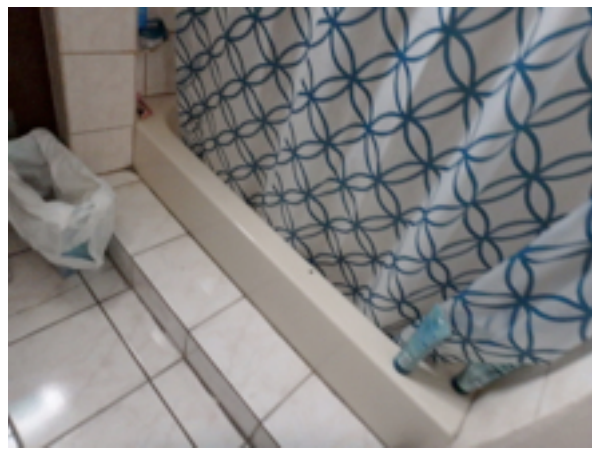


Typical bathroom views



Typical basic bathroom installations, overall not too bad





Storefront bathroom

Eliminate any step ups at tubs

- Under an ongoing tenancy plan, the existing bathrooms could be serviced and left in place as-is.
- Under a rehab Plan all bathrooms would need full demo and rehab.
- New bathroom costs tend to be high.
- At the very least you need to have 1 properly sized compliant ADA style bathroom for the storefront. Depending on storefront use you may need a 2nd bathroom.
- Adding a 2nd bathroom in the storefront could easily be left up to a commercial tenant depending on their needs. However, I suggest that you and your Plumber allow for ready installation of a 2nd bath during construction of the primary bathroom

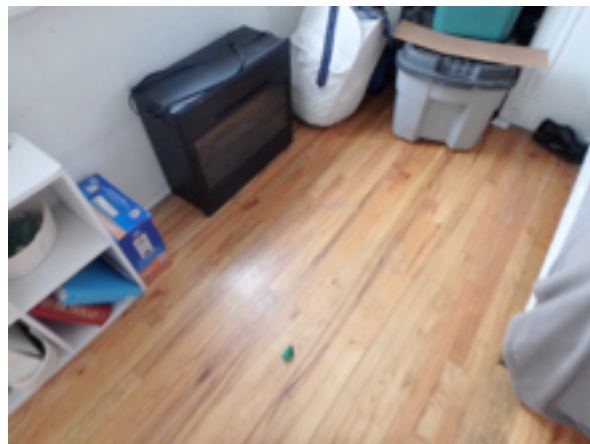
GENERAL APARTMENT VIEWS



General conditions look good but the details show the problems



Typical older wall and ceiling conditions with wear and damage



Some floors look ok, some floors a bit rough, sanding and refinishing should be fine

- The '2nd bedroom' in some of the units is NOT compliant. The apartments are legitimate 1 bedroom units



Typical gas meters at various rooms and spaces

- Under a rehab Plan I suggest you have a budget to move all gas meters either to the common corridor or outside of the building. You'll need to contact People's Gas to arrange placement and new gas bars.



If the fire escape remains in place, wired glass window assemblies need to remain in place as well

BASEMENT VIEWS & COMMENTS

Basement stairway view and flood line along drywall

- The basement is a flood and rat disaster at this point. Moisture levels are very high; termite type damage is evident at some wood components; and structural problems are abundant.
- Full gut down to cement floors, exterior foundation walls and ceiling joists is the recommended option in order to have a space you can fully assess and rehab for sound occupancy condition
- Most commercial tenants will want basement access and use for typical storage and operations. Under current conditions the basement isn't usable really for anything. Items stored in this type of basement will get either moisture or rat damaged.
- You don't have to make the basement perfect for tenant use but it at least has to be viable for incidental use
- City inspectors are highly unlikely to approve an occupancy license or rehab Permits under current structural conditions
- You could be a slumlord and cover everything with drywall so no one sees the problems but that tends to have limited viability and would likely not go well over the mid to long term; besides of course the safety and liability concerns
- Power wash foundation walls to remove all loose debris, hire a qualified Mason to provide foundation wall repairs
- All the interior repairs will NOT keep water out if you don't also provide the needed exterior repairs such as concrete replacements, downspouts and grading
- Depending on conditions you may also need to install a membrane or perimeter drain tile in the basement for water management



Typical old stone foundation walls with erosion



View towards front of basement



Rear basement area



Basement bathroom and plumbing with non-compliant PVC piping

- Depending on how you are going to view storefront rehab and rental, installing a compliant basement bathroom might be very helpful as an employee bathroom.
- Depending on storefront occupancy there are employee bathroom requirements



Termite type damage at multiple wood joists and poor sistering work



Joists and mid span supports will all need extensive carpentry repairs



Another view of termite type damage at joists

- You'll need to hire a qualified carpenter to provide joist improvements along with new mid span post and beam replacements
- Costs for this type of work tend to run high. The City will want to see Plans by a licensed Architect or Structural Engineer
- At least 6+ joists with termite type damage and undersized bolts for sistering



Front CMU wall with extensive rust and water intrusion signs



Rotted mid span beam, various additional support added at front of basement

- The majority of basement water intrusion appears to be coming from the front wall. However, there was no seepage or flooding during the inspection so I can't say for sure.
- There is likely an old sidewalk vault on the other side of the wall. Water intrusion at this area is very common. Most of the time resolving water and/or rat intrusion issues from old sidewalk vaults tends to be a costly proposition. It all depends on what is on the other side of the wall.
- My recommendation is that you open a couple exploratory holes to assess what is on the other side of the wall. Is there still a hollow sidewalk vault, a partially back filled sidewalk vault or a full wall of dirt.
- How you resolve issues will depend on what you find.
- Since you will likely be dealing with basement plumbing installing drainage along the front wall might be a good option.
- I suggest you assess basement flooding issues during heavy or ongoing rain to verify where water is coming from.
- Some water is likely also coming from the back wall and sewer



Typical mid span post rotted out at Floor level, all need replacement



Poor beam and joist conditions

- Proper footings will need to be poured for all new mid span support posts



Poor joist tie-ins



Flooding signs



Side enclosure likely for old coal storage or tank area





Typical poor ceiling conditions, all needs to be stripped up to joists

- The basement does not have any natural or mechanical ventilation currently. I suggest you budget to provide mechanical ventilation or 1-2 windows at the rear wall.
- Installing a couple windows at the rear wall would be your best overall option for ventilation. The easiest way to have a bad basement is not to have ventilation

ADA COMPLIANCE

- ADA compliance in the City of Chicago for your type of building and rehab would fall under Chapter 18-11-1117 Accessibility as part of a rehab Plan
- The ASTM E2018-08 Tier II Abbreviated Accessibility Survey was not assessed and filled out onsite as part of this property evaluation because the building has no accessibility installations
- This report is not a comprehensive Americans with Disabilities Act review.
- As part of this assessment, a limited visual, accessibility survey was conducted.
- The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property. The scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Observations were limited to the places of public accommodation on the subject property.

REHAB BUDGET CONSIDERATIONS

The listed categories are typical rehab categories for cost projections. Prices will vary depending on decisions you make and contractors you hire. Your cost analysis should include all of these categories including costs in each category to some extent so that you end up with a realistic budget. Costs will be higher for full replacements rather than repairs. If you don't have at least some costs in each category, you are probably missing some costs.

Wage estimates are based on est. labor time and hourly rates. Material allowances are based on using "middle of the road", "big box store" type finish materials. Upgrading carpet, tile, cabinetry, lighting or other finish materials will add at least 15% or more in additional cost.

General site conditions, prep, planning, etc.	\$
Exterior, masonry, lintels, roofing	\$
Soil, yard work, landscaping, concrete	\$
Structural, Foundation section	\$
Electrical, service, panels, infrastructure	\$
Plumbing, new pipes, tanks, service, etc.	\$
HVAC, ~6 new GFA systems, ventilation	\$
Interior apartment rehabs	\$
Interior basement gut and rehab allowance	\$
Interior rehab, stairwell, common areas	\$
Hazardous conditions, asbestos tile, demo, etc.	\$
Sidewalk canopy for masonry work, allowance	\$
Pre-occupancy cleaning	\$
Subtotal	\$
Insurance, Bonding, etc.	\$
GC fee, %	\$
<i>Between 5%-10% typical negotiation</i>	
Contingency 10%	\$
<i>Typical allowance, plans, permits, costs, unknown, etc.</i>	
Project Total	\$

RECOMMENDATIONS

The following recommendations apply to any General Contractor you may hire:

- Require General Contractor to immediately provide a detailed 'event history' of any worker injury onsite. This should include what happened, when, to whom, how it happened, worker information, status of injury, whether a claim has been filed with any insurance company and a copy of any police or medical reports. Please contact your attorney to discuss liabilities and recommendations. Your attorney can best help protect you in this type of situation.
- Require General Contractor to provide contact, license and insurance information for all subcontractors
- Require General Contractor to provide week by week timetable for project completion
- Require General Contractor to provide a detailed accounting for costs to any suppliers, subcontractors or vendors
- Require General Contractor to provide a detailed accounting of anticipated completion costs when project is $\frac{3}{4}$ done. This accounting should detail out the following categories at a minimum:
 - Any outstanding labor costs
 - Any GC, overhead or profit costs
 - Anticipated labor costs to completion
 - Remaining balance due on any ordered materials
 - Costs for general materials needed to complete the job
- Make a detailed inventory of all materials on hand to see what you have and what needs to be purchased. This will help establish completion costs
- Once you establish what materials are needed, put together a shopping list. This will help the project stay on budget
- Putting together shopping lists per trade can also help when shopping and keep lists from getting too long and confusing
- Contact all suppliers of ordered materials and verify status of orders. Request invoice of costs, what has been paid and outstanding balance
- Put together Scope of work bid sheets for contractors based on trade type; i.e. plumbing, electrical, carpentry, drywall, etc.
- Organize materials in specific areas by type to avoid damage
- Towards the end of the project work with contractors to finish one room at a time once getting close to completion starting from the top. Once that room is done, close it off completely. This may sound odd but it is one of the best ways to get a project done and contractors out the door
- Put together an Excel spreadsheet to use as a ledger for jobsite costs
- Have a 'draw request' form available for contractors to fill out every time they ask for a check
- Determine what criteria you will use to approve contractor payouts

REHAB CONSIDERATIONS

Getting proposals from contractors can be frustrating. Each proposal comes back different and not exactly based on what you remember discussing with the contractor. Trying to compare proposals ends up like comparing apples to oranges.

I suggest you consider putting together 'scope of work' bid sheets to give to contractors when they show up. This can help get proposals that are more similar to each other and therefore easier to compare. Bid sheets should include information about materials, time lines and what you expect. Once proposals are more alike you can start to gauge overall costs and help narrow down best possible options.

It is normal for contractor bids to go through several revisions as you define the project. You may also want to consider having contractors itemize rehab costs on a per floor and/or per major project basis. This can also help make costs more understandable.

- Rehab work you are considering doing will require City permits.
- I suggest you require proof of insurance for each contractor and have the building listed as additional insured. This is not a problem for legitimate insurance providers.
- BX and Romex type cables are NOT allowed for electrical work in your type of building. Do NOT allow a contractor to install them.
- I suggest you ensure contractors follow typical work hours, keep garbage in check and watch any parking restrictions. This is all recommended to avoid making neighbors mad. Upset neighbors tend to call the City.
- You may want to require proper floor protection towards the end of the project once finished floors go down.
- Make sure the contractor is used to doing the type of job you are requesting. Hiring a contractor who normally does bathrooms to do a back porch may not be the best option.
- Test and/or replace all smoke and carbon monoxide detectors
- You may want to consider compiling an annual maintenance schedule and budget for the next few years. Maintaining the building not only reduces holding costs but also tends to keep inspectors away.
- The success or failure of your project will be directly tied to how much time you spend onsite. If you are onsite 3-4 times a week or more then you can keep an eye on contractors and your checkbook
- If you show up on site once a week or so, it is highly unlikely your job will come in on time or on budget
- A full rehab project is essentially your 2nd full time job; it only pays off if you show up
- Kitchens and bathrooms always cost more than you think at first
- Greenboard should not be installed in a tub enclosure area with a shower head

PERMITS & TIME LINES

- Permit costs will vary and greatly depend on what your permit application includes and the dollar value listed for the rehab work
- Permit approval time varies. Hiring an experienced expeditor or your architect to pull the permit can reduce time needed for approval
- Permit approval will also be greatly dependent on the proper completion of all paper work, required plans and contractor license information
- When listing a contractor on the permit application, ask the contractor whether or not he owes the City money for parking tickets or other liabilities. A contractor's license (and your permit) may be 'put on hold' until the debt is paid.
- A GC with proper licensing, bonding and insurance may be required for this type of job
- Depending on the skill level of contractors hired, what is found once demolition takes place and extent of rehab, rehab time tends to be longer than anticipated.
- Time should be factored into any project completion schedule to allow for the City permit process. Construction work should not be started without proper permits.
- Attempting shortcuts to save money may seem feasible but could easily backfire when City inspectors arrive. If permits do not match what appears to have been done, there may be additional delays

When is a Building Permit needed page:

http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/learn_when_a_permit_is_needed.html

Permit Overview, How to get started page:

http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/getting_started_a_permit_overview.html

General Permit Application review page:

http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/department_of_buildings_applications.html

Online permit application log-in page:

<https://ipiweb.cityofchicago.org/DynamicPortal/Forms/Secure/Login.aspx>

Display of average time it takes to get a Permit recently:

<http://www.cityofchicago.org/content/dam/city/depts/bldgs/general/SPR/TTPMarch2011.pdf>

Building Permit Fee Calculator

http://www.cityofchicago.org/city/en/depts/bldgs/provdrs/stand_plan/svcs/permit_fee_calculator.html

Contractor proposal requirements

- Proposals from contractors should be as detailed as possible. 1 or 2 page handwritten proposals are rarely detailed enough to protect you in a dispute
- All Contractor agreements should include the following line item: **'All work to meet or exceed City of Chicago Building Code requirements.'**
- All Contractor agreements should include the following line item: **'Contractor to install all materials and/or components as per manufacturer specifications as applicable'**
- Contractor agreements should spell out payment arrangements. Vague discussions of 'We'll just ask for another check when we are ready' should not be accepted.
- Proposals should include the specific dollar amount of each payment and when those payments are to be made.
- Payments should be based on performance, not calendar dates. It is fine to write the contractor a check every week as long as progress has actually been made that week. Writing the contractor a check 'because I need more money for materials' is NOT a good route to go.
- Final payment should be made after work as been reviewed and approved; and contractor has supplied all applicable lien waivers.
- Proposals or addendums should spell out work hours and work days
- If this will be a longer job, the general contractor should provide a Port-O-John for his workers
- Proposals should spell out materials to be used; i.e. what brand of toilet, what thickness drywall, what R level of insulation, what size framing, how will components be attached, screwed or nailed; etc.
- Any extra charges for additional work should always be paid by separate check, NOT added onto a check being written for a current construction draw. This helps avoid disagreements later on about what was or wasn't paid.
- It is common for a rehab job to have extras. Some of those extras can be minimal; 'we opened this wall, there's a problem, it will cost an extra \$100, we need an ok now so that we can proceed, otherwise we can't do the other work that needs to get done' etc.; That type of extra isn't necessarily going to break the budget or cause a problem. You can approve that over the phone while you are at work and it should be fine as long as the contractor is being honest.
- Larger extra's that involve additional framing, windows or significant changes should be put in writing with the cost for that extra immediately. This helps avoid disputes later on. Without the extras written out, 6 weeks later it becomes an 'I say, you say' about exactly how much was or wasn't included in that \$1000 extra.
- Check reviews for a contractor at various online forums. No reviews isn't a bad thing. 1 or 2 bad reviews also isn't necessarily a bad thing. Sometimes there are personality conflicts. Repeated, consistent bad reviews tend to be a bad sign. Good reviews are helpful but not the only factor you should use when deciding.

VARIOUS POTENTIAL CODE SECTIONS to consider for this type of project

LIGHT AND VENTILATION

13-200-380 Natural Light and Ventilation

Existing means of light and ventilation may remain and not be increased in area if they are in compliance with the codes in force at the time the building was built or altered. If the room sizes are altered, the light and ventilation requirements of Chapter 12 (13-172) shall be met, except that existing courts or light wells need not be increased in size.

(Amend. Coun. J. 7-14-93, p. 35327; 4-29-98, p. 66680.)

13-172-060 Light and Ventilation Required

(a) Light required. Every room or space intended for human occupancy shall be provided either natural or artificial light; provided however that all living, dining and sleeping rooms in family dwelling units; all patient rooms in institutional units; all guest rooms in hotels and motels; all day care centers offering care for children under 2 years of age; all class rooms or study rooms in Type 1 and Type 3 Schools; and all habitable rooms in residential restrained care facilities shall be provided with natural light. Every bathroom and toilet room shall be provided with at least artificial light capable of an average intensity of at least 3 foot candles (32.29 lux) measured at a level of 30 inches (762 mm) above the floor.

(b) Ventilation required. Every room or space intended for human occupancy shall be provided with natural or mechanical ventilation, provided however, that living, dining and sleeping rooms in family dwelling units shall be provided with natural ventilation. Natural ventilation shall not be substituted for mechanical ventilation in rooms or spaces where mechanical ventilation is specifically required in Chapter 28 (13-176) .

13-172-070 Natural Light

(a) Lighting standards. In the application of the provisions of this Chapter, the standard of natural light, unless otherwise specifically required by the building provisions of this Code for special occupancies and uses (described in Section 12 (13-172-060)), shall be based on 250 footcandles (2,691 lux) of illumination on the vertical plane adjacent to the exterior of the light-transmitting device in the enclosure wall and shall be adequate to provide an average illumination of at least 6 footcandles (64.58 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

(b) Minimum glazing area. Every room or space intended for human occupancy shall have an exterior glazing area of not less than 8 percent of the floor area. Natural light shall be provided by glazing areas that open onto courts, yards or public ways which comply with the requirements of Section 12(13-172-130) , or by other approved means.

(c) Borrowed light for remote rooms. Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33m). The plane of the opening through which light is borrowed for a remote room without windows shall be parallel to the window wall. The exterior glazing area shall be based on the total floor area being served.

(Amend. Coun. J. 7-14-93, p. 35327; 4-16-96, p. 20113; New Chapter Added. 4-29-98, p. 66680.)

3-172-090 Natural Ventilation

(a) General. Natural ventilation of an occupied space shall be through windows, doors, louvers or other natural openings to the outdoor air.

(b) Ventilation area required. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

(c) Borrowed ventilation for remote rooms. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3 m). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.

(d) Ventilation through area wells. Where openings below grade provide required natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be at least equal to or larger than the depth of the opening. The depth of the opening shall be measured from the average adjoining ground level to the bottom of the opening.

(e) Openings onto yards or courts. Where natural ventilation is to be provided by openings onto yards or courts, such openings shall comply with the requirements of Section 7 (15-8-110) of the Municipal Code of Chicago.

(Added. Coun. J. 4-29-98, p. 66680.)

Light and Ventilation Requirements, Existing Buildings

All existing residential buildings that were built or converted before the year 1957 can receive the required natural light and ventilation from the window openings that are minimum two feet six inches (2'- 6") from the interior lot line. This ruling applies to all existing conditions where the footprint or

the ground floor size of the buildings remains unchanged. Minimum three (3) feet setback from the interior lot line of the wall containing the windows is required for all new ground floor additions.

The maximum building height is 36'- 0". This interpretation does not apply to buildings changing occupancy.

See Sections 13-200-380 *Natural Light and Ventilation*; 13-72-(060, 070, 090) *Light and Ventilation Required, Natural Light, Natural Ventilation*

Origin: Department of Construction and Permits

CEILING HEIGHT

13-196-510 Ceiling Heights

At least one-half of the floor area of every habitable room shall have a ceiling height of not less than seven feet; and the floor area of that part of any room where the ceiling height is less than five feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof. However, in any room, beams or furred spaces constituting not more than 25 percent of the ceiling area, may have a height of not less than six feet.

13-196-520 Basement Units

A basement space used as a habitable room or family unit shall comply with the following:

- (1) The floor depth below grade is not limited if the floors and walls are impervious to leakage of underground and surface run-off water and are protected against dampness.
- (2) The required minimum window area is located entirely above the finished elevation of the ground adjoining the building wall in which the windows are located.

13-200-230 Increase in One additional Dwelling Unit

In any residential building or building of mixed occupancy, with one of the occupancies being residential, the number of dwelling units may be increased by one dwelling unit above the number of legally established dwelling units providing the building complies with the following requirements:

- (a) The alterations meet the requirements of Title 17 of this Code.
- (b) The building shall not be more than four stories high for ordinary construction (Types III-B or III-C), and not more than two stories high for combustible frame construction (Types IV-A or IV-B). Buildings of mixed ordinary and frame construction shall be governed by the requirements of combustible frame construction.
- (c) A basement may be used for habitable rooms or a dwelling unit, regardless of the depth of the floor below grade, if the floors and walls are impervious to leakage of underground and surface run-off water and are protected against dampness, and if the required minimum window area is located entirely above the finished elevation of the ground adjoining the building wall in which the windows are located.
- (d) Area and space requirements of Sections 34(13-196-470) through and including 34(13-196-490) shall be met in all rooms, except that at least eighty percent of the floor area of every habitable room shall have a ceiling height of not less than 7'6". Twenty percent of the floor area of any habitable room may have a ceiling height as low as 6'8".
- (e) Natural light and ventilation shall comply with requirements of Chapter 12(13-172)
- (f) Exits shall comply with the exit requirements of Sections 34 (13-200-330) through and including 34(13-200-360) , except that basement dwelling units may have a second exit through a space containing a heating plant;
An existing building or structure may be increased in height or area up to the limits imposed by Chapter 5(13-48) .
- (g) If the basement contains a dwelling unit, the entire basement ceiling construction shall be 1/2 hour, rated construction, or the original wood lath and plaster construction.
- (h) Basement apartments shall be separated from heating plants as required by Section 7(15-8-190) .
(Amend. Coun. J. 10-28-87, p. 5549; 6-14-95, p. 2841; 4-29-98, p. 66680.)

EGRESS

13-160-050 Minimum Number of Exits

There shall be not less than two exits from every building, floor space or room, except that one exit may be permitted from any room or space under the conditions outlined in subsections (a) through (b) of this Section; and one exit may be permitted from a floor under the conditions outlined in subsections (c) through (o) of this Section.

(a) In all occupancies except Hazardous Use Units, one exit shall be permitted from any room or space designed or used for an occupancy of not more than fifty persons and having an area not exceeding 1,200 square feet; or when used for business, mercantile, industrial and storage uses not exceeding 4,000 square feet provided the travel distance from the exit door to the most remote point in the room or space does not exceed 75 feet, or 115 feet if equipped throughout with a standard automatic sprinkler system as defined in Chapter 9 (15-16) of this Code.

(b) In all occupancies one exit shall be permitted from any room or space having an area not exceeding 2,000 square feet and used exclusively for storage purposes with only incidental human occupancy.

(c) In single-family dwellings and townhouses, one exit shall be permitted from any floor not more than one story above or below grade; provided that the area of such floor shall not exceed 1,500 square feet.

(d) In multiple dwellings, one exit serving one family only shall be permitted from the first or second story, and one exit shall be permitted from a basement space provided that the area of such floor or basement shall not exceed 800 square feet.

13-200-330 Exit Requirements

Every building shall have not less than the minimum number of exits prescribed in Section 10 (13-160-050), with the following exceptions:

(a) In existing buildings where exits do not comply with the requirements of Chapter 10 (13-160) and in which hazardous conditions exist because of the number or location of exits, the Building Commissioner may order additional exits to insure adequate life safety of the occupants.

(b) Fire escapes may be permitted where such exits now serve existing buildings and may be added to existing buildings when additional exits are necessary, if conditions do not permit the use of more adequate exit facilities.

(c) Other means of fire escape, such as ladders or other devices, may be permitted in unusual circumstances and shall comply with such requirements as the Building Commissioner shall prescribe.

(d) In existing multiple dwellings, one exit shall be permitted from the basement, first or second story, provided that:

(1) The enclosed area of such floor or basement space is separated from all other areas by partitions of one hour rating;

(2) The enclosed area does not exceed 800 feet;

(3) The exit serves only one family on each story or basement, except that an exit from the basement or first story to grade may be shared by more than one unit.

(Amend. Coun. J. 9-13-89, p. 4605; 3-5-03, p. 104990; 11-13-07, p. 14999.)

OTHER APPLICABLE CODE SECTIONS

A full Code inspection was not conducted as part of this assessment. Only Municipal inspectors can conduct a full Code inspection. Municipal employees are often aware of new or alternate requirements that the general public may not have been made aware of to date.

The following Code sections are typical for your project:

- * Chapter 15-8 Fire-resistive requirements, various sections
- * Chapter 13-160 Exit requirements, various sections
- * Chapter 18-27 Electrical
- * Chapter 18-28 Mechanicals
- * Chapter 18-29 Plumbing
- * Chapter 13-196 Existing Buildings Minimum Requirements

Other Chapters will apply as addressed by your Architect in Plans for permit submittal.

3-196-010 Application

Every existing building shall comply with the code requirements in force and applicable to such building, at the time of its construction or alteration, and shall also comply with such provisions of this Chapter which are specifically made applicable to all existing buildings. However, nothing in this Chapter shall be interpreted to prevent the application of the Chicago Zoning Ordinance, Title 17 of this Code.

(Added. Coun. J. 3-2-82, p. 9730.)

13-196-110 Smoke Detectors Installation Near Sleeping Rooms

Every owner, manager or agent of any building, as described in Section 34(13-196-100) , shall install in every dwelling unit, not less than one approved smoke detector on the uppermost ceiling, not less than four inches from any wall, or on a wall, located twelve inches from the ceiling, and within fifteen feet of all rooms used for sleeping purposes, with not less than one detector per living level containing a habitable room or unenclosed heating plant. (Amend. Coun. J. 4-25-84, p. 6190; 9-8-86, p. 33596.)

13-32-010 Permit Required — Posting

It shall be unlawful to proceed with the erection, enlargement, alteration, repair, removal, or demolition of any building, structure, or structural part thereof within, or subject to the jurisdiction of, the city unless a permit therefor shall have first been obtained from the Building Commissioner. The applicant shall clearly print the name and telephone number of a responsible person to contact in case of any emergency. Such permit shall be posted in a conspicuous place upon the exterior of the premises for which it is issued, and shall remain so posted at all times until the work is completed and approved. Failure to comply with the provisions of this ordinance shall be grounds for revocation.

(Amend. Coun. J. 10-5-55, p. 1148; 12-12-79, p. 1438; 3-25-86, p. 28870; 9-13-89, p. 4605; 12-4-02, p. 99026; 11-13-07, p. 14999, 2-9-11, p. 112461.)

13-196-710 Basement Ceiling Construction

Floor construction over the basement shall be a minimum of a half hour construction when the building contains three dwelling units or more.

13-196-650 Pre-Ordinance Conversion in Existing Buildings Applicability

A pre-ordinance (built before July 8, 1957) residential building or building of mixed residential occupancy not complying with the requirements in force and applicable to the building at the time of its conversion may, if permitted by the Zoning Ordinance, be altered so as to legalize the present number of dwelling units provided such building complies with all the provisions of Chapter 34(13-196) . For conversions which have added only one additional dwelling unit over the original number permitted, the provisions of Section 34 (13-196-740) shall apply.

13-196-740 One Additional Dwelling Unit over Original Allowed Conditions

A pre-ordinance (built before July 8, 1957) residential building or building of mixed residential occupancy, not complying with the requirements in force and applicable to the building at the time of its conversion, may be altered so as to legalize one dwelling unit, in addition to the number of dwelling units originally authorized, providing that said unit was determined by the Office of the Zoning Administrator or the Zoning Board of Appeals to have existed prior to July 8, 1957 and provided such building complies with the other provisions of this Chapter. Such conversion need not comply with the requirements of the following specific provisions of this Chapter.

(a) Section 34(13-196-660) (Height Limits); however, in frame buildings four or more levels of living space shall be prohibited and in buildings of ordinary construction, with or without attic living space, five or more levels shall be prohibited.

(b) Section 34 (13-196-050) (Exit Requirements) ; however, all dwelling units must comply with the exit provisions of Chapter 10(13-160) except basement dwelling units may have a second exit through a room containing a heating plant.

(c) Section 34 (13-196-670) (Stairwell Enclosures).

(d) Section 34 (13-196-680) (Corridor Enclosures).

(e) Section 34 (13-196-690) (Dwelling Separations).

(f) Section 34 (13-196-710) (Basement Ceiling Construction); however, if the basement contains a dwelling unit the entire basement ceiling construction is to be wood lath and plaster of half hour construction.

(h) Section 34(13-196-720) (Heating Plants); however, basement apartments are to be separated from heating plants with partitions of one hour construction.

(Amend. Coun. J. 6-14-95, p. 2841.)

13-200-220 Definition of Legally Established Dwelling Unit

As used in Sections 34 (13-200-230) , 34 (13-200-240) and 34 (13-200-300) (d) of this Chapter, the term legally established dwelling units shall mean the number of dwelling units authorized to exist in a residential building or a building of mixed occupancy, with one of the occupancies being residential, pursuant to the issuance of a valid building permit or authorized by a final and non-appealable court order.

(Added. Coun. J. 10-28-87, p. 5549.)

13-196-530 Foundations, Exterior Walls and Roofs Maintenance

The foundation, exterior walls, and exterior roof shall be substantially watertight and protected against rodents, and shall be kept in sound condition and repair:

- (a) The foundation elements shall adequately support the building at all points.
- (b) Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the exterior spaces of the dwelling.
- (c) The roof shall be tight and have no defects which admit rain and roof drainage shall be adequate to prevent rain water from causing dampness in the walls.
- (d) The dwelling shall be in a rat-stopped condition, in accordance with Sections 4 (7-28-660) through 4 (7-28-730) of this Code, and shall be adequately protected against the entry of other rodents.
- (e) All cornices, rustications, quoins, moldings, belt courses, lintels, sills, oriel windows, pediments and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous and dangerous.

Access to a Public-Way from the Rear Exit for Single Family Units & Multiple Dwelling Units

The rear exit of a single-family unit or a multiple dwelling unit building shall have access to a street or public way by means of an unobstructed open path. That path shall not be less than 36 inches wide. A minimum 44 inches wide access (path) to a street or public way is required for the multiple dwelling unit buildings where the width of the rear exit stairway is required to be minimum 44 inches in accordance with the Section 10(13-160- 220)(b).

See Sections 13-96-280 *Location*; 13-160-(050, 070, 220, 230)

Minimum Number of Exits, Access, Minimum Width of Exits, Outside Exits.

Origin: Department of Construction and Permits

13-196-350 Water Closet

Every family unit except as provided in Section 34 (13-196-380) shall contain within its walls, a room, separate from the habitable rooms, which affords privacy to a person and is equipped with a flush water closet.

11-4-2170 Demolitions and Renovations: Permit and Notification Requirements; Performance Standards For Asbestos Abatement; Control and Disposal of Dust and Debris

(b) Demolition and Renovation Safeguards — The owner(s) of any building, facility, or other structure to be demolished or renovated and any contractor or other person retained or otherwise authorized by the owner(s) to perform the demolition or renovation activity shall be responsible for assuring that the following safeguards are utilized to minimize the emission of airborne dust :

(1) Adequate wetting to prevent the emission or dispersion of dust shall be employed before and during any demolition or renovation activity; provided, however, if outside temperature causes water to freeze and wetting is not possible, the demolition or renovation activity shall be performed in such a way that does not cause the emission or dispersion of dust, including but not limited to, manual deconstruction.

(2) All debris from any demolition or renovation activity shall be removed from the building, facility, or other structure through dust -tight chutes or by lowering it in buckets or containers and no debris shall be dropped or thrown from any floor. All debris shall be adequately wetted to prevent dust emission or dispersion at the point it exits a dust -chute or reaches the ground.

(3) All debris from any demolition or renovation activity shall be adequately wetted before loading into trucks, vehicle s, or other containers. During transport, all such debris shall be enclosed or covered to prevent dust emissions.

(4) All dust and debris from any demolition or renovation activity shall be removed daily from adjacent streets, sidewalks and alleys unless otherwise directed or authorized pursuant to a permit duly issued by the city.

(5) Dust created from any use of power hand tools, including, but not limited to, the cutting of concrete or other building materials, shall be minimized through the use of vacuum attachments, water or containerization of the work area.

(d) Disposal of Debris from Demolitions and Renovations — Debris from demolitions or renovations, excluding demolition fill material as defined in Section 28 (11-4-2150) which is used exclusively to fill below grade into the existing foundation or excavation area of a building left open by the demolition of said building, constitutes waste as that term is defined in Section 28 (11-4-120) and, except otherwise provided in Section 11-4-1935, shall only be properly disposed of or recycled at a facility duly licensed to accept such material.

(e) Performance Standards for Facility Demolitions or Renovations Requiring Asbestos Abatement.

(1) Licensed Asbestos Professionals:

No asbestos abatement shall be performed in any facility within the City of Chicago unless all persons performing such abatement work are licensed and approved in accordance with the applicable rules and regulations for licensure established by the State of Illinois in Title 77, Part 855, Subpart B of the Illinois Administrative Code, as they may be amended from time to time, which regulations are adopted and incorporated by reference and made a part of this Section as if fully set forth herein.

(2) Performance Standards for Asbestos Abatement:

Any asbestos abatement performed in connection with any facility within the City of Chicago shall be performed in accordance with the rules and regulations for asbestos abatement established by the State of Illinois in Title 77, Part 855, Subparts C and D of the Illinois Administrative Code, as they may be amended from time to time, which regulations are adopted and incorporated by reference and made a part of this Section as if fully set forth herein.

(3) Notification Required: Any person performing **asbestos** abatement at any facility within the City of Chicago shall provide the department with notice of the abatement by submitting the following forms, accompanied by the environmental review fee required by this Section: (i) a fully completed copy of all notification forms required pursuant to Title 40, Part 61 of the Code of Federal Regulations, entitled "National Emission Standards for Hazardous Air Pollutants (NESHAP)," and Section 855.220 of Title 77, Part 855 of the Illinois Administrative Code; and (ii) in the case of a demolition of a facility with asbestos containing material, a fully completed and signed Notice of Intent to Demolish form, in accordance with subsection (a) of this Section.

(g) Environmental Review Fees. The environmental review fee stated in subsections (a) and (e)(3) of this Section shall be based on the type of structure as follows:

Residential structures with four or fewer units	\$300.00
Residential structures with more than four units	\$450.00
All other (Nonresidential) structures	\$600.00

A mixed-use structure shall be assessed at the highest applicable rate. Work performed by or for the city shall not be subject to the fee set forth in this subsection.

(Added. Coun. J. 9-1-99, p. 10097; Amend. 6-7-00, p. 34985; 12-8-04, p. 38020; Renumbered. 4-9-08, p. 24657; Amend. 10-7-09, p. 73413, 2-9-11, p. 112149.)

APPROVED PLANS and/or DOCUMENTATION onsite during inspection

City permit posted	NO	City stamped blueprints	None
Contract documents	None	Change orders	None

PURPOSE OF INSPECTION

Please be advised that this Building Assessment by its nature is limited in scope. Depending on construction style, some areas, systems or components of the building may not be accessible or visible during the inspection to allow review.

We can reduce your risk of non-compliant conditions in the Home. However, we cannot eliminate it; nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to the Home’s longevity. This inspection report may contain information about discrepancies, generally unacceptable trade practices, or blatant code issues. It is not within the scope of this report to resolve such issues.

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The home inspector is not required to enter any areas or perform any functions that may cause damage to the building or its components or be dangerous or harmful to the health of the inspector or others present.

Corrective measures or modifications to the home prior to purchase should be discussed between the Buyer & Seller and their representatives. A follow up inspection to verify compliance of agreed terms can be arranged.

END OF REPORT