



Quality Inspections L.L.C. dba
National Property Inspections

***8330 Corporate Dr.
Mt Pleasant, WI. 53406
(262) 636-9909***

Property Location:

XXXXXXXXXX

Mukwonago, WI 53149

Prepared For:

XXXXXXXXXX





Property Condition Report

Date Inspected: 4/5/2023


Prepared for: [REDACTED]

Property Address: [REDACTED]
Mukwonago, WI 53149

Prepared by: *Quality Inspections L.L.C. dba*
National Property Inspections
8330 Corporate Dr
Mt Pleasant, WI. 53406

Field Observations By:

On-Site Inspector: Ryan Eigenfeld  Date: 4/5/2023
Signature

On-Site Inspector: David Eigenfeld  Date: 4/5/2023
Signature

Reviewed By:

Review by: Joseph L Bednarek  Date: 4/7/2023
Signature


Review by: James Oezer  Date: 4/7/2023
Signature



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1.0 Executive Summary

The on-site property condition assessment was performed by Quality Inspections LLC d.b.a. National Property Inspections on 4/5/2023. The subject property is a 2-story commercial building. The building is owner occupied.

1.1 General Description

The subject property is a block construction building. The block is painted. There is a shed type pitched rubber roof with stone ballast present. The foundation is concrete slab on grade. There is carpeting and tile flooring located in the office area. The walls are constructed of block and drywall. There is no basement present. There is a parking lot located on the East and South sides, there is a street to the North, Baxter Dr., and a commercial building to the West. The building is 27 years old and has an overall footprint of 4,000 square feet according to municipal assessment/ tax documents displayed on site by owner. The lot size is 1.37 acres.

The principal access to the property is from Baxter Dr. along the North side of the property.

There are several means of access into the building. There was a main entrance on the East Side to the office area. There are overhead and service doors to the shop area.

There is one building on the property.

The weather at the time of the inspection was cloudy and rainy. The temperature was approximately 45 degrees. The ground condition was wet.

There are no fire hydrants present on the property.

1.1.1 Property Information

Item	Description
Property Type	Commercial
Number of Buildings and Stories	1 building, 2 stories
Number of Tenant Spaces	N/A
Occupancy	Occupied
Land Area	1.37 Acres
Year Built	1996
Renovation	N/A
Square Footage	4,000
Total Parking Spaces	15



Handicapped Parking	1
Parking Surface	Asphalt
Paved Areas	East and South
Loading Docks	1 - East side
Foundation	Poured concrete slab on grade where visible
Structure	Concrete block
Exterior Walls	Concrete block
Exterior Doors	Steel, Aluminum glass
Windows	Wood casement, and aluminum glass fixed
Roof Type	EPDM rubber with stone ballast
Fire Protection	Extinguishers only. No smoke alarms or fire suppression present.

1.2 General Physical Condition

This is a commercial office building with a shop area. The maintenance appears to be good compared to other buildings of similar age and use. There is normal wear and tear observed throughout the building. There is evidence of water intrusion/staining on the walls in the shop and office areas possible due to inadequate roof flashing.

1.3 Estimated Costs of Noted Deficiencies

Noted Deficiencies Requiring Immediate Repairs	Report Reference	Current Estimated Cost
Landscaping and Appurtenances	3.2.6	15,000 – 20,000
Fenestration	3.3.3.2	30,000 – 40,000
Parapets	3.3.3.3	4,000 – 5,000
Roofing	3.3.4	6,000 - 10,000
Commons Areas	3.7.1	10,000 – 15,000

Total Estimated Costs: \$65,000 to \$90,000

1.4 Deviations from the Guide

- No ADA accessibility survey was conducted on the subject property.



1.5 Recommendations

- Deferred maintenance items and deficiencies that require immediate attention have been identified in section 1.3.

2.0 Purpose and Scope

At the request of ██████████ and in accordance with the Property Condition Assessment proposal dated 4/3/2023 a visual review was performed on 4/5/2023.

This assessment is in accordance with the ASTM standard E2018-15 for Property Condition Assessments. This report provides recommendations for specific evaluations and ballpark cost estimates for repairing major deficiencies and replacing major components. There was no destructive or invasive testing conducted on the property at the time of the inspection.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. Cost estimates are provided for recommendations expected to exceed \$3,000. Contractors should be contacted for exact quotations. If there are more than four separate items whose cost of repair is under \$3,000, but the combined costs exceed \$10,000 for the total of those items, those items will be included in the estimated costs.

The following terms are used throughout the report and are defined as follows:

Good: Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.

Fair: Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.

Poor: Below-average condition for the building system evaluated taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.

The Property Condition Report is intended for use by the Client only. It is not intended to benefit, be used by or relied upon by any third party.



3.0 System Description and Observations

3.1 General Description

See section 1.2, General Physical Description

3.2 Site

3.2.1 Topography

Description:

- Most of the grading at the perimeter of the building is positive.

Observation/Comments:

- There is negative grading on the West side under the downspouts at the foundation wall.

3.2.2 Storm Water Drainage

Description:

- The parking lot is pitched and drains away from the building. There is a French drain present at the bottom of the loading dock.

Observations/Comments:

- None

3.2.3 Access and Egress

Description:

- The main entrance to the building is from Baxter Dr at the North side.

Observations/Comments:

- None



3.2.4 Paving, Curbing and Parking

Description:

- Paved asphalt parking lot. The parking lot is located on the East and South sides.
- There are two concrete stoops on the East side and one at the South side.

Observations/Comments:

- There were materials and vehicles present. The covered lot areas were not visible for inspection.
- Recommend seal coat and re-stripe asphalt and add appropriate handicapped stalls.
- The East, and South sides of the building lot have a negative slope at the foundation and trip hazards at the concrete sidewalk transitions. There is cracking and alligatoring present which should be sealed/ repaired as needed.
- There are trip hazards at the two concrete stoops at the East entrance doors and South concrete stoop. Recommend repair asphalt to eliminate trip hazards.

3.2.5 Flatwork

Description:

- Concrete

Observations/Comments:

- The section in the loading dock had a truck present and was not visible for inspection.
- Overall, the condition of the concrete appears to be in good condition.

3.2.6 Landscaping and Appurtenances

Description:

- There are two concrete block retaining walls on the East side of the building at the loading dock.
- There are trees, bushes and vegetation planted on the North side.
- There is grass around the perimeter of the lot.
- There is a fabric awning at the East side.

Observations/Comments:

- The loading dock retaining walls are damaged, cracked, and need replacement.
- The loading dock retaining wall metal railings are rusty and deteriorated, recommend replacement.
- Recommend remove or trim back trees and bushes touching the North side of the building.
- The East awning has mildew and staining present.



3.2.7 Exterior Lighting and Signage

Description:

- Exterior lighting consists of surface mount lights with electronic eyes.
- The main sign has electronic eyes.

Observations/Comments:

- Exterior light fixtures and sign have daytime sensors. The lights were not inspected for operation.

3.2.8 Recreational Facilities

Description:

- None present

3.2.9 Utilities

Description:

3.2.9.1 Electricity

- Provided by: WE energies.

3.2.9.2 Water

- Provided by: Municipal services.

3.2.9.3 Sewer

- Provided by: Municipal services.

3.2.9.4 Gas

- Provided by: WE energies.

3.2.9.5 Fire Suppressant System

- Extinguishers only. There is no suppression system present.

Observations/Comments:

- All utilities are provided via underground services and appear to adequately service the building and property. No observed deficiencies were noted or reported.



3.3 Structural Frame and Building Envelope

3.3.1 Foundation

Description:

- The foundation system consists of poured concrete where visible.

Observations/Comments:

- No issues where visible.

3.3.2 Building Frame

Description:

- The building has concrete block construction with steel bar joists and steel roof decking where visible.

Observations/Comments:

- The observation of the structure was limited by finished wall and ceiling sections.

3.3.3 Facades or Curtain Wall

3.3.3.1 Sidewall System

Description:

- The exterior wall finish is painted concrete block.

Observations/Comments:

- Concrete block sections had visible active wall staining on the interior and exterior sections of the NE, SW, SE and West walls. See roofing sections for specific notes.
- There are cracked mortar joints under gutters, recommend tuck pointing.

3.3.3.2 Fenestration System

Description:

- Exterior Door Types: Steel, Aluminum glass
- Window Types: Fixed insulated glass and wood casement.



Observations/Comments:

- Most windows are allowing moisture intrusion at the interior, causing discoloration and/ or efflorescence. The rubber butyl tape on the West side fixed windows did not seal the entire bottom edge and is allowing water to affect the block wall beneath the block walls at the office windows at the North side and the large windows on the East. The East wall window is dry rotted. There is a broken IG seal underneath the front awning.
- The East shop door jamb is rusted with damage present.

3.3.3.3 Parapets

Description:

- EPDM rubber roof material is covering concrete block walls.

Observations/Comments:

- There is a low profile parapet wall on the North and South side of the roof.
- There is a small penetration on the North parapet wall.
- There appears to be previous repairs on the West parapet wall where it meets the gutters.
- The parapet wall sections at these transitions are in poor condition.

3.3.4 Roofing

Description:

- The roof is a single membrane type rubber roof with stone ballast present. The roof appears to be original to the building built in 1996. The roof is sloped to the West side with a gutter in place.

Observations/Comments:

- The roof was walked on and accessed by a ladder on the West side. Not all the rubber roof was visible due to the stone ballast in place. There is evidence of dirt buildup in the field ballast which is typical due to the age of the roof.
- There are sections of thin or missing ballast near the corners.
- The roof flashing into the gutter appears to be pulled away from the edge and could be allowing water to enter behind the gutter and affect the block wall causing water staining and discoloration at interior and exterior block walls throughout the building. There is inadequate flashing present where roof meets parapet walls.
- There is evidence of leaking on the West wall visible on the interior of the shop.
- There is a puncture with a hole at the North side of the roof.



3.4 Mechanical and Electrical System

3.4.1 Plumbing

3.4.1.1 Supply and Waste Piping

Description:

- There is copper water supply present.

Observations/Comments:

- Only visible portions of drains and water supply lines were inspected.

3.4.1.2 Domestic Hot Water Production

Description:

- The hot water is provided to the building by one on demand water heater located in the mechanical room. The boiler/water heater is an on demand type system. The piping under the concrete supplies the first floor office and second floor office with multiple zones and thermostats.

Quantity	Make	Model number	BTU's	Age	Capacity
1	Takagi	AT-H3-DV-N	15,000-199,000	9 years	On Demand

Observations/Comments:

- None

3.4.1.3 Fixtures

Description:

- Water fixtures include porcelain sinks, toilets, and urinals in office and shop bathrooms.
- There is a drinking fountain in the shop.

Observations/Comments:

- Both bathrooms are in operating order.



3.4.2 Heating

3.4.2.1 Heat Generating Equipment

Description:

- Heat is supplied to the building by forced air and hydronic heating in-floor and hanging radiators.
- The boiler/water heater is an on demand type system. The piping under the concrete supplies the first floor office and second floor office with multiple zones and thermostats.

No. of units	Type	Make	Model	BTU's	Age	Location
1	Forced Air Furnace	Lennox	G26Q3-75-6	75,000	24 Years	Maintenance Room
1	Forced Air Furnace	Lennox	G21Q3-80-1	80,000	25+ Years	Shop
1	Forced Air Furnace	Lennox	Unknown	Not Visible	Unknown	Shop Hanging
1	Hydronic Heating	Takagi	AT-H3-DV-N	15,000-199,000	9 Years	Mechanical Room

Observations/Comments:

- Recommend seal exhaust vents at exterior.
- The units were not tested for function at the time of inspection.
- The three forced air furnaces appear to be original to the building. Recommend budget for replacement.
- There is PEX present for the hydronic heating under the concrete.

3.4.2.2 Distribution

Description:

- Air is distributed through the metal ducts throughout the building.
- Radiant heat is distributed through in-floor heat in the offices and hanging radiators in the shop.
- The piping under the concrete floor supplies the heat to the first and second floor offices.

Observations/Comments:

- Only inspected the visible piping.



3.4.3 Air Conditioning and Ventilation

3.4.3.1 Equipment

Description:

- Cooling is provided by forced air via 2 A/C units on the West side of the building.

No. of units	Make	Model	Power Supply	Age	Location
1	Lennox	HS25-261-1P	208/230 1 phase	27 Years	Exterior NW
1	Lennox	HS25-461-1P	208/230 1 phase	28 Years	Exterior SW

Observations/Comments:

- The A/C units were not tested for operation at time of inspection.

3.4.3.2 Distribution

Description:

- Air is distributed through the metal ducts throughout the building.

Observations/Comments:

- None

3.4.3.3 Control Systems

Description:

- There are programmable thermostats located in each zone for each furnace, and AC unit.

Observations/Comments:

- None



3.4.4 Electrical

3.4.4.1 Service and Metering

Description:

- There is a underground main electrical service with a visible meter located on the West side of the building.

Observations/Comments:

- Detailed load calculations were not performed during the observation. No electrical panel covers were removed at time of inspection.

3.4.4.2 Distribution

Description:

- Main panel - 200 amp 120/240 single phase Square D panel located in the Mechanical room.
- There are no observed sub panels present.

Observations/Comments:

- Detailed load calculations were not performed during the observation. No electrical panel covers were removed at time of inspection.
- There is a damaged outlet on the South wall in the shop.

3.5 Vertical Transportation

Description:

- None present



3.6 Life Safety/Fire Protection

3.6.1 Sprinklers

Description:

- None present

3.6.2 Alarm Systems

Description:

- A security alarm system was present in the building. No testing or assessment was made.

Observations/Comments:

- The alarm system's main control is located in the office.

3.6.3 Other Systems

Description:

- None present

3.7 Interior Elements

3.7.1 Commons Area

Description:

- The main office common area consists of carpeting, and ceramic tile. The walls and ceiling were finished drywall with wood doors and casing.
- The shop is an unfinished area.
- There is a staircase to the second floor mezzanine and office storage area.

Observations/Comments:

- The unfinished shops racking, tools, storage items, and contents were not inspected. Comments only pertain to the building components.
- The main office East wall surrounding the fixed window has bubbling paint, drywall damage, and active leaking present. There is drywall damage above the North wall window.
- The carpeting is stained and worn throughout the main traffic areas.



3.7.2 Tenant Spaces

Description:

- N/A

4.0 Additional Considerations

4.1 ADA Compliance

The ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for buildings constructed prior to January 1992. Accommodations or upgrades may or may not be mandated on buildings constructed prior to this date. The extent of any upgrade requirements are determined by the Authority having Jurisdiction. **An ADA compliance assessment was not completed during this inspection.**

4.2 Regulatory Compliance

The local code compliance department was contacted to determine the current status of any outstanding building or safety code violations. No outstanding violations were reported at the time of the assessment.

5.0 Document Review and Interviews

- No additional documents for this property were provided.



6.0 Opinions of Probable Costs to Remedy Physical Deficiencies

Item	Good	Fair	Poor	Action Needed*	Immediate Needs	Budget Reserves**
Topography		X		NM		
Storm Water Drainage	X			NA		
Access and Egress	X			NA		
Paving, Curbing & Parking		X		NM		
Flatwork (Sidewalks)	X			NA		
Landscaping and Appurtenances			X	IR	X	15,000 – 20,000
Recreational Facilities				NA		
Utilities	X			NA		
Foundation	X			NA		
Building Frame	X			NA		
Facades or Curtain wall (Exterior Walls)		X		RR		3,000 – 5,000
Fenestration			X	IR	X	30,000 – 40,000
Parapets			X	IR	X	4,000 – 5,000
Roofing			X	IR	X	6,000 – 10,000
Plumbing	X			NA		
Heating		X		RR		30,000 – 45,000
Air Conditioning and Ventilation		X		RR		Included with Heating above
Electrical		X		NM		
Elevators/Escalators				NA		
Sprinkler System				NA		
Alarm System	X			NA		
Commons Areas			X	IR	X	10,000 – 15,000
Tenant Spaces				NA		
All Other Common Areas				NA		
TOTAL						98,000 – 140,000

*Action: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable

**Un-Inflated Values, NA = Not Applicable

These are only estimated costs based upon NPI's experience. The actual cost will be affected by other contingencies. This table is to be used alone. The attached report is intended to be read in its entirety. Estimates here only include items requiring repairs at or above \$3,000, refer to section 2.0 Purpose and Scope.

Good: Average to Above Average Condition.

Fair: Average Condition.

Poor: Below Average Condition



7.0 Out of Scope Considerations

The **Property Condition Assessment** specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the **Property Condition Report**. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the **Property Condition Report**. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

8.0 Qualifications

Client acknowledges and agrees that; (i) Quality Inspections L.L.C., Inc., D/B/A: National Property Inspections is an independently owned and operated franchisee and not an employee, partner, or agent and cannot make any contract, agreement, warranty, or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite # 201, Omaha, NE 68114.

9.0 Limiting Conditions

Limit of Liability/Binding Arbitration

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE INSPECTION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the commercial property inspection or inspection report issued under this contract, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Quality Inspections L.L.C. dba National Property Inspections within one hundred twenty days (120) of the general property inspection. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the general property inspection shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. The arbitration shall be conducted by Resolute Systems, Inc., following their prescribed rules and procedures. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered



in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed five times the amount of the fee charged.

This **Property Condition Report** should not be construed as technically exhaustive. This **Property Condition Report** does not warranty or guarantee compliance with any Federal, state, or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state, and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

10.0 Exhibits

10.1 Appendix A - Site Plan and Site Location Map



10.2 Appendix B - Photographs

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North Side



East Side



South Side



West Side



West Side



Main Electrical

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Main Gas



North Roof



South Roof



Thin Ballast



Membrane Possibly Pulling Away



North Puncture

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Tuck Point Maintenance Required



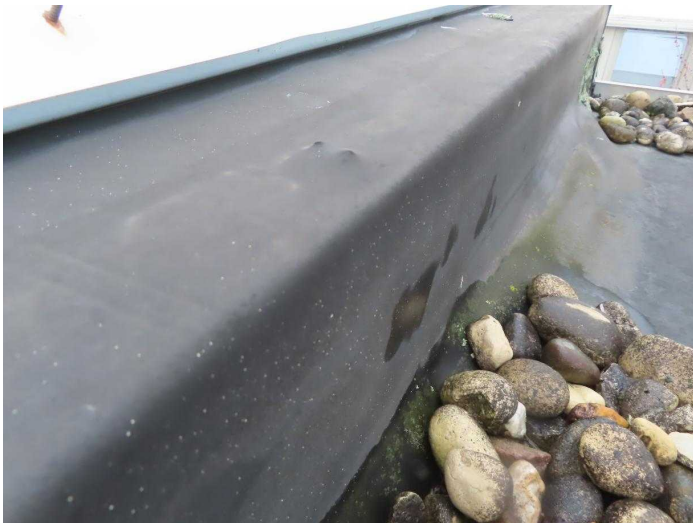
NW Corner Flashing



East Flashing



SE Corner Flashing



South Penetrations on Parapet Wall



SW Thinning Ballast



SW Corner Flashing



SW Corner Flashing



West Flashing To Gutter Transition



Possible Water Behind Gutter

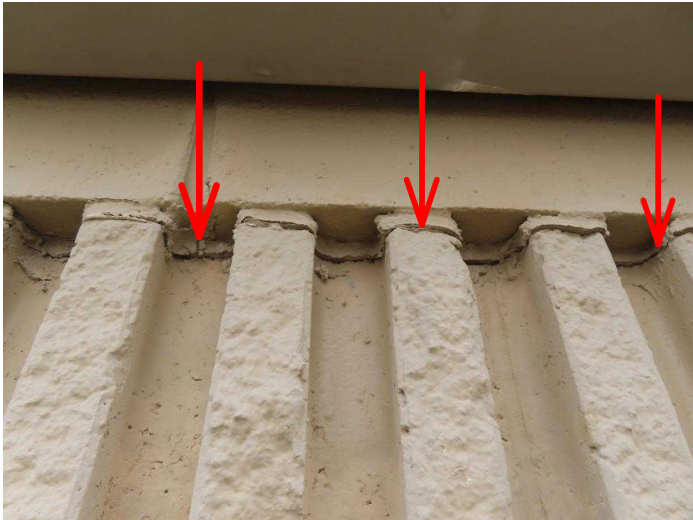


Possible Water Behind Gutter

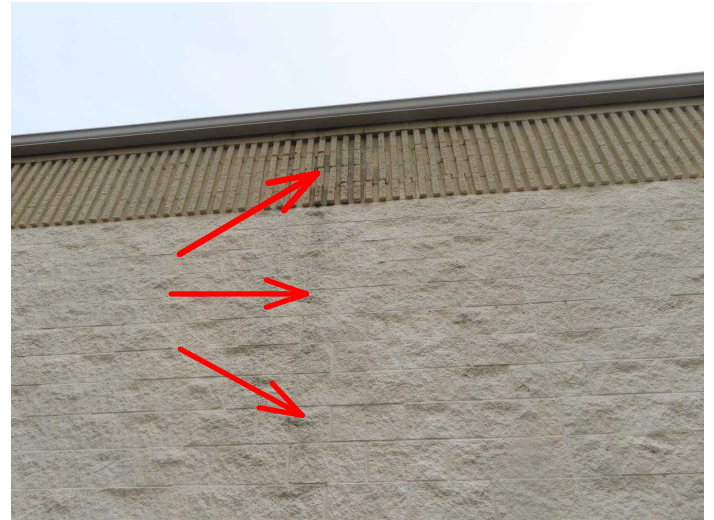


Possible Water Behind Gutter

National Property Inspections



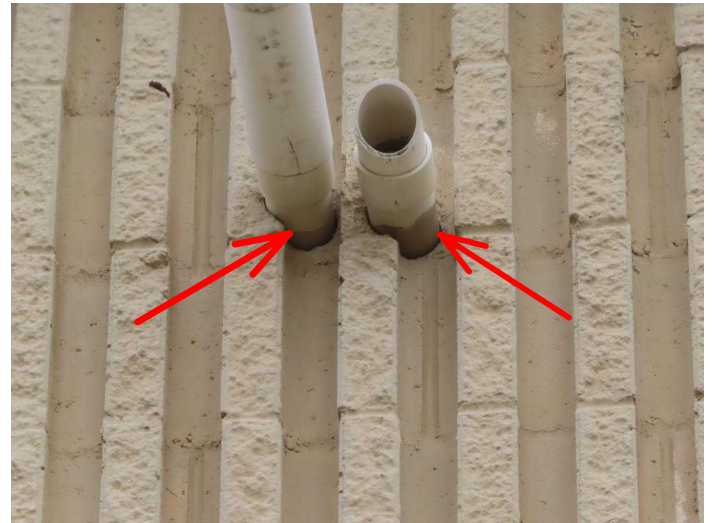
Cracked Mortar Under Gutters



West Water Staining



West Discoloration



Exhaust Vents Not Sealed



Fixed Window



Gaps In Butyl Tape

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Fixed Window



Gaps In Butyl Tape



Trees At Building



Mildew and Staining on Awning



Broken IG Seal



Main Sign

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NE Wall Exterior Water Staining



Vegetation At Building



SW Block Discoloration



South Block Discoloration



East Lot Trip Hazzards



Parking Lot Entrance

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East Parking Lot



East Parking Lot Faded Striping



East Parking Lot Faded Striping



East Parking Lot Faded Striping



Cracks And Alligatoring



Lot Cracking

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Faded South Lot



South Lot Sunken Asphalt



South Lot Trip Hazard



Loading Dock



Loading Dock Wall Damage

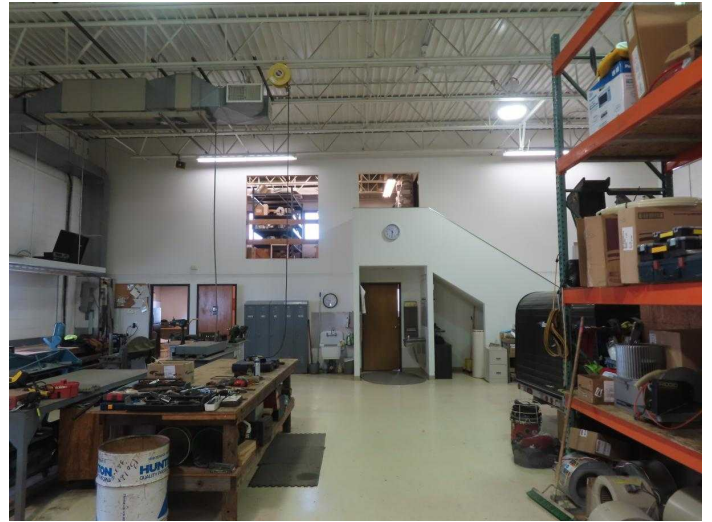


Loading Dock Wall Damage

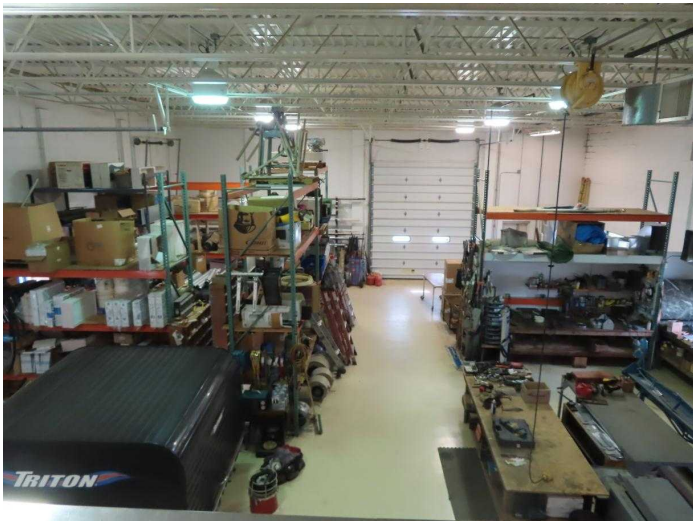
National Property Inspections



North Lot



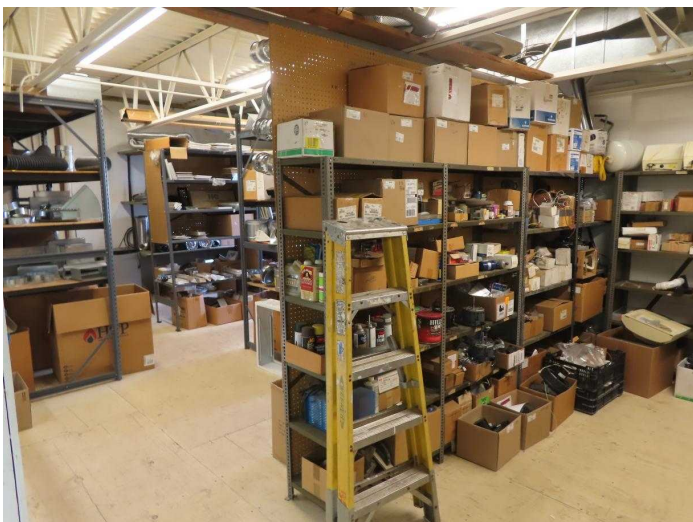
Shop



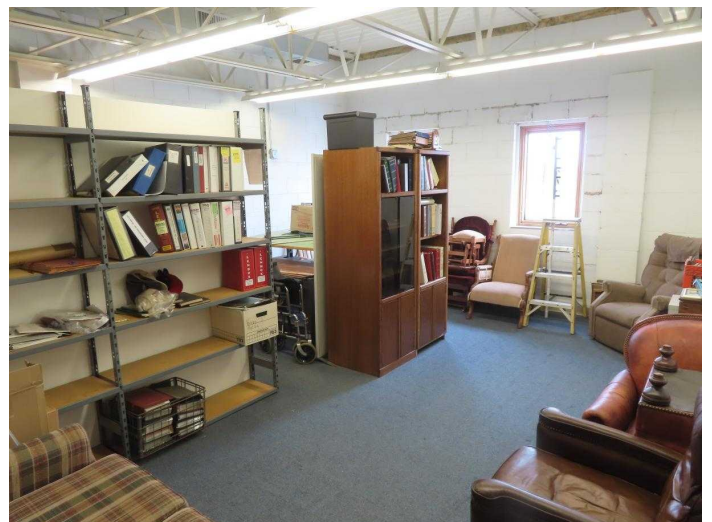
Shop



Shop



Shop Mezzanine



2nd Floor Office

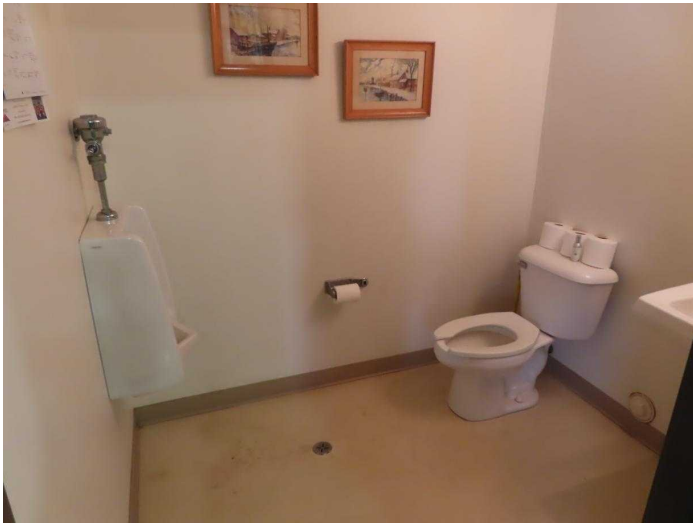
National Property Inspections



Mechanical Room



Mechanical Room



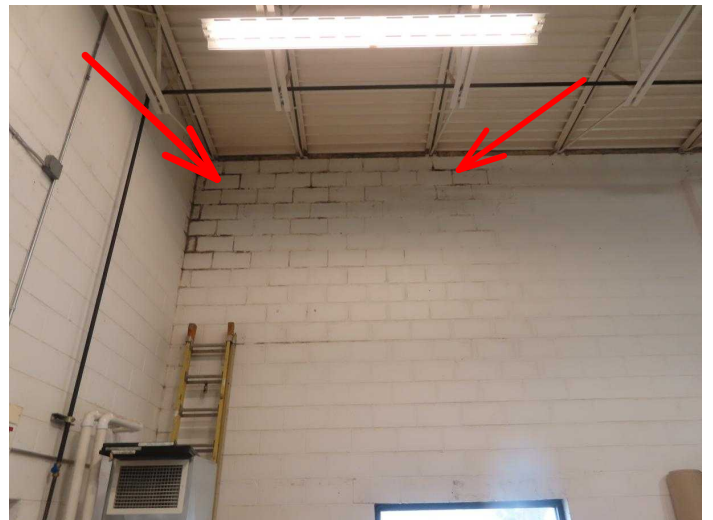
Shop Bathroom



Shop Bathroom



Building Main Water & Softener



SW Wall Water Staining

National Property Inspections



South Wall Water Staining



West Wall Water Staining



West Wall Water Staining



NW Wall Water Staining



NW Wall Water Staining



East Wall Water Staining

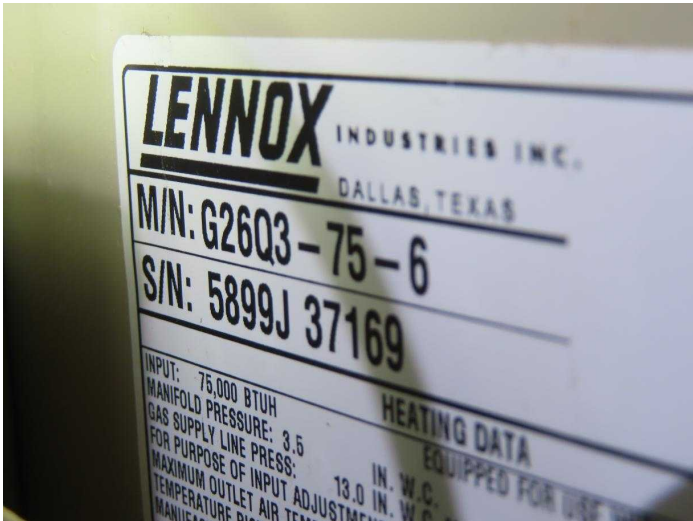
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East Wall Dry Rotted Window



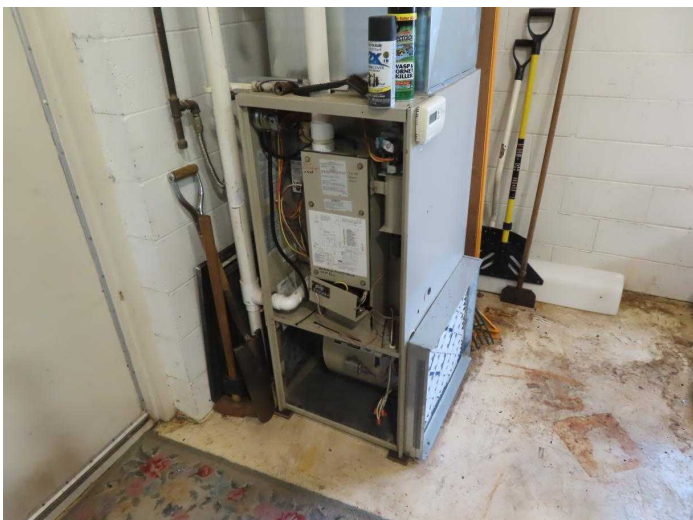
Maintenance Room Furnace



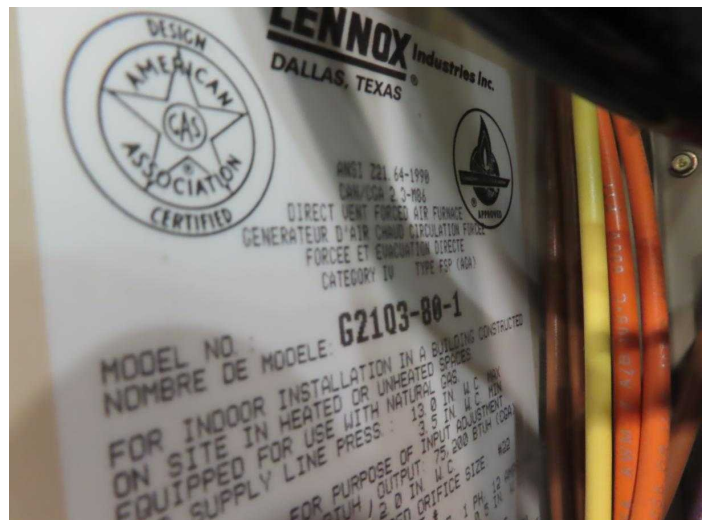
Furnace Info Tag



Shop Furnace



Shop Furnace

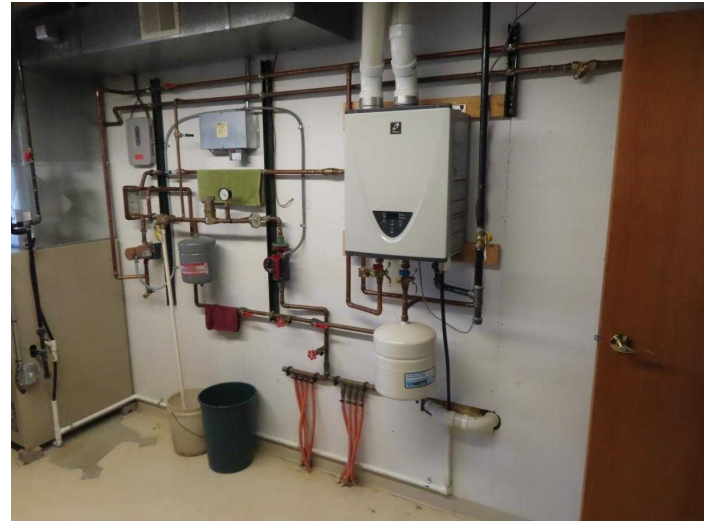


Shop Furnace Info Tag

National Property Inspections



Shop Furnace



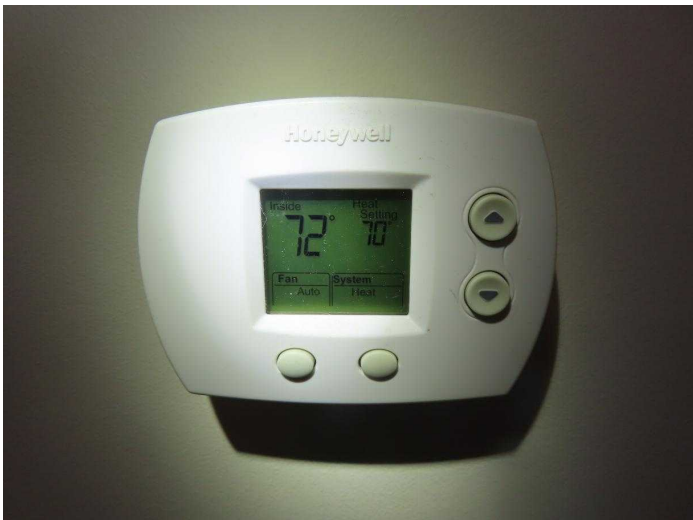
Mechanical Room Boiler/Water Heater

RATING PLATE		Category IV
PURPOSE CO., LTD.		
Automatic Instantaneous Water Heater		
Model No.	AT-H3-DV-N	
Serial No.	141097536	
Type of Gas	NATURAL	
Max. Water Pressure	150 PSI	
Min/Max. Input	15,000 / 199,000	
Rating	BTU/h	
Min/Max. Inlet	4.0 / 10.5	
Gas Pressure	Inches W.C.	
Manifold Pressure	2.95 Inches W.C.	
Electrical Rating	AC 120 volts 60 Hz	
	Uses less than 3 A	
MINIMUM CLEARANCES FROM COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION		
TOP OF HEATER	12" (305 mm)	
BACK OF HEATER	0.5" (13 mm)	
FRONT OF HEATER	4" (102 mm)	
SIDE OF HEATER	3" (76 mm)	

Mechanical Room Boiler/Water Heater Info Tag



Boiler Zone Control

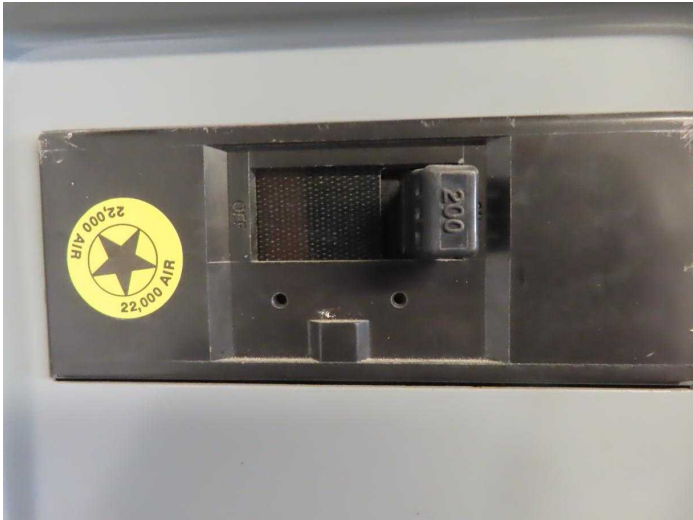


Office Thermostat

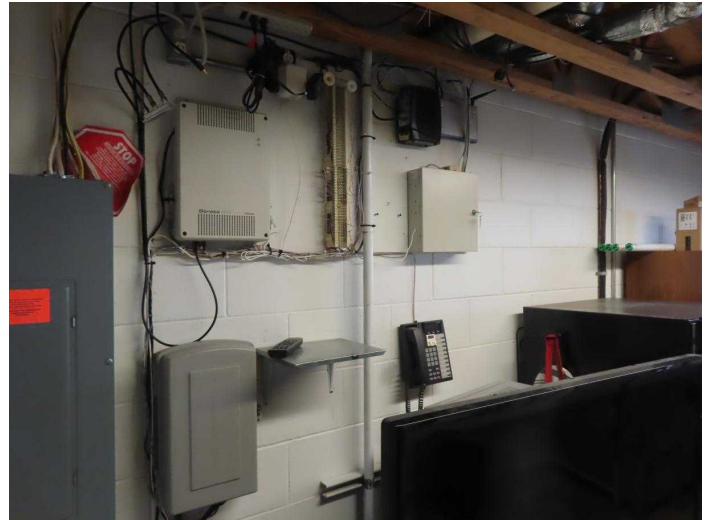


Main Electrical Panel

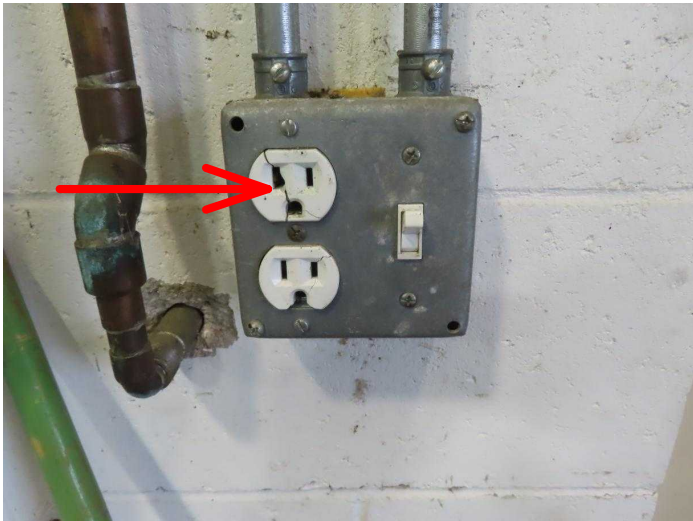
National Property Inspections



200 Amp Main Service



Low Voltage Components



South Shop Damaged Outlet



Loading Dock

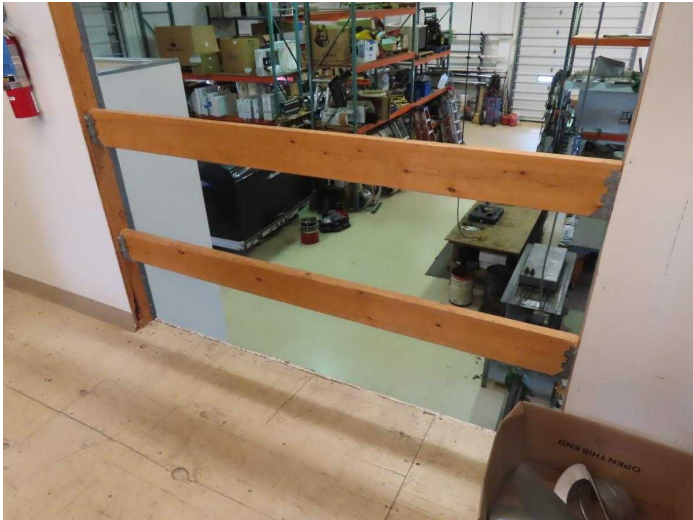


Fire Extinguisher



Fire Extinguisher Tag

National Property Inspections



Mezzanine Railing



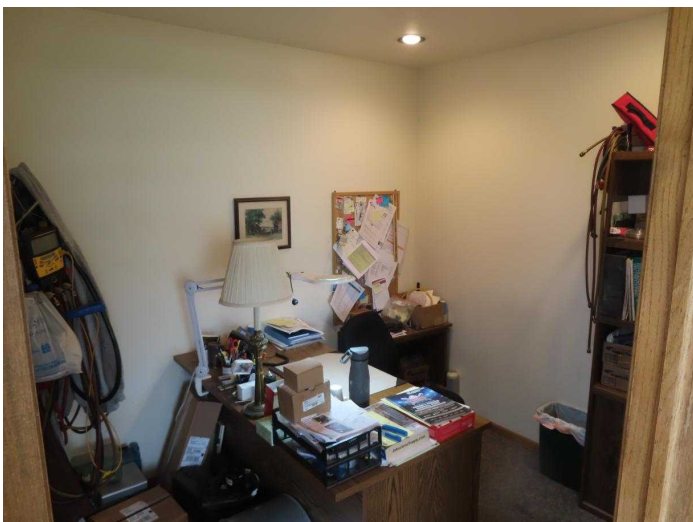
Shop Fire Extinguisher



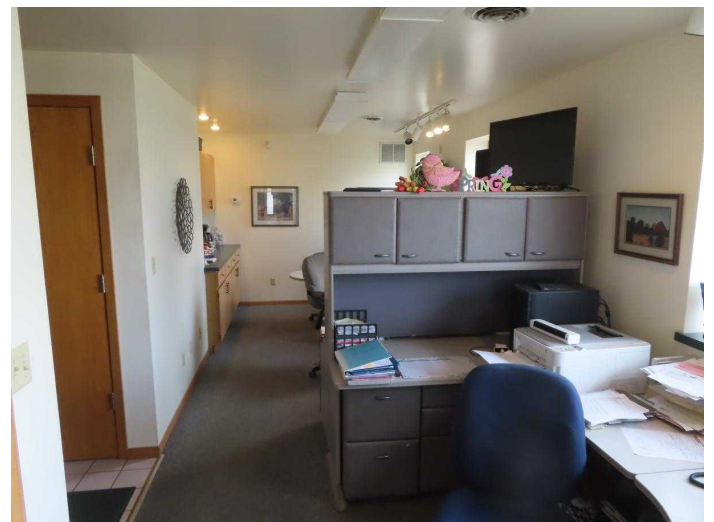
Shop Fire Extinguisher Tag



Main Office

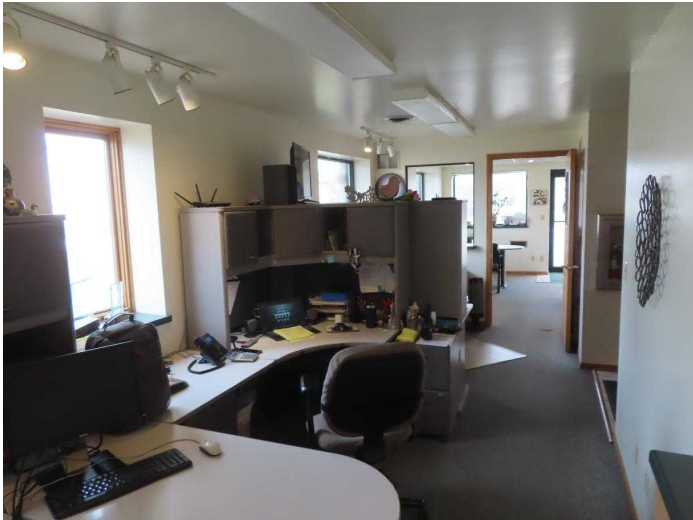


Main Office



Main Office

National Property Inspections



Main Office



Main Office Shop Entry



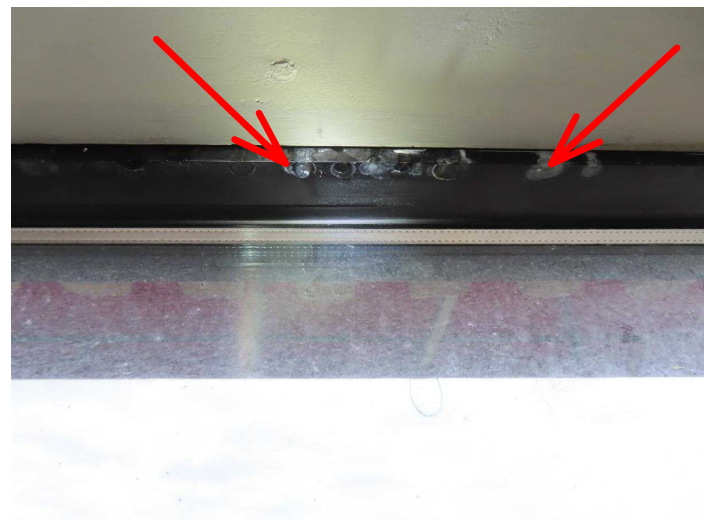
Main Office Bathroom



Main Office Exit Light



East Window Damage



East Window Active Moisture

National Property Inspections



North Window Damage



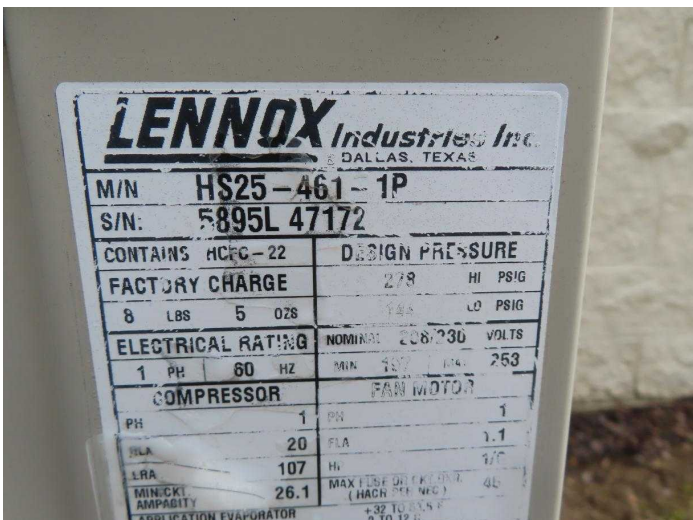
Shop Door Rusty Jamb



West A/C Units



NW A/C Tag



SW A/C Tag