

Property Condition Report

Stratford Apartments

433 W. Gilman St.

Madison, WI 53703



PREPARED FOR:

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Development Manager

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PROPERTY LOCATION – 433 West Gilman St., Madison WI. 53703

PREPARED BY – Construction Management Solutions LLC & One Design & Engineering LLC

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PURPOSE AND SCOPE

Stratford Apartment

433 W. Gilman St.
Madison WI. 53703

Purpose

The purpose of the review is to perform a general review and inspection of the subject property with respect to the current condition of the structure, viability of maintaining and updating the structure from the standpoint of building code compliance; Energy code compliance; ADA compliance.

Scope of Work

Our review specifically included the following.

- Inspection of the building performed by a construction professional and structural engineer to observe the current condition of the building and evaluate the opportunity and viability for long term maintenance and preservation, including appropriate life safety and accessibility updates/upgrades given its use as residential housing.
- General Review of recent reports, outlining the historical timeline as to the building's evolution of its uses and how it has changed over the decades. Documents provided by the client and / or the developer.
- Preparation of a report with our findings.

Limitations

Our review of the included visual inspection of the outside of the building from ground level; self-guided tour of the interior of the building which provided access to all mechanical areas in the basement, common areas, various samples of living units.

PROPERTY DESCRIPTION

The property located at 433 W. Gilman Street, known as The Stratford, was constructed as a five-story apartment block with 20 units in 1914. The building possesses a mix of classical architectural elements combined with a popular commercial style apartment building for the time. It has gone through notable alterations on the interior and exterior. According to historic sources, the building suffered a major fire in 1939 and much of the interior was severely damaged and had to be reconstructed.

The building is situated on .167-acre lot and contains 7,280 square feet. The top 4 stories are above ground and the 1st floor is partially exposed and partially below grade. The main entrance off Gilman St. consists of a non-ADA compliant path to a pair of entrance doors and respective vestibule and stair lobby that is mid-flight between 1st and 2nd floors.

Each of the four upper floor levels contain multi-bedroom apartments with an additional four multi-bedroom apartments, laundry facilities, mechanical room and storage, located on the partially exposed lower level. The basement foundation walls are reinforced concrete with CIP columns and beams. The existing concrete beam and clay pot floor system is supported by interior bearing walls or concrete columns and beams.

The exterior walls are constructed of multi-wythe brick and are uninsulated. Within the apartment units the brick exterior walls have a plaster finish.

Entry to the building is provided at the north and south ends of the building. Entry to the building occurs at a split elevation first floor level without an ADA accessible means of egress the other floor levels of the building.

The exterior alterations, including the infill at the Gilman façade and replacement of original windows with vinyl units, have disrupted the building's original proportions, reduced its material authenticity, and diminished its overall architectural historical character.

CONCLUSIONS

This structure's numerous building code and ADA non-conforming elements require significant structural modifications to facilitate corrective measures. The building's structural design coupled with the spatial allowances within the building footprint make it infeasible to ever achieve the necessary renovations that would bring this property into compliance. The work and renovations necessary to maintain the building even in its current condition, or to upgrade for improved accessibility and life safety, most likely would compromise structure and overall integrity of the building due to the historic repairs following the fire damage and the alterations over the years which have materially modified much of the original structure and layout.

BUILDING OBSERVATIONS

Structural Condition

Previous tuckpointing repairs are visible in the exterior brick façade on the 3 sides that were visible.



The exterior walls are constructed of multi-wythe brick. The walls are not insulated. Within the apartment units the brick exterior walls have a plaster finish. The exposed foundation walls in the lower level are cast in place concrete.

The first-floor structure is exposed in the mechanical room and laundry room located on the partially exposed lower level. The existing concrete beam and clay pot floor system is supported by interior bearing walls or concrete columns and beams.



At the lower level where the underside of the clay pot and beam floor is exposed to view, there are numerous areas of plaster failure on the underside of the floor system,





Accessibility

Bringing this building up to current accessibility code standards would require substantial alterations to all units to provide adequate maneuvering space, installation of an accessible elevator, and a complete redesign of the entrance currently located at a split-level. The scope of these modifications would exceed 50% of the structure, triggering the Level 3 alteration code requirement improvements, the cost of which would render the building functionally obsolete.

The entrance to the building from Gilman St. is located on a landing between the first and second floor. The Gilman St vestibule is elevated from the exterior



The main vestibule does not provide the required separation between egress doors in a series, nor is there the required turnaround radius space.



Once occupant pass through the entry vestibule, occupants must either transverse stairs upwards or downwards to their desired destination, as an elevator is not present to take occupants to the other floor levels.



Installation of a limited-use/limited-access elevator is not feasible due to the space limitations at the vestibule landing. Furthermore, the access into many of the units do not meet building code clearances. The interior apartments are spacious and could be converted to meet accessibility requirements, but the inability to provide an accessible path of travel to the units makes any such conversion useless.



Stair Shafts

The existing stair assemblies located at the north and south end of the building consist of concrete-filled steel pan stairs. Neither stair is located in a rated shaft and neither stair has a fire-rated entry door serving them. The stairs extend from the bottom level to the top level of the building. The existing landings do not provide the required area of refuge for disabled building occupants to find safe harbor during emergencies.

The existing stair tread depth, riser height, and landing depths are not code compliant.

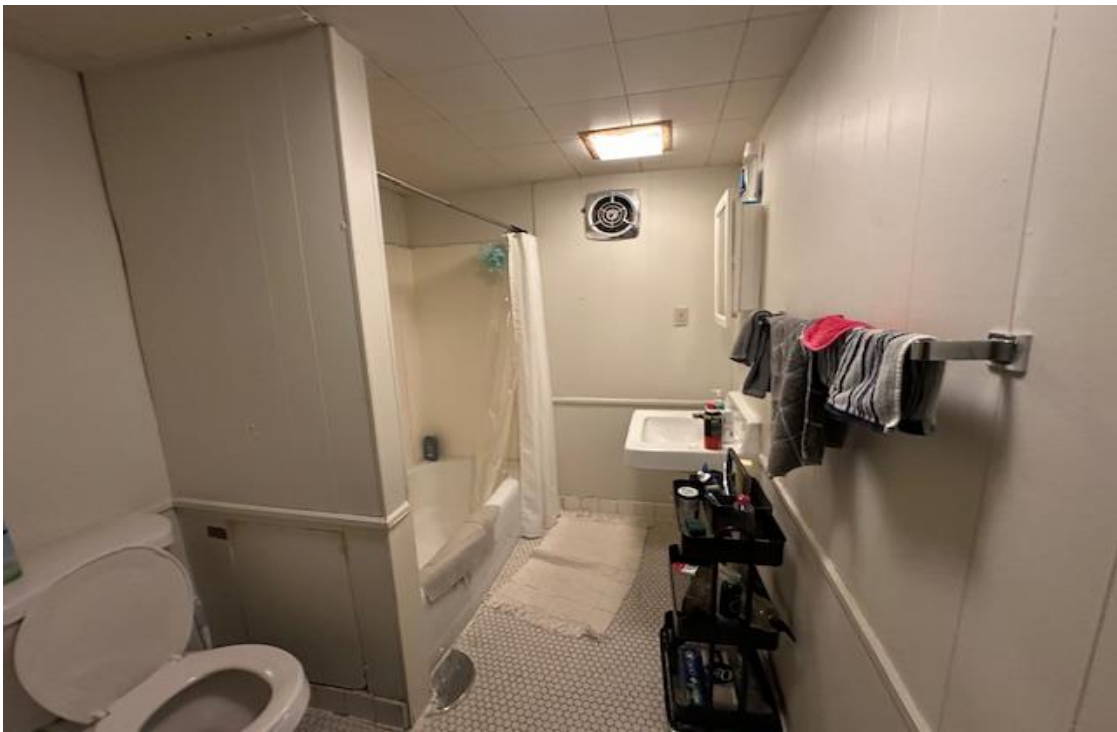
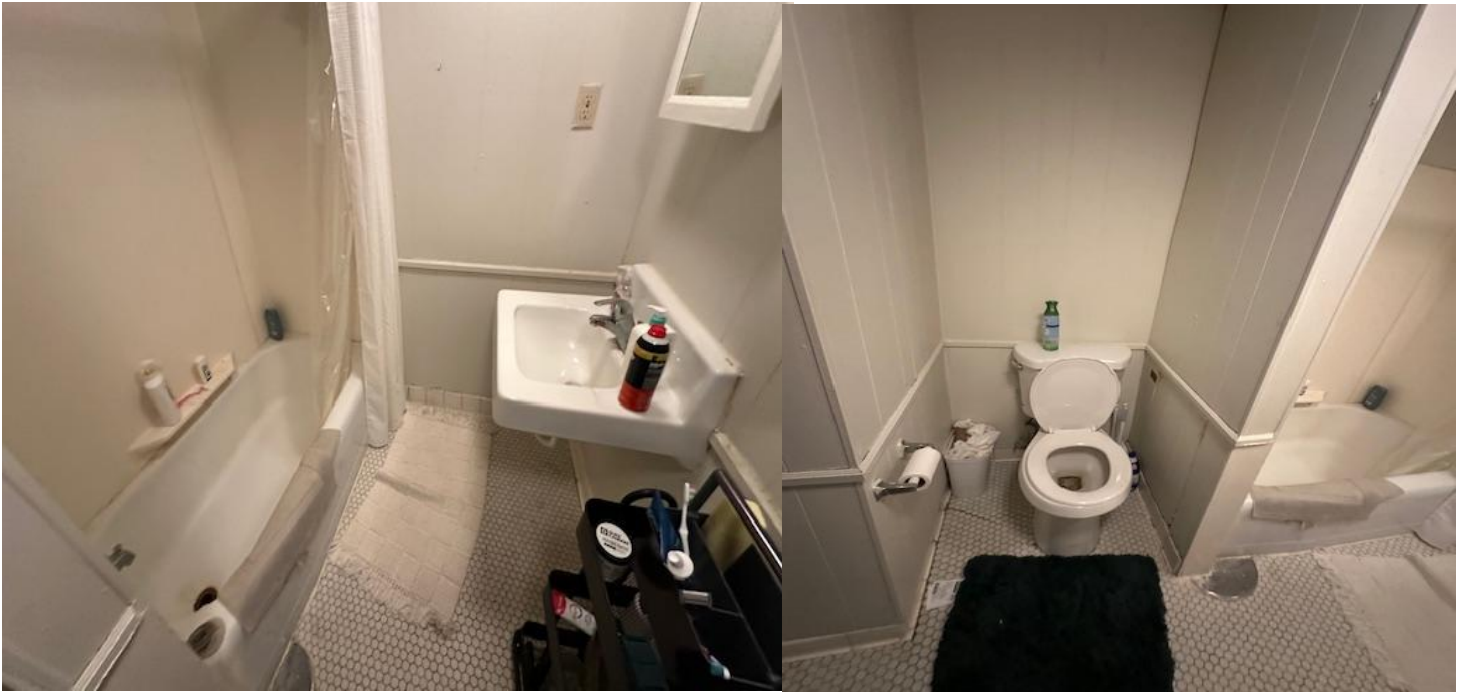
The existing guardrails are 34 inches tall, which is below the minimum guardrail height of 42 inches. Handrails within the stairs are not code compliant and dual handrails are not present within either stair tower.

Modification of the handrails is not feasible removal and replacement of the architectural guardrails with code compliant guards and handrails. Reconstruction of the stairs is not feasible due to the existing loadbearing shaft construction and space limitations. (see photos included on pages 8 & 9)



Residential Units

None of the interior apartments meet accessibility standards. The existing bathrooms all contain tub/ shower units that do not meet the required footprint dimensions or approach clearance requirements. Space limitations within the units do not allow for expansion of the restrooms to meet building code clearances.



Energy Code Compliance

The existing building envelope consists of uninsulated concrete foundation walls and uninsulated multi-wythe brick walls above grade. The estimated R-value for both of these wall types is approximately R-2.4. The current Wisconsin Energy conservation Code requires prescriptive R-values for exterior wall assemblies of R-21 for walls with cavity insulation or R-18 for walls that have continuous insulation with an R-value of R-5 in combination with cavity insulation. To bring the exterior walls into compliance, either interior furring and batt insulation or furring and rigid insulation will be required.

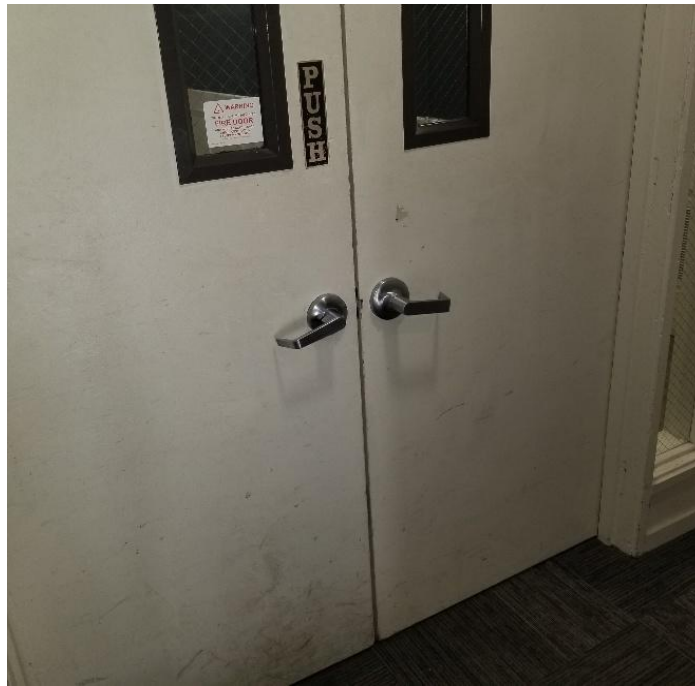
The existing windows have been replaced with newer vinyl windows with dual pane glass. The exact glazing assembly could not be confirmed, but based on the window type and construction, it is assumed that low-E insulated glazing was used, which meets the required U-value specifications in the energy conservation code.

Attic space could not be accessed during the inspection to confirm insulation values. Typical buildings of this era have been constructed with hot-mopped roofs and minimal if any attic insulation. The current Wisconsin Energy conservation Code requires prescriptive R-values for roof assemblies of R-30 for continuous insulation assembly OR R-49 for attic insulation assembly. Based on the limited attic space access and clear height limitations, the best opportunity for adding roof insulation is to add it above the roof deck when replacing the existing roof membrane.

Fire Protection

Current building code requires new R-2 residential apartment-use buildings to be fully sprinklered. The building is currently un-sprinklered. Any level-2 or level-3 alterations made to the building to address life-safety or accessibility issues, or to reconfigure the property into a different use or to change apartment configurations will trigger fire protection requirements in the building code.

The existing building code requires any Level-2 or Level-3 alterations to existing R-2 buildings be fitted with an automatic sprinkler systems and fire alarm system. Such an upgrade will require a new 6-inch water service lateral be brought into the building, coring of piping through the existing floors and routing of fire protection piping in a manner exposed to view or within concealed spaces.



Non-fire-rated doors between front stairwell and apartment unit atrium.



Non-separated floor between apartment unit levels.

GENERAL COST REVIEW

	COMPLIANCE / REPAIR ISSUES	FEASABILITY	ESTIMATED COST
STRUCTURAL CONDITION / FAÇADE REPAIR AND MAINTENANCE	Monitor hairline cracking occurring on exterior masonry walls. Monitor spauling occurring on the underside of floor deck.		Yearly basis-\$7,000 Impending major repair-\$50,000
ACCESSIBILITY	Create an accessible route from the entrance to the 5 floors	The access from the city sidewalk will not allow for an ADA compliant path of travel into the vestibule; secondly due to the stair shaft configuration for both the front and rear entrances, there is not enough space for the lift or elevator to be installed.	Not Structurally Possible
RESIDENTIAL UNITS	Expansion of unit's bathrooms would require extensive demolition and construction within each unit to provide a code compliant bathroom.	Scope of renovation is inclusive of all MEP trades as well as structural modifications to interior wall and floor framing. Renovation work including floor and wall finishes	\$1,500,000
ELEVATORS	The building does not have elevators or lifts. Due to stairwell design and space limitations, it is not feasible to install an elevator on the path of travel for occupants entering the building from the front of rear.		Not Structurally Possible
STAIR SHAFTS	Stair shaft areas of rescue, landings treads, risers, handrails, egress at the ground floor, do not comply with the building code.	Reconstruction of the stairs is not feasible due to the existing loadbearing shaft construction and space limitations.	Not Structurally Possible
ENERGY CODE COMPLIANCE	The building envelope (walls and roof) does not meet current SPS 363 Wisconsin Energy Conservation Code requirements.	Renovation to the exterior walls of the building by completing the following: furring the inside of the exterior walls with 3-5/8 steel studs, insulating with 3-1/2" fiberglass batt insulation, installing a vapor barrier and	\$8,500,000

		drywall. Remove existing roof membrane and old insulation, install new EPDM roof and isocyanate insulation for R-39	
FIRE PROTECTION	The building does not have a fire protection/ sprinkler system, nor does it have a monitored fire alarm system that is tied into the sprinkler system.	Install a new NFPA-13 light hazard wet pipe sprinkler system with fire pump and fire alarm system. Install a new 6" water lateral from the street to the basement.	\$600,000

END OF REPORT

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P.E., State of Iowa

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Code experience Training:

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ICC – International Existing Building Code

ICC – International Energy Efficiency Code

ICC – International Residential code

BOCA – National Building Code

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30+ years of extensive experience in commercial construction projects ranging from Office / Industrial & Warehouse facilities / Large Retail / Hospitality / Multi-family / Health Care / Education / Tenant Improvement..