

Prepared For

**MIDWEST PROPERTY GROUP, LTD.  
920 NORTH YORK ROAD  
SUITE No. 300  
HINSDALE, ILLINOIS 60521**

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**PROPERTY CONDITION REPORT**

**WESTERN GOLF ASSOCIATION / WISCONSIN  
141 LANGDON STREET  
Madison, Wisconsin 53703**

**Date Issued: February 22, 2008**

**LAC Project Number: 07-52654.1**

Prepared By

**LANDAMERICA ASSESSMENT CORPORATION**  
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Project No. 07-52654.1  
February 22, 2008

Mr. Jay Javors  
Midwest Property Group, Ltd.  
920 North York Road  
Suite No. 300  
Hinsdale, Illinois 60521

**RE: Property Condition Assessment  
Western Golf Association / Wisconsin  
141 Langdon Street  
Madison, Wisconsin 53703**

Dear Mr. Javors:

LandAmerica Assessment Corporation (LAC) is pleased to provide the results of our Property Condition Assessment of the Western Golf Association / Wisconsin property located in Madison, Dane County, Wisconsin. This assessment was authorized on February 4, 2008, and performed in general accordance with the *American Society for Testing and Materials (ASTM) E 2018-01: Baseline Property Condition Assessment Process*.

We appreciate the opportunity to provide engineering services to Midwest property Group, Ltd. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Michael Kim at 949-930-9092.

Very truly yours,

**LANDAMERICA ASSESSMENT CORPORATION**

**DRAFT**

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## PROJECT OVERVIEW

ITEM	Excellent	Good	Fair	Poor	ACTION*	IMMEDIATE NEEDS	CAPITAL RESERVES
<b>SITE IMPROVEMENTS</b>						0	0
Topography		X			NM	0	0
Storm Drain System		X			NM	0	0
Parking Pavement, Curbs & Gutters			X		NM/RR	0	\$2,925
Sidewalks		X			NM	0	0
Utilities		X			NM	0	0
Landscaping		X			NM	0	0
Site Lighting		X			NM	0	0
Site & Building Signage		X			NM	0	0
Recreational Facilities/Amenities					NA	0	0
<b>STRUCTURAL SYSTEMS &amp; BLDG ENVELOPE</b>						0	0
Foundations		X			NM	0	0
Structural System Including Floors		X			NM	0	0
Exterior Walls, ( Structural Façade Inspection )				X	NM/IR	\$5,000	0
Windows & Frames		X			NM	0	0
Exterior Doors & Frames		X			NM	0	0
Stairs (Interior & Exterior)		X			NM	0	0
Fire Department Citation Corrections				X	NM/IR	\$2,500	0
Roof Coverings			X		NM/RR	0	\$24,375
Carport Ceiling Repairs				X	NM/IR	\$1,000	0
<b>MECH, ELEC &amp; PLUMBING SYSTEMS</b>						0	0
HVAC			X		NM/RR	0	\$107,200
Electrical			X		NM/IR/RR	\$2,500	\$15,000
Emergency Generator					NA	0	0
Hot & Cold Water Distribution System			X		NM/IR	\$2,000	0
Water Heaters			X		NM,RR	0	\$10,000
Gas Distribution System		X			NM	0	0
<b>VERTICAL TRANS CONVEYING SYSTEMS</b>						0	0
Elevators/ Escalators					NA	0	0
<b>FIRE/ LIFE SAFETY</b>						0	0
Fire Suppression Systems					NA	0	0
Security Alarm Systems			X		NM/RR	\$2,500	0
<b>INTERIOR ELEMENTS</b>						0	0
Common Area Finishes			X		NM/RR	0	\$49,500
Unit Finishes			X		NM/RR	0	\$21,000
MME			X		NM/RR	0	\$27,300
<b>"BARRIER FREE" ACCESSIBILITY (ADA)</b>						0	0
Parking, Signage & Ramps		X			NM	0	0
Common Area Accessibility Including Restrooms		X			NM	0	0
Unit Accessibility		X				0	0
<b>UNINFLATED COSTS</b>						<b>\$15,500.00</b>	<b>\$257,300.00</b>

\* Action: NM = Normal Maintenance, IR = Immediate Repair/Replacement, RR = Replacement Reserves, NA = Not Applicable, \*\*Un-inflated Values, NA=Not Applicable

Immediate And Reserve Summary	Term (yrs)	Uninflated Cost	Inflated Cost	Uninflated \$/Unit/Yr	Inflated \$/Unit/Yr	Report Section
Immediate Repair and Deferred Maintenance Expenditures	0-1	\$15,500	NA	NA	NA	Table 1
Replacement Reserves Cost Estimate	12	\$257,300	\$287,300	\$1,072	\$1,198	Table 2

This table displays the estimated costs. The estimated costs are preliminary and are based upon LAC's experience in conducting similar projects. The actual cost will be affected by factors such as project duration, site access, market conditions, and other contingencies applied by the owner. This project summary is not to be used alone. The attached report is to be read in its entirety.

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**PROJECT SUMMARY**


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The following table summarizes the significant elements of the Property:

Property Name:	Western Golf Association / Wisconsin.
Street Address:	141 Langdon Street.
City, State Zip:	Madison, Wisconsin 53703.
Primary Use:	Fraternity House for Evans Scholars.
Year Built & Age:	1978, 30 years old
Number of Buildings:	1 Building.
Number of Stories:	4-stories ( Plus mechanical room penthouse ).
Total Building Area:	13,788 SFG
Net Rentable Area (NRA):	Information Not Provided
Number of units	20
Reported Occupancy:	82%
Reported Site Area:	0.24 Acres ( 10,275 SF )
Flood Zone	X
Seismic Zone	0 – Very Low Probability.
No. of On-Site Parking Spaces:	10 Spaces
No. of On-Site Handicap Parking Spaces:	0 Spaces
Parking Garage/ Carports:	Under-building and at adjacent grade level parking.
Superstructure:	Conventional steel framing.
Cellar/Basement/Crawl Space:	Lower level with walk-out slab-on-grade.
Exterior Façade(s) :	Face brick veneer / cement aggregate panels.
Roof(s):	Built-up system with gravel surfacing.
Heating:	Hot water.
Air-conditioning:	None.
Hot Water:	Gas-fired central water heaters.
Electrical Wiring:	Copper.
Number of Elevators:	None.
Fire Sprinkler:	None.
Date of Site Observation	MPE: 02-08-08 / PCR: 02-15-08.
Weather Conditions	Partly Cloudy / cloudy / High teens to low 20's.
LAC Professional Associates	( MPE ) / William Zeman, P. E. ( PCR ) / Joe Szarkowicz.
LAC Reviewer	Michael Kim.

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## EXECUTIVE SUMMARY

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At the request of Midwest Property Group, Ltd., ( Client ), a property condition assessment was performed by LandAmerica Assessment Corporation (LAC) on the Western Golf Association / Wisconsin property located at 141 Langdon Street, Madison, Wisconsin (the "Property"). This assessment was performed in February 2008.

### General Description

The property is developed on a basically north to south sloping setting and is improved with 1, four-story building used as Fraternity House living facility ( known as Evans Scholars Scholarship House ) that contains 20 combination one to four bedroom units and various support spaces. The support spaces include several meeting rooms, study rooms, laundry facilities and common area restrooms. The site is further developed with a partial under building carport, open asphalt-paved parking, concrete walkways, and landscaping. The building is laid out in such a way as to have a central corridor that is accessible from the north, east and west elevations and vertical access is via two stair wells on the east and west sides of the building.

Access to the site is via one entrance from North Henry Street. Parking is provided for a total of 10 vehicles however there are no apparent on-site spaces that are considered handicap accessible. Additional parking is available along adjacent public streets and / or local paid parking facilities.

The building is considered a typical steel-framed structure. The building is constructed on a concrete slab-on-grade foundation and has steel beam upper floor framing with metal decking and a lightweight concrete topping slab. Roofs at the buildings are classified as built-up types and constructed with steel framing and finished with perimeter metal standing seam mansard like cornice construction and the flat roof areas are a built-up roof assembly with gravel surfacing. The exterior walls are finished primarily with face brick veneer although portions of the facades have decorative concrete aggregate panels for the spandrel areas. Painted wrought iron fencing with masonry piers forms a semi-enclosure of the yard areas at the perimeter of the site.

The building is primarily heated by a hot water system. The building is not provided with air conditioning.

BUILDING	BUILDING AREA (SQUARE FEET)**	NO STORIES/ BUILDING HEIGHT	FIRE SPRINKLERS	
			YES	NO
141 Langdon Street	13,788	4-story / 40 ft		X

\*\* Gross Floor Area (GFA), Net Rentable Area (NRA)



UNIT MIX		
Size	Number of Units	Floor Location
Four person suite / Upperclassman	8	Third floor units
Four person suite / Upperclassman	8	Second floor units
Five person suite / Upperclassman	1	First floor unit
One person suite / Graduate Resident Assistant	1	First floor unit
Four person suite / Freshman	2	First floor units

### Zoning Designation

The Property is zoned “DD-Z4-R6”, Downtown Design District, Zone 4, and Multi-Family. The property is considered by the City of Madison, Wisconsin, as a legal, conforming use. The subject improvements are in compliance with the City of Madison Wisconsin Planning Unit Services. The Subject Property is considered part of the Langdon Street Historic District, as non-contributing to the historic character of the district given that the construction is too new and / or too altered to be considered historic.

### Flood Plain Designation

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 550-25C-0409-F, dated June 17, 2003, the Property is located in Flood Zone X. Flood Zone X regions consist of regions determined to be outside the 500 year flood plain.

### Seismic Zone

According to the 1997 Uniform Building Code, the property is located in a Seismic Zone 0, defined as an area with a Very Low Probability of damaging ground motion.

Properties located in Seismic Zones 3 or 4 are considered potentially vulnerable to significant impact from earthquake activity. The subject property is not located in either of these zones.

### Code Compliance

LAC did not note any conspicuous building or fire code violations at the Subject Property. There was however several violations noted in the files at the City of Madison, Wisconsin, Fire Department. The Subject Property is zoned for “Downtown Design District, Zone 4, and Multi-Family” use by the City of Madison, Wisconsin, Department. The subject improvements are developed in accordance with the designated zoning.

ITEM	CONTACT NAME & TELEPHONE #	COMMENTS
City of Madison, Wisconsin Fire Department	Ms. Cheryl Peterson Phone: 608-266-4484	Several outstanding violations on file.
City of Madison, Wisconsin Building Department	Mr. Lynn ( Last name withheld ) Phone: 608-266-4551	02-12-08 citation for lack of snow removal on sidewalks.
City of Madison, Wisconsin Department of Historic Preservation	Ms. Kitty Rankin Phone: 608-266-6552	In Historic District as a “Not Contributing Building”.
City of Madison, Wisconsin Zoning Department	Mr. Pat Davis Phone: 608-266-4635	No outstanding violations on file.

### ADA Opinion

This report is limited to general observations of the Subject Property's public areas considered to be Public Accommodations under Title III of the Americans with Disabilities Act. These areas typically include leasing and management offices, entrances, laundry rooms and recreational facilities. In addition, since the property was first occupied prior to March 13, 1991, the Fair Housing Amendment Act does not apply. Our observations indicate that the Property is generally in compliance with the requirements of Title III.

### General Physical Condition

The Subject Property was observed to be in good to fair overall condition. Adequate maintenance of the Subject Property's major systems, components and equipment appear to be in place including appropriate preventative maintenance. According to the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), cast iron boilers typically have a useful life expectancy of 35 years. Fan coil units and base mounted pumps have an expected useful life of 20 years. Since all equipment is 30 years old, replacement is anticipated within the term.

The property reported the following recent significant capital improvements and proposed improvements for the future.

No Information Provided.		
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### Conclusions/Recommendations

#### Routine Deferred Maintenance

This Report does not identify minor, inexpensive repairs or maintenance items, which are clearly part of the property owner's current operating budget so long as these items appear to be taken care of on a regular basis. Collectively, the estimated amount to address these items is less than \$3,000. Normal deferred maintenance above \$3,000 is typically considered excessive, and could be an indication of the owners/operators ability to conduct routine repairs and the "first impression" of the property. The above is not to be construed as an inclusive "punchlist" of all items.

Notwithstanding, LAC identified the following obvious areas items of deferred routine maintenance that warrant mention:

- None.

#### Immediate Repair and Deferred Maintenance

Physical Deficiencies defined as immediate repair / deferred maintenance issue/s under this Scope of Work are the result of the following:

- Existing or potentially unsafe (health & safety) conditions;
- Negative conditions that may significantly impact marketability or habitability;
- Obvious material building code violations;
- Poor or deteriorated condition of critical element or system;

- Condition that if left “as is,” with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year or a significant escalation in repair costs.

There was deferred maintenance items involving material physical deficiencies identified that could be considered significant, that would require immediate repair expense. LAC identified the following issue(s) that can be considered as an immediate concern in conjunction with the above criteria:

- Spalling and / or cracking of significant areas of the masonry façade;
- Lack of proper covering and / or insulating of pipes in the carport ceiling area;
- Corrections indicated by Fire Department Citations;
- Infrared testing of electrical system;
- Backflow prevention device installation;
- Testing of the fire alarm system.

#### **Capital Replacement Reserve**

Capital replacement reserves over the term of this report will be required for items such as interior painting, and carpet / flooring replacements. Additional capital replacement reserves over the term of this report will be required for items such as:

- Parking lot seal coat and stripe;
- Roofing system replacement;
- Replace hot water boiler;
- Replace hot water circulating pump;
- Replace fan coil units;
- Replace domestic water heaters;
- Perform regular infrared electrical component testing.

These items are identified in Table 2. Additional remedial work is limited in extent and may be characterized as that typically associated with general maintenance and repair when undertaken on a routine periodic basis, including pest control, landscaping maintenance, and removing trash from the walks, drives and parking areas.

#### **Overall Property Expected Remaining Useful Life (ERUL) Estimate**

Based on LAC’s experience with properties this age and construction, the building systems at the Subject Property were observed to be generally good to fair condition... The building appears to generally comply with applicable building codes in effect at the time of construction.

The structural elements of these buildings have performed adequately for the past 30 years. Assuming the recommendations in this report in reference to the Immediate and Physical Needs over the Term are made in an appropriate time frame; a preventive/remedial maintenance program is implemented continually; and all site systems and building components are replaced as necessary with an acceptable standard of care, this sites estimated remaining useful life (ERUL) should be at least an additional 20 years barring any natural disasters.

This is based on the observation that the foundations, which has an expected useful life (EUL) of 50 years plus, were observed to be functioning properly with no major deficiencies. Other site and building elements are replaceable. However, as the property ages, the maintenance program cost should be expected to increase.

The deferred maintenance items and material physical deficiencies identified that could be considered significant that would require immediate repair expense are listed in Table 1 and the capital expenditures for the projected term are listed in Table 2. In addition, LAC notes that as the property ages, the maintenance program cost should be expected to increase.

LAC can make no comment on the marketability of the site. Any qualifications and limitations in place for the property condition assessment as provided by LAC is applicable to the summary comments mentioned above.

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## 1.0 INTRODUCTION

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At the request of Midwest Property Group, Ltd., ( Client ), a property condition assessment was performed by LandAmerica Assessment Corporation (LAC) on the Western Golf Association / Wisconsin property located at 141 Langdon Street, Madison, Wisconsin, (the "Property"). This assessment was authorized on February 4, 2008, and performed in general accordance with the *American Society for Testing and Materials (ASTM) E 2018-01: Baseline Property Condition Assessment Process*. This report was prepared by (MPE) William Zeman, PE, Professional Associate of LAC, and by (PCR) Joe Szarkowicz, Professional Associate of LAC, and reviewed by Michael Kim, MBA, AIA, LEED AP, and a National Client Manager of LAC.

### 1.1 Purpose and Scope

The purpose of this Property Condition Assessment was to observe and document readily visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

In addition, this property condition assessment is to assist Montecito in evaluating the physical aspects of this property and how its condition may affect the dependability of the Midwest Property Group, Ltd., decisions over time.

### 1.2 Scope and Exceptions

This Report is based on a site visit, in which LandAmerica Assessment Corporation performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. Representative samples of the major building components were observed and physical conditions evaluated in general accordance with ASTM E2018-01. These systems include site development, building structure, building exterior and interior areas; mechanical, electrical, and plumbing systems, conveyance systems, life safety/fire protection, and general ADA compliance. Photographs were taken to provide a record of general conditions of the facility, as well as the specific deficiencies observed. The Property Condition Report is not a building code, safety, regulatory or environmental compliance inspection.

LandAmerica Assessment Corporation observed the interior spaces to determine their general character and condition. During the site visit we interviewed the available site personnel and/or property managers to add or confirm information. LAC reviewed available drawings or site documentation to confirm the general character of the construction. LAC also made inquiries to the local building department, zoning department and fire marshal's office.

If any additional information is encountered concerning the facility, it should be forwarded to LAC for possible re-evaluation of the assumptions, conclusions and recommendations presented herein. The recommendations and opinions of cost provided herein are for observed deficiencies based on the understanding that the facility will continue operating in its present occupancy classification.

This Report is based on the evaluator's judgment of the physical condition of the components, their ages and their expected useful life (EUL). The conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items which are clearly part of the property owner's current operating budget so long as these items appear to be addressed on a regular basis.

The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

In addition, the following building systems and components were excluded from the property assessment at the request of the client:

- None.

### 1.3 Evaluation Definitions

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

- Excellent:** New or like New;
- Good:** Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required;
- Fair:** Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition;
- Poor:** Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable condition.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

### 1.4 Statement of Limitations

The report represents a statement of the physical condition of the buildings and property based upon visual site observation, professional analysis and judgment, and is current only as the date of the site observation. The report applies only to those portions of the property and/or items and equipment, which were capable of being visually observed. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. In addition, no sampling of any property components or testing of non-functioning equipment at the time of the walk through survey was conducted. Drawings and specifications were available only to the extent described in the report.

The following activities are Out of Scope Items and excluded from the scope of this PCA as described in ASTM 2018-01. These activities should not be construed as all-inclusive or imply that any exclusion not specifically noted below is a requirement of this PCA:

- *Utilities:* Operating conditions of any systems or accessing manholes or utility pits;
- *Structural Frame and Building Envelope:* Entering of crawl or confined space areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided;
- *Roofs:* Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria;
- *Plumbing:* Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems;

- *Heating:* Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment;
- *Air conditioning & Ventilation:* Process related equipment or condition of tenant owned/ maintained equipment;
- *Electrical:* Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Process related equipment or tenant owned equipment;
- *Vertical Transportation:* Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts;
- *Life Safety/ Fire Protection:* Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies;
- *Interior Elements:* Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations;

*Activity Exclusions-* These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-01). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide:

- Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes that obstruct access or visibility;
- Conducting exploratory probing or testing of materials, dismantling or operating of equipment or appliances;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects unless evidence of such presence is readily apparent during the field observer's walk-through survey or such information is provided to the consultant;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant owned and maintained;
- Entering or accessing any area of the Property deemed by the field observer to pose a threat to the safety of any individual or to the integrity of any building system or material;
- Providing an opinion on the operation of any system or component that is shut down as the field observer will not operate any system or piece of equipment;
- Evaluating any acoustical or insulating characteristics within the Property;
- Providing an opinion on matters regarding security of the Property and protection of its occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the Property's maintenance staff or operated by service companies;

- Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within this PCA's scope.

This report is to be read in whole. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

The representations regarding the status of ADA Title III compliance were based on visual observation and without any physical measurement and, thus are only intended to be a good faith effort to assist the Midwest Property Group, Ltd., by noting obvious non-conforming conditions along with estimates of costs to correct and are not to be considered to be based on an in-depth study.

### **1.5 Opinion of Probable Cost**

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of this report was deemed reliable, LAC prepared general-scope, Opinions of Probable Cost based on an appropriate remedy for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a buildings renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of this report to reflect material physical deficiencies and the corresponding opinion of probable costs that are (i) commensurate with the complexity of the subject property and (ii) not too minor or insignificant. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from our review. If there are more than four separate items that are separate items that are below this threshold amount, but collectively total over \$10,000, such items will be included. Threshold amounts were adopted from ASTM "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (ASTM E 2018-01).

Opinions presented in this report are from a combination of sources. The primary sources are from R. S. Means Repair and Remodeling Cost Data and R. S. Means Facilities Maintenance and Repair Cost Data, as well as LANDAMERICA ASSESSMENT Corporation's past experience with construction projects. When appropriate, LAC solicited and obtained local subcontractor pricing, or utilized historical cost data provided by the property manager. Information furnished by site personnel or the property management, if presented, is assumed by LANDAMERICA ASSESSMENT Corporation to be reliable.

Replacement and Repair Cost estimates are based on approximate quantities. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

### **1.6 Reliance Language**

All reports, both verbal and written, are for the benefit of Midwest Property Group, Ltd., Investments. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of LAC.



### 1.7 Document Review and Interviews

LAC was provided the following written documents for review:

- Fraternity / Sorority Risk Management Survey prepared by the James R. Favor Company, Dated, May 28, 2008.

The following people or organizations were interviewed by LAC staff during the site visit or report preparation:

- Mr. Mark Mleziva, Resident Assistant, 930-536-0347;
- Ms. Cheryl Peterson, City of Madison, Wisconsin Fire Department, 608-266-4484;
- Mr. Lynn ( Last name withheld ), City of Madison, Wisconsin, Building Department, 608-266-4551;
- Mr. Kitty Rankin, City of Madison, Wisconsin, Historic Preservation Department, 608-266-6552;
- Mr. Pat Davis, City of Madison, Wisconsin, Zoning Department, 608-266-4635;

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## 2.0 SYSTEMS DESCRIPTION AND OBSERVATION

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### 2.1 Overall General Description

The Subject Property is the Western Golf Association / Wisconsin property located at 141 Langdon Street, in Madison Wisconsin. The Subject Property consists of a basically rectangular-shaped parcel totaling approximately 0.24 acres. The property is bordered by Langdon Street on the north and by North Henry Avenue on the west and by residential developments on the east and south. The property was developed in 1978.

The property is developed on a basically north to south sloping setting and is improved with 1, four-story building used as Fraternity House living facility ( known as Evans Scholars Scholarship House ) that contains 20 combination one to four bedroom units and various support spaces. The support spaces include several meeting rooms, study rooms, laundry facilities and common area restrooms. The site is further developed with a partial under building carport, open asphalt-paved parking, concrete walkways, and landscaping. The building is laid out in such a way as to have a central corridor that is accessible from the north, east and west elevations and vertical access is via two stair wells on the east and west sides of the building.

Access to the site is via one entrance from North Henry Street. Parking is provided for a total of 10 vehicles however there are no apparent on-site spaces that are considered handicap accessible. Additional parking is available along adjacent public streets and / or local paid parking facilities.

The building is considered a typical steel-framed structure. The building is constructed on a concrete slab-on-grade foundation and has steel beam upper floor framing with metal decking and a lightweight concrete topping slab. Roofs at the buildings are classified as built-up types and constructed with steel framing and finished with perimeter metal standing seam mansard like cornice construction and the flat roof areas are a built-up roof assembly with gravel surfacing. The exterior walls are finished primarily with face brick veneer although portions of the facades have decorative concrete aggregate panels for the spandrel areas. Painted wrought iron fencing with masonry piers forms a semi-enclosure of the yard areas at the perimeter of the site.

The building is primarily heated by a hot water system. The building is not provided with air conditioning.

The Property is zoned "DD-Z4-R6", Downtown Design District, Zone 4, and Multi-Family. The property is considered by the City of Madison, Wisconsin, as a legal, conforming use. The subject improvements are in compliance with the City of Madison Wisconsin Planning Unit Services. The Subject Property is considered part of the Langdon Street Historic District, as non-contributing to the historic character of the district given that the construction is too new and / or too altered to be considered historic.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 550-25C-0409-F, dated June 17, 2003, the Property is located in Flood Zone X. Flood Zone X regions consist of regions determined to be outside the 500 year flood plain.

According to the 1997 Uniform Building Code, the property is located in a Seismic Zone 0, defined as an area with a Very Low Probability of damaging ground motion.

Properties located in Seismic Zones 3 or 4 are considered potentially vulnerable to significant impact from earthquake activity. The subject property is not located in either of these zones.

LAC did not note any conspicuous building or fire code violations at the Subject Property.

There was however several violations noted in the files at the City of Madison, Wisconsin, Fire Department. The Subject Property is zoned for "Downtown Design District, Zone 4, and Multi-Family" use by the City of Madison, Wisconsin, Department. The subject improvements are developed in accordance with the designated zoning.

This report is limited to general observations of the Subject Property's public areas considered to be Public Accommodations under Title III of the Americans with Disabilities Act. These areas typically include leasing and management offices, entrances, laundry rooms and recreational facilities. In addition, since the property was first occupied prior to March 13, 1991, the Fair Housing Amendment Act does not apply. Our observations indicate that the Property is generally in compliance with the requirements of Title III.

The Subject Property was observed to be in good to fair overall condition. Adequate maintenance of the Subject Property's major systems, components and equipment appear to be in place including appropriate preventative maintenance. According to the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), cast iron boilers typically have a useful life expectancy of 35 years. Fan coil units and base mounted pumps have an expected useful life of 20 years. Since all equipment is 30 years old, replacement is anticipated within the term.

## 2.2 Site Visit

William Zeman, PE, LAC Professional Associate, performed the ( MPE ) site visit portion of this property condition assessment on February 8, 2008, and Joe Szarkowicz, LAC Professional Associate, performed the ( PCR ) site visit portion of this property condition assessment on February 15, 2008. The following summarizes the building systems evaluated.

At the time of the observation the weather conditions were scattered clouds, record setting snow coverage, and temperatures in the low 20's to high teens.

LAC observed the entire site generally, accessed the roofs and observed the façade from various ground levels. LAC observed the interior areas including random resident rooms, various support areas, maintenance, laundry, mechanical and / or electrical spaces. Units accessed were randomly selected by the resident assistant. There were no general areas that LAC was denied access to. There were no reported "down" units and no unoccupied units at the time of the assessment. A total of approximately 15 percent were observed.

- Site Development
- Building Structure
- Building Exterior
- Building Interior
- Mechanical System
- Electrical System
- Plumbing Systems
- Conveyance System
- Life Safety/Fire Protection
- ADA Compliance

## 2.3 Site Improvements

### 2.3.1 Site Access and Traffic Flow

#### *Description:*

Vehicular access to the site is by one driveway two lanes wide off North Henry Avenue. No signalization is provided and North Henry Avenue has no turning lane for traffic making a left hand turn into the complex. Truck access is by the same driveway off North Henry Avenue, and is limited due to the headroom of the partial carport parking area. This driveway also provides access to the under-building partial carport parking area.

#### *Comments/Recommendations:*

Adequate width is provided to allow a car to enter the complex while another car is waiting to exit. Resident Assistant reported that there have been no accidents at the entrances since the complex opened.

### 2.3.2 Topography

#### *Description:*

The site is relatively flat at the north side street level and has a relatively steep natural slope to the south side of the property. There are no surface geological features present. The under-building parking level is approximately level with the adjacent grade at the vehicle access off of North Henry Street.

#### *Observations/Comments:*

No observed or reported deficiencies were noted

### 2.3.3 Storm Water Drainage

#### *Description:*

Storm water from the Subject Property drains via sheeting action over asphalt paving towards the south and to an on-site storm drain located in the open area parking which is connected to the municipal storm drainage system. Additional storm water flows across landscaped areas to the municipal storm drainage system. The site appears to be well drained.

#### *Observations/Comments:*

No evidence of significant water ponding or run-off from adjacent properties was observed. No observed or reported deficiencies were noted. The property is located in a Flood Zone X (unshaded) defined as an area outside the 500-year flood plain. The FIRM is dated June 17, 2003.

### 2.3.4 Paving Type/Age

The under-building carport parking area and the adjacent open parking areas are asphalt paved. There is no other parking provisions located at the Subject Property.

The expected useful life (EUL) of asphalt paving is approximately 25 years. Based upon current conditions, it is recommended that periodic re-sealing and / or re-striping of the asphalt parking surfaces be completed as noted in the reserve table. Aside from minor cracking, there were no deficiencies observed.

***Observations/Comments:***

Paving was observed to be in generally good condition and apparently original in 1978. In order to extend the useful life of the system, it is recommended that the asphalt surfaces be re-sealed during the evaluation period. Minor crack sealing of the asphalt paving is considered to be part of the work in association with the re-sealing and / or re-striping. Costs are included in Table 2.

**2.3.5 Curbing/Wheel Stops**

***Description:***

Curbing in delineating parking areas and landscape islands was observed to be concrete.

***Observations/Comments:***

No observed or reported deficiencies were noted. The useful life of the concrete curbing is expected to exceed the reserve term.

**2.3.6 Pavement Striping**

***Description:***

Painted parking stripes were noted in the parking areas. Striped markings separate parking spaces.

***Observations/Comments:***

No areas of paving failure were observed. Re-striping of the parking surfaces is recommended in conjunction with Section 2.3.4 of this report.

**2.3.7 Parking**

***Description:***

The under-building partial carport area is accessed from North Henry Avenue via the single access drive. Parking for 10 cars is provided.

***Observations/Comments:***

The number and configuration of the parking spaces appears to be adequate for this type property given the urban, downtown location adjacent to the university facilities.

**2.3.8 Flatwork/Stairs/Railing**

***Description:***

There are concrete steps at the building front entrance off the public sidewalk, at the west side entrance off of the public walk and at the east side ADA entrance off of the ramp from the public sidewalk. The building pedestrian walkways consist of poured-in-place concrete construction. A wrought iron decorative fence is located at the north, west, and east sides of the Subject Property separating the lawn areas from the public walkways. A multiple run concrete stair with metal handrails is located at the east side of the building to provide access from the north to south sides of the Subject Property.

***Observations/Comments:***

No observed or reported deficiencies were noted. Minor crack sealing if present is considered minor routine maintenance. Wrought iron painting is performed as part of minor routine maintenance.

LAC recommends that correction of the Fire Department Citation regarding clearing walks of snow be performed immediately, and as required in the future depending on weather conditions. Costs are included in the Immediate Repairs table.

### 2.3.9 Landscaping and Appurtenances

**Description:**

Landscaping is contained within the lawn area on the street sides of the building. The landscaping is fully developed including trees, shrubs and flowering plants. The landscaping appears healthy. The landscaping is reportedly maintained by a third party service company.

Painted metal bicycle racks are located at the southwest corner of the Subject Property. There are no other Appurtenances.

**Observations/Comments:**

Landscaping is professionally maintained, and plantings appeared to be replaced on a periodic "as-needed" basis.

Perimeter fencing was observed to be in good condition. Only minor sectional painting may be required as part of routine maintenance over the term of the evaluation.

### 2.3.10 Retaining Walls

**Description:**

Retaining walls consist mostly of 12 inch poured-in-place concrete block without paint and / or additional finish materials. The retaining walls are to accommodate grade changes at the east and / or south ends of the property.

**Observations/Comments:**

No observed or reported deficiencies were noted. Minor crack sealing, if present, is considered minor routine maintenance.

### 2.3.11 Utilities

**Description:**

Utilities are provided via underground services and appear to adequately service the property.

UTILITY	PROVIDER	ISSUE/ADEQUACY
Electric	Madison Gas & Electric Co.	Adequate.
Sanitary Sewer	Madison Sewer Utility	Adequate.
Storm Sewer	Madison Sewer Utility	Adequate.
Water Service	Madison Water Utility	Adequate.
Gas	Madison Gas & Electric Co.	Adequate.
Telephone	AT&T	Adequate.

### **2.3.12 Site Lighting**

***Description:***

Site lighting is provided by building mounted wall-pack type light fixtures, equipped with high intensity discharge lamps. They are wall mounted and spaced along the driving front, sides and towards the parking areas. Fixtures equipped with high intensity discharge lamps mounted at the partially below building carport areas provide additional site lighting. Spotlights mounted in landscape areas and focused on signage provide decorative accent lighting.

***Observations/Comments:***

There were no observed or reported deficiencies noted. All exterior light fixtures were reported to be in good and operable condition at the time of the assessment. Although not observed at night, the site lighting appears to provide adequate nighttime illumination based on the spacing and / or location of the light fixtures.

### **2.3.13 Waste Storage Area**

***Description:***

Solid waste dumpsters are located at various locations near the lower level building entrance to the carport area, are not screened from pedestrian view. Waste dumpsters are the property of the waste collection contractor.

***Observations/Comments:***

No observed or reported deficiencies were noted.

### **2.3.14 Site and Building Signage**

***Description:***

Property identification is provided by building mounted signage located near the main entrance at the northwest corner of the subject building. These have individual aluminum lettering, and provide the name of the building. Resident directory is provided at the main north side entrances with access to residents via the intercom system.

***Observations/Comments:***

All signage was observed to be in good condition at the time of the walk through survey requiring only routine maintenance over the evaluation period.

### **2.3.15 Other Site Amenities/Recreational Facilities**

***Description:***

Laundry rooms are located on the second and third floor levels with one each of coin-operated washer and dryer available for the residents. Resident mailboxes are located in a small room directly off of the main north foyer area of the building.

***Observations/Comments:***

The coin-operated washers and dryers are reportedly owned, serviced and maintained by the property owner. The laundry room finishes were observed to be in fair to poor condition requiring paint. The vinyl flooring at the laundry room is in fair condition and should be replaced. Costs for these repairs are included in Table 2.

## 2.4 Structural Foundation and Frame

### 2.4.1 Structural Design Criteria

Structural criteria were not available as no drawings were accessible for review.

#### *Comments/Recommendations:*

No observed or reported deficiencies were noted.

### 2.4.2 Soils/Geotechnical

Subsurface conditions, for the building, appear to be adequate considering the age of the building and no major settlement cracks were observed. Site structures such as site slabs on ground and site stairs have experienced some typical settlement.

#### *Comments/Recommendations:*

No other observed or reported soil and / or geotechnical deficiencies were noted.

### 2.4.3 Foundations

#### *Description:*

LAC was not able to observe the foundation structure for the subject building. Concrete structural elements were observed at exterior grade changes and / or at interior unfinished support and / or service rooms. Foundation drawings were not made available. The buildings are reported to be constructed on a concrete slab-on-grade foundation system with isolated concrete footings located under load bearing walls and / or columns.

#### *Observations/Comments:*

Foundation and footing construction could not be verified while on-site due to concealed construction and conditions. Observations of the lower exterior wall areas revealed no apparent signs of cracking and / or movement that would indicate excessive settlement or an improperly installed foundation system. There was no observed or reported foundation deficiencies noted.

### 2.4.4 Structural Frame

#### *Description:*

The structural elements of the building consist of wide-flange steel beams and columns with wide flange main beams of various depths. This system supports conventional steel joists and metal decking with lightweight concrete upper floor for the topping. Roof systems are also conventional steel joists and metal decking with lightweight concrete topping.

#### *Observations/Comments:*

No evidence of structural failure and / or structural frame deficiencies was noted during our site visit.

### 2.4.5 Parking Garage/Carport

#### *Description:*

The structural elements of the partial carport area consist of similar materials as the building where wide-flange steel beams and columns with wide flange main beams of various depths are utilized. This system supports conventional steel joists and metal decking with lightweight concrete upper floor for the topping.



***Observations/Comments:***

No evidence of structural failure, damage or deficiencies was noted.

**2.5 Facades /Exterior Wall Systems**

**2.5.1 Exterior Walls**

***Description:***

Exterior walls of the building consist generally of face brick masonry veneer materials for the main portion of the elevations along with concrete aggregate spandrel panels located above and / or below the window elements and / or door opening provision.

***Observations/Comments:***

Exterior face brick veneer and concrete aggregate panels are reportedly original and appeared to be in fair to poor condition. At the time of the field inspection there were areas of significant spalling of the masonry brick veneer, missing sections of brick veneer, numerous cracked face brick sections and areas of improper and / or missing sealants and / or caulking between the brick veneer and the cement aggregate panels and / or the brick veneer materials and the lintel support areas.

Of significant concern is the apparent lack of proper support for the masonry brick veneer pilaster-like thin extensions located generally at the windows that run vertically from the first floor level to the roof level, and there is a significant gap between the cantilevered lintel bearing and the underside of the masonry materials.

Based upon the current conditions and concerns noted with the face brick masonry veneer and / or pilaster like extensions LAC recommends that a Structural Engineer perform a detailed façade inspection to determine the cause and / or origin of the problems associated with the brick veneer masonry and / or cement aggregate structural issues. Costs have been included in the Immediate Repairs Cost Table.

LAC recommends that correction of the deteriorated pipe covering at the underside of the carport ceiling area, be performed immediately. Costs are included in the Immediate Repairs table.

**2.5.2 Windows**

***Description:***

Exterior windows are bronze anodized aluminum frames with insulating glass. Operable windows are out-swinging casement type. Tempered glazing is installed where required by code. Window treatments consist of typical sections of mini-blinds and were located on the resident windows and / or other areas requiring sun control devices.

***Observations/Comments:***

No observed or reported deficiencies were noted.

**2.5.3 Insulation**

***Description:***

Construction drawings were not available for review of the wall, roof and / or component insulation R-values.

***Observations/Comments:***

The insulation was not observable during this non-destructive site visit.

## 2.5.4 Doors/Frames

### *Description:*

Unit entry doors are solid core wood doors with hollow metal frames. Door entry hardware typically is a lever handle with keyed lock, and without a separate deadbolt. Interior service doors are typically painted hollow core metal with hollow metal door frames and trim. Building entry doors are generally painted hollow metal with hollow metal frames except for the main entrance door on the north elevation that is bronze anodized aluminum frames with insulating glass and tempered glazing is installed as required by code. Cost for painting the hollow metal doors and / or frames is included in Table 2.

LAC recommends that correction of the Fire Department Citation regarding Fire Door to be kept in the closed position, be performed immediately and as required in the future depending on inspection results. Costs are included in the Immediate Repairs table.

### *Observations/Comments:*

No observed or reported deficiencies were noted.

## 2.5.5 Balconies

### *Description:*

There are no balconies at the Subject Property.

### *Comments/Recommendations:*

Not Applicable.

## 2.5.6 Stairs

### *Description:*

The building has two interior stairwells providing access to all floors. Interior stairs are constructed of metal stringers, closed metal riser and metal treads with an elastomeric finish. Doors were fire rated and equipped with closers, however the closer operation has been by-passed and the doors were propped open.

### *Observations/Comments:*

Stairs were in generally good condition at the time of the site observation. Stairwell lighting was observed to be operative. All doors were fire rated and equipped with self-closers. Each stair well landing was provided with lighting fixtures.

The Madison, Wisconsin, Fire Department, has issued citations for not having the doors self-closing as required by the building codes. Funds for these repairs are included in the Immediate Needs Table.

## 2.6 Roofing

### 2.6.1 Roof Type

#### *Description:*

Roofing on the building is a bituminous built-up system with gravel surfacing. There are parapets on the perimeter walls and a internal roof drain located near the center of the roof area. Roof access is provided by a stair way that provides access for the mechanical room penthouse structure.

The roofing is reportedly original and appeared to be in fair condition. At the time of the field inspection the roof was generally covered by 12 to 18 inches of packed snow, however areas around exhaust fans and / or other openings were able to be viewed to comment on the conditions and / or type of roof materials.

BUILDING	APPROX SF	TYPE	REPORTED* AGE (YRS.)	WARRANTY	CONDITION	ERUL Estimated Remaining Useful Life	ACTION REQUIRED
141 Langdon Street	3,750	Built up	30	No	Fair	2	NM / RR

Action\*: NM=Normal Maintenance, IR=Immediate Repair /Replacement, RR=Replacement Reserves

The extent of the roof evaluation did not include any sampling and / or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information provided by site contact and / or property respondent.

**Observations/Comments:**

No observed or reported deficiencies were noted. The roof appears to be original and is 30 years in age, are reportedly inspected, and patched as needed. The built up roof areas roofs are not equipped with protective rubber mats for major access routes to roof top and / or to the HVAC equipment penthouse. Operations staff reportedly strictly monitors access to roofs, and the restricted access includes contractors who must access the roof to service rooftop equipment.

Cost for the built-up gravel surfaced roof replacement is included in Table 2.

**2.6.2 Roof Drainage**

**Description:**

Storm water runoff for the roof is directed to roof drains connected to internal cast iron leaders that discharge into the city storm drain system.

**Observations/Comments:**

Roof drainage appeared to be adequate. No observed or reported deficiencies were noted.

**2.6.3 Thermal Insulation**

**Description:**

Construction documents were not available for review of the R-value for the roofing system.

**Observations/Comments:**

There was not enough information to confirm the R-value of the roof insulation and assess its adequacy.

#### **2.6.4 Flashings/Details**

***Description:***

Flashings are comprised of similar roof membrane materials and / or a combination painted metal. Plumbing related roof vent penetrations are heavily patched with sealant, possible over soft metal counterflashing. Flues are flashed with painted metal counter flashing.

***Observations/Comments:***

No deficiencies were observed or reported.

#### **2.6.5 Expansion Joints**

***Description:***

There were no roof expansion joints visible at the time of the recent field inspection.

***Observations/Comments:***

Not Applicable.

#### **2.6.6 Maintenance**

***Description:***

Maintenance is provided under a contract with a roofing contractor. The site contact said that they have the contractor out on during the year on an "as-needed" basis.. No debris or abandoned equipment was observed on the roof

***Observations/Comments:***

No deficiencies were observed or reported.

#### **2.6.7 Warranty**

***Description:***

There is most likely no active roof warranty for the built-up roof. Site contact did not provide details regarding the warranty

***Observations/Comments:***

No deficiencies were observed or reported.

#### **2.6.8 Ancillary roof(s)**

***Description:***

None identified.

***Observations/Comments:***

Not Applicable.

### **2.7 Mechanical, Electrical & Plumbing**

#### **2.7.1 HVAC Systems**

***Description:***

The building is primarily heated by a hot water system. Hot water is generated by a cast iron natural gas fired boiler located in the roof penthouse.

It was manufactured by Crane Company model number P-3904-N, rated at 1,260 MBH. Hot water is supplied to coils within vertical fan coil units serving common areas and dorm rooms by an end suction centrifugal pump manufactured by Hydroflow, driven by an electric motor.

Exhaust for bathrooms is typically provided by ceiling mounted fans. All equipment is original with the building, 30 years old.

The building is not provided with air conditioning.

#### ***Comments/Recommendations***

According to the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), cast iron boilers typically have a useful life expectancy of 35 years. Fan coil units and base mounted pumps have an expected useful life of 20 years. Since all equipment is 30 years old, replacement is anticipated within the term.

All equipment appears to be in good operating condition. The building mechanical systems have the capability to deliver ventilation to all spaces. During the inspection, all occupied areas appeared to be well ventilated, with no odors.

#### **2.7.2 Electrical Systems**

##### ***Description:***

Electrical service is provided by Madison Gas & Electric via an underground feed to the basement and a wall-mounted main breaker panel and multiple sub-panels. Incoming service is rated at 400 amps, 120/208 volts, 3-phase, 4-wire. The breaker and sub-panels were manufactured by Square D. Distribution is via conduit risers to one electric closet on each floor.

Each closet is typically provided with distribution panels manufactured by Kinney. All wiring is copper construction.

##### ***Observations/Comments:***

In general, the electrical systems for the Subject Property, including the main panel board, distribution circuit breaker panels, lighting and wiring systems appear in good condition and adequately sized for the intended use of the facility. No observed or reported major deficiencies were noted. The main service equipment is well maintained and appeared to be in good condition. We could not examine the internals of the main panels, as they were energized.

There is no record of infrared testing. LAC recommends that this testing be performed immediately, to identify any hot spots and potential hazards, and every two years thereafter. Costs are included in both the Immediate Repairs Cost Table and the Reserve Cost Table.

LAC recommends that correction of the Fire Department Citation regarding apparent excessive amounts of extension chords throughout the building, be performed immediately and as required in the future depending on inspection results. Costs are included in the Immediate Repairs table.

## 2.7.3 Plumbing Systems

### Piping Systems

#### *Description:*

Water to the site is supplied by the Madison Water Utility, entering the building below ground from the main below Langdon Street via a 2 inch service. Water for domestic use is distributed by street pressure and copper piping.

The property is provided with an in-ground sprinkler system, covering the landscaped areas. Site piping is constructed of PVC. The system is controlled by a digital time clock featuring 7-day, 24-hour operation.

Sanitary discharge is to the City of Madison sanitary main below Langdon Street. Vent lines are typically constructed of cast iron. Roof storm drainage is collected by gutters and downspouts, discharging to grade and runoff.

Natural gas is provided to an outdoor meter set. Usage is for boiler operation and domestic hot water production. Distribution is via black steel piping.

#### *Observations/Comments:*

Backflow prevention is not provided on the incoming domestic water service. Installation is recommended as outlined in the Immediate Cost Table. No other observed or reported deficiencies were noted. Pressure at various points was observed to be adequate.

### Domestic Hot Water

#### *Description:*

Hot water for domestic use is provided by two natural gas fired storage water heaters located in the roof penthouse. They were manufactured by Bock, model number 241PG, with 100 gallons capacity. Circulation is by house pressure and copper piping. The units are 11 and 5 years old, respectively.

#### *Observations/Comments:*

No observed or reported deficiencies were noted. Storage water heaters have an expected useful life of 12 years. Replacement is recommended as outlined in the Reserve Cost Table.

## 2.8 Vertical Transportation/Conveyor Systems

### 2.8.1 Elevators

#### *Description:*

The building is not provided with elevators.

#### *Observations/Comments:*

Not Applicable.

### 2.8.2 Escalators

#### *Description:*

The building is not provided with escalators.

Both  
replaced  
in 2012

***Observations/Comments:***

Not Applicable.

**2.9 Fire/Life Safety**

**2.9.1 Fire Sprinklers**

***Description:***

The building is not provided with a sprinkler system.

Fire protection is provided by wall mounted ABC extinguishers. All observed extinguishers were tagged as being last inspected in November 2007.

***Observations/Comments:***

No observed or reported deficiencies were noted.

LAC recommends that correction of the Fire Department Citation regarding Fire Extinguisher location be performed immediately and as required in the future depending on inspection results. Costs are included in the Immediate Repairs table.

LAC recommends that correction of the Fire Department Citation regarding apparent damaged smoke detectors in the basement, be performed immediately and as required in the future depending on inspection results. Costs are included in the Immediate Repairs table.

**2.9.2 Life Safety/Alarm Systems**

***Description:***

The building is equipped with a fire alarm system configured around a Notifier SFP-400 control panel. The system monitors area smoke detectors, duct smoke detectors and manual pull stations. Audible alarms with strobes are provided. The system is provided with battery back-up. The system is also monitored by a central station, Midwest Alarm Services.

Wall mounted, dual head lights are located within corridors, equipped with battery back-up. The means of egress are identified with illuminated exit light fixtures consisting of 6" high letters in an enclosure.

***Observations/Comments:***

The fire alarm system has reportedly not been recently tested. This should be performed immediately. No other observed or reported deficiencies to the fire alarm system were noted.

LAC recommends that correction of the Fire Department Citation regarding Exit Sign illumination be performed immediately, and as required in the future depending on internal bulb conditions. Costs are included in the Immediate Repairs table.

LAC recommends that correction of the Fire Department Citation regarding Fire Alarm System annual testing, be performed immediately and as required in the future depending on inspection results. Costs are included in the Immediate Repairs table.

**2.10 Interior Elements**

**2.10.1 Room Mix**

*Description:*

There are 20 total units at the Subject Property consisting of 8 four-person suites for Upperclassman, 2 four-person suites for Freshman, 1 five-person suite for Upperclassman, and 1 one-person suite for the Graduate Resident Assistant.

**2.10.2 Viewed Spaces**

Common areas and approximately twenty percent of occupied suites.

RESIDENT UNITS OBSERVED		
OCCUPIED UNITS ( +/- 20 % ) OBSERVED		
Unit/ Floor	Type	Comments/Issue
206 / Second Floor	Four person suite / Upperclassman	Occupied- Good Condition
102 / First Floor	Five person suite / Upperclassman	Occupied- Good Condition
VACANT UNITS		
None	N / A	N / A
DOWN UNITS		
None	N / A	N / A

**2.10.3 Floor Coverings**

*Description:*

Common area flooring consists primarily of carpeting in the interior hallways, ceramic tile in the foyers, entrances and lower level recreation room areas, vinyl in the workroom locations such as the laundry room, and exposed concrete in the mechanical and / or electrical room areas. Floor coverings in the resident units consist of ceramic flooring in the bathrooms. Carpeting is provided in the balance of all resident units.

*Observations/Comments:*

No observed or reported deficiencies. Capital reserves are provided in Table 2 for typical replacement of the carpeted flooring in resident units and common areas over the term. EUL of other finishes is expected to exceed the term.

**2.10.4 Ceiling/Walls/Window Coverings**

*Description:*

Wall finishes in the common areas include painted and vinyl wall covered drywall with some areas such as the main hallways areas having a wood paneling wainscot finish. The interior walls of the dwelling rooms are constructed with drywall with paint finish. Ceilings areas are comprised of a combination of drywall with a painted finish and / or acoustical ceiling tiles ( 12" x 12" ) for sound control provisions and / or 2 x 2 lay-in ceiling tiles in the corridors and / or larger open room areas. Window coverings are provided and consist of mini blinds. Draperies exist in specific locations.



***Observations/Comments:***

There were no observed or reported deficiencies. Capital reserves are provided in Table 2 for typical painting of resident units and / or common areas during the term. EUL of other finishes is expected to exceed the term or in the case of window coverings is considered routine maintenance.

**2.10.5 Appliances**

***Description:***

Appliances are provided in the common areas on the second and / or third floor for the residents and include 2 washers, 2 dryers and 2 microwaves. Microwaves and / or small micro-refrigerators in the individual suites are the property of the residents and are supplied by the residents for their personal use.

Additional MME consists of chairs and / or sofas in the main lobby and recreation areas. For each resident a bed frame with mattress and a desk with side unit are provided in the suites. Additional chairs and / or sofas in the individual suites are the property of the residents and are supplied by the residents for their personal use.

***Observations/Comments:***

Appliances were reportedly recently installed and in excellent to good condition. Based upon the effective useful life (EUL) of common area appliances major replacement is not anticipated. Allowances are included in Table 2 based on EUL for replacement of MME items.

**2.10.6 Cabinetry**

Bathroom vanities are stained wood with plastic laminate type tops.

***Observations/Comments***

No observed or reported deficiencies.

**2.10.7 Common Areas**

The front lobby / entrance foyer is finished with vinyl fabric covered drywall, ceramic tile flooring and a 2 x 2 suspended acoustical ceiling tile system. The common corridors are finished with painted drywall walls, and / or a combination of fabric covered drywall, carpeted floors and a 2 x 2 suspended acoustical ceiling tile system. The lighting throughout these common areas is recessed fluorescent downlights.

***Observations/Comments:***

The common areas were reportedly recently refurbished. The finishes provide an attractive appearance.

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### 3.0 ADA / FHA COMPLIANCE

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The scope of this report is limited to a general overview of the subject improvements common public areas (of improvements considered to be "Public Accommodations") based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

Any "place of public accommodation", which is designed and constructed for first occupancy after January 26, 1992 is required to be compliant with ADA requirements.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and making readily achievable accommodations in their own lease/work space while the owner is responsible for the common areas of the improvements.

It is also important to note that the ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for existing buildings. Therefore, implementation of certain upgrades may not necessarily be mandated due to "grandfather clauses" and/or "undue hardships" involved in satisfying ADA standards. Upgrades and/or retrofits would most likely be required only in the event of significant property remodeling, reconstruction or use/occupancy reclassification. The extent of any upgrade requirements would be subject to interpretation by any number of city, state or federal agencies.

Corrections, if mandated, of these conditions should be addressed from a liability standpoint and are not considered code violations. The guidelines are civil rights issues as they pertain to the disabled.

At a facility such as this with interior corridors and residential dwelling units, the areas considered accessible include the site itself, interior common areas, and dwelling unit interiors. Based on LAC's visual observation the property is considered generally in compliance with current ADA minimum barrier-free guidelines.

ADA items observed include common area restrooms, visual and audible alarms, door hardware, hardware in bathrooms, ramps. At the time of the field inspection LAC did not observe proper ADA and parking stalls, and signs indicating the accessible route. ADA checklist is provided as an attachment to this report.

The Fair Housing Amendments Act (FHA) of 1988 (Public Law 100-430) prohibits discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. The Act also requires reasonable modification of dwellings, reasonable accommodation in policies for handicapped people, and that the design and first construction of certain new multi-family dwellings scheduled for first occupancy after March 13, 1991 meet certain adaptability and accessibility requirements.

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## **4.0 REGULATORY COMPLIANCE**

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The following agencies and individuals provided public records information:

### **4.1 City of Madison, Wisconsin, Building Department**

Mr. Lynn, ( Last name withheld by request ), 608-266-4551, was contacted by phone and indicated that there are no violations and / or citations regarding the building specifically and / or building interior specifically. Mr. Lynn, ( Last name withheld by request ), responded to LAC's phone request noting that there is one current violation notice, dated February 12, 2008, regarding lack of snow removal provisions on the adjacent public sidewalks areas.

### **4.2 City of Madison, Wisconsin, Zoning Department**

Mr. Pat Davis, 608-266-4635, was contacted by phone and indicated that there are no violations and / or citations regarding the Subject Property. Mr. Pat Davis, responded to LAC's phone request noting the current zoning is in conformance and there are no violation notices or requests to comply on file regarding the property.

### **4.3 City of Madison, Wisconsin, Fire Department**

Ms. Cheryl Peterson, 608-266-4484, was contacted by phone and indicated that there are several violations and / or citations regarding the Subject Property. Ms. Cheryl Peterson, responded to LAC's phone request noting that there was a recent inspection and / or re-inspection dated December 5, 2007, regarding the following issues: Clean out snow from exits; Exit lights not working; Fire extinguisher improperly installed; Fire doors propped open by wedges; Smoke detectors damaged in basement; Provide fire alarm testing and; Discontinue use of extension chords. As of the apparent scheduled re-inspection date of January 4, 2008, the items have not been reported as corrected.

### **4.4 City of Madison, Wisconsin, Historic Preservation Department**

Ms. Kitty Rankin, 608-266-6552, was contacted by phone and indicated that the Subject Property is considered part of the Langdon Street Historic district. Ms. Kitty Rankin, responded to LAC's phone request noting that the Subject Property while being a part of the Historic District is considered to be not contributing to the character of the district typically due to the building being too new and / or that the building is too altered under current Historic Preservation Guidelines.

## TABLES

**TABLE 1  
IMMEDIATE REPAIR AND DEFERRED MAINTENANCE EXPENDITURES**

Project No. 07-52654.1

February 22, 2008

**Property: Western Golf Association / Wisconsin  
141 Langdon Street  
Madison, Wisconsin 53703**

ITEM	QUANTITY	UNITS	UNIT COST	IMMEDIATE COST	COMMENTS
Structural façade inspection.	1	LS	\$5,000	\$5,000	Provide detailed façade inspection to address numerous masonry cracks.
Carport pipe coverings.	1	LS	\$1,000	\$1,000	Provide enclosure of exposed plumbing lines at carport ceiling.
Fire Department citations.	1	LS	\$2,500	\$2,500	Provide corrections to the seven noted Fire Department Citations.
Infrared testing.	1	LS	\$2,500	\$2,500	Provide testing of electrical system components.
Backflow device.	1	LS	\$2,000	\$2,000	Provide installation of backflow prevention device on domestic water service.
Fire alarm testing.	1	LS	\$2,500	\$2,500	Provide for testing of the fire alarm system.
<b>TOTAL ESTIMATED COST</b>				<b>\$15,500</b>	

TABLE 2



CAPITAL REPLACEMENT RESERVE SCHEDULE

Project No. 07-52654.1

2/22/2008

Definitions

EUL: Expected Useful Life  
 EFF AGE: Effective age  
 RUL: Remaining Useful Life

Property: Western Golf Association / Wisconsin  
 141 Langdon Street  
 Madison, Wisconsin 53703

Projected Term: 12  
 Building Age: 30  
 No. of Buildings: 1  
 No. of Units: 20  
 Gross sf: 13,788

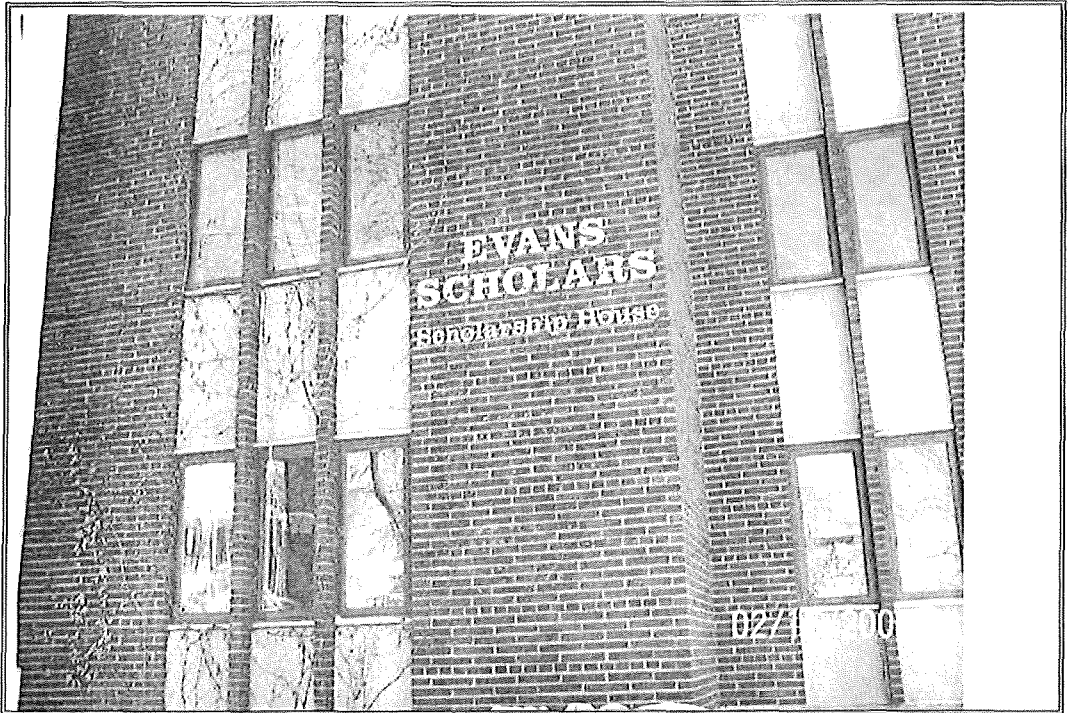
Quantity: Total Quantity Onsite

ITEM	AVE EUL	EFF AGE	RUL	QUANTITY	UNIT COST	UNIT	SECTION	COST PER YEAR												SUMMARY TOTAL RESERVES (ALL YEARS)
								YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	
<b>SITE IMPROVEMENTS</b>																				
Seal coat and stripe asphalt parking lot.	5	4	1	1,500	\$0.65	SF	2.3.4	\$975	-	-	-	-	\$975	-	-	-	-	\$375	-	\$2,925
<b>STRUCTURAL</b>																				
<b>FRAME/FOUNDATION</b>																				
None Anticipated.							2.4.1	-	-	-	-	-	-	-	-	-	-	-	-	\$0
<b>FAÇADE/EXTERIOR WALLS</b>																				
(Immediate Facade Inspection Required)							2.5.1	-	-	-	-	-	-	-	-	-	-	-	-	\$0
<b>ROOFING</b>																				
Replace BUR roof system.	20	16	2	3,750	\$6.50	EA	2.6.1	-	\$24,375	-	-	-	-	-	-	-	-	-	-	\$24,375
<b>MECHANICAL, ELECTRICAL &amp; PLUMBING SYSTEMS</b>																				
Replace hot water boiler.	35	30	5	1	\$60,000	EA	2.7.1	-	-	-	-	\$60,000	-	-	-	-	-	-	-	\$60,000
Replace hot water pump.	20	19	1	1	\$4,000	EA	2.7.1	\$4,000	-	-	-	-	-	-	-	-	-	-	-	\$4,000
Replace fan coil units.	15	14	1	54	\$800	EA	2.7.1	\$8,640	\$8,640	\$8,640	\$8,640	\$8,640	-	-	-	-	-	-	-	\$43,200
Electrical system infrared testing.	2	0	2	1	\$2,500	LS	2.7.2	-	\$2,500	-	\$2,500	-	\$2,500	-	\$2,500	-	\$2,500	-	\$2,500	\$15,000
Replace domestic water heaters.	12	Varies	Varies	2	\$5,000	EA	2.7.3	\$5,000	-	-	-	-	-	-	\$5,000	-	-	-	-	\$10,000
<b>VERTICAL TRANSPORTATION</b>																				
None Anticipated.							2.8.1	-	-	-	-	-	-	-	-	-	-	-	-	\$0
<b>LIFE SAFETY/FIRE PROTECTION</b>																				
None Anticipated.							2.9.1	-	-	-	-	-	-	-	-	-	-	-	-	\$0
<b>INTERIOR ELEMENTS</b>																				
Common area floor finishes.	8	Varies	Varies	4	\$10,500	FLR	2.10.3	-	-	\$10,500	-	-	\$10,500	-	-	\$10,500	-	-	\$10,500	\$42,000
Common area painting.	7	Varies	Varies	4	\$1,875	FLR	2.10.4	-	-	\$1,875	-	-	\$1,875	-	-	\$1,875	-	-	\$1,875	\$7,500
Unit Carpeting	9	Varies	Varies	20	\$850	SF	2.10.3	-	\$2,167	-	\$2,167	-	\$2,167	-	\$2,167	-	\$2,167	-	\$2,167	\$13,000
Unit Painting	7	Varies	Varies	20	\$400.00	Unit	2.10.4	-	\$1,333	-	\$1,333	-	\$1,333	-	\$1,333	-	\$1,333	-	\$1,333	\$8,000
M&ME Items	10	Varies	Varies	78	\$350.00	Unit	2.10.5	-	-	-	\$9,100	-	-	-	\$9,100	-	-	-	\$9,100	\$27,300
<b>TOTAL UNINFLATED</b>								\$18,615	\$39,015	\$21,015	\$23,740	\$68,640	\$19,350	\$5,000	\$15,100	\$12,375	\$8,000	\$975	\$27,475	\$257,300
<b>Inflation Factor @ 2.5%</b>								100.00%	102.50%	105.05%	107.69%	110.36%	113.14%	115.97%	118.87%	121.84%	124.89%	128.01%	131.21%	
<b>TOTAL INFLATED</b>								\$18,615	\$39,990	\$22,079	\$25,565	\$75,766	\$21,893	\$5,799	\$17,949	\$15,078	\$7,493	\$1,248	\$36,050	\$287,524
<b>CUMULATIVE TOTAL INFLATED</b>								\$18,615	\$58,605	\$80,684	\$108,250	\$182,016	\$209,308	\$206,707	\$227,656	\$242,733	\$250,227	\$251,475	\$287,524	

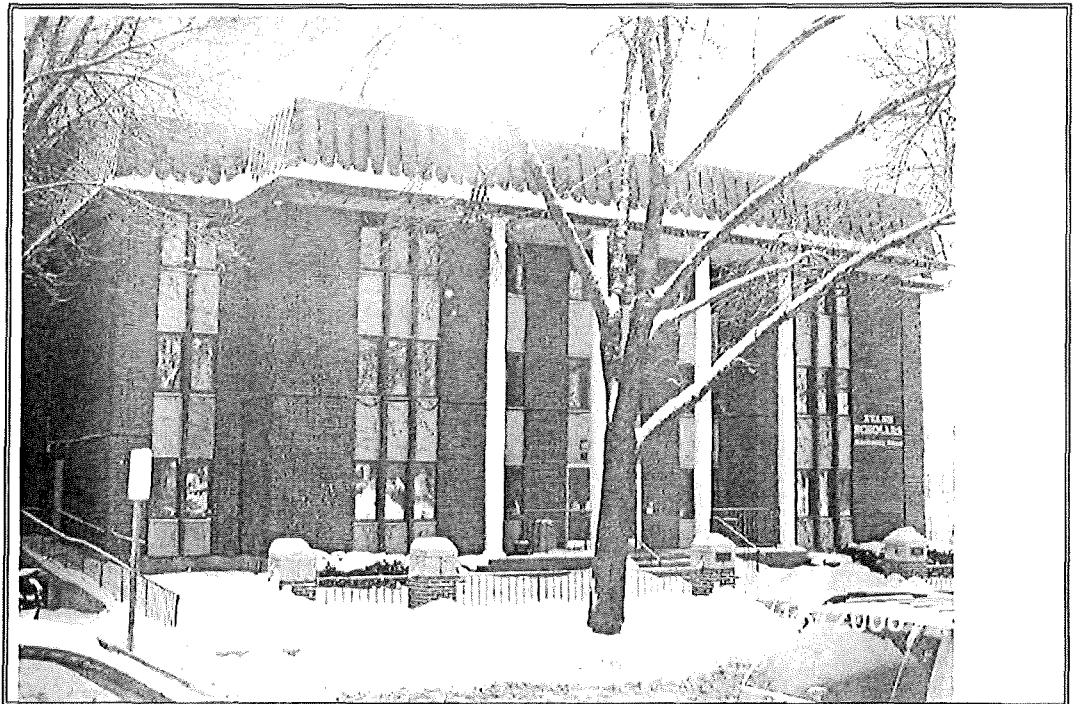
RESERVE SUMMARY	Total Uninflated	Total Inflated
Total Reserves	\$257,300	\$287,524
Per Unit Reserves (All Years)	\$12,865	\$14,376
Per Unit (Per Year)	\$1,072	\$1,198

# APPENDIX A

## PHOTOGRAPHS



Photograph Number 1: Main building sign on north elevation.



Photograph Number 2: North ( front ) elevation and main entrance.

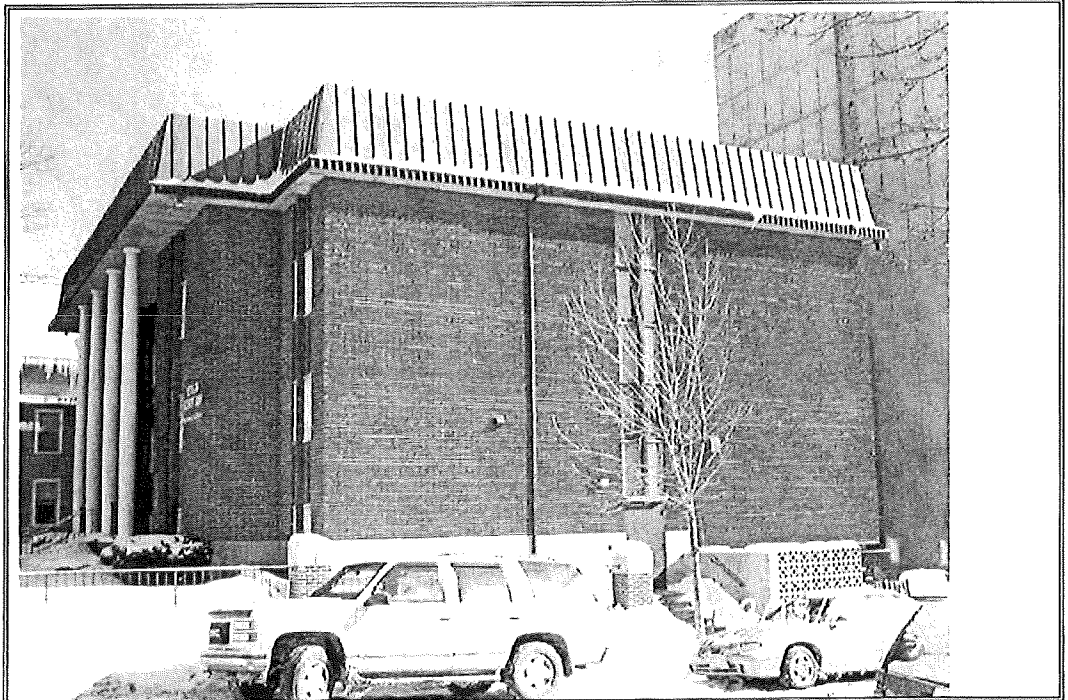




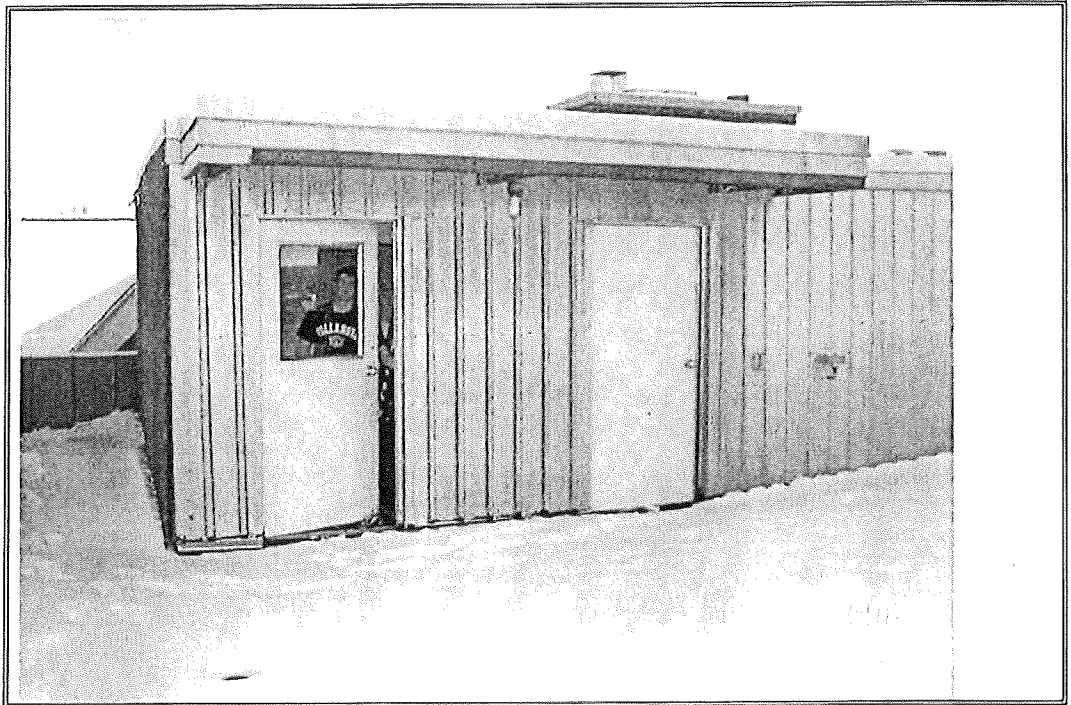
Photograph Number 3: South ( rear) elevation showing partial carport parking provisions.



Photograph Number 4: East side elevation where chimney is located, note penthouse at roof.



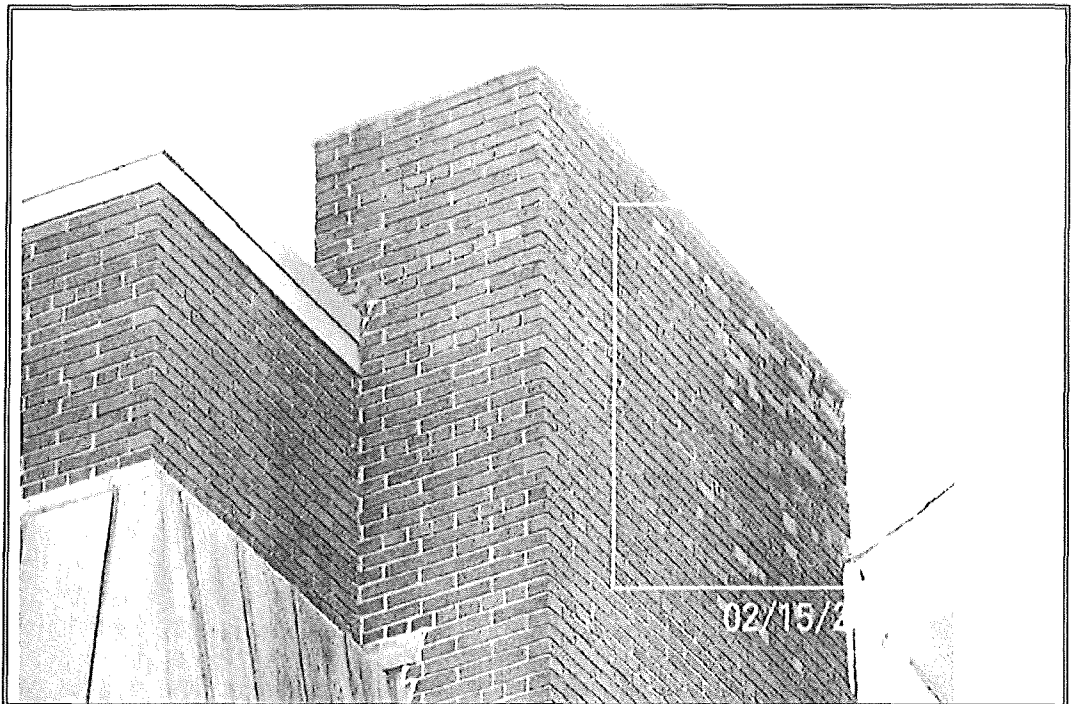
Photograph Number 5: West side elevation and west side secondary entrance.



Photograph Number 6: Penthouse west wall of sheet metal siding, and brick veneer walls on the north, south and east elevations.



Photograph Number 7: Entrance drive to parking area at southeast corner of Subject property.



Photograph Number 8: Apparent face brick veneer spalling at the east side chimney.

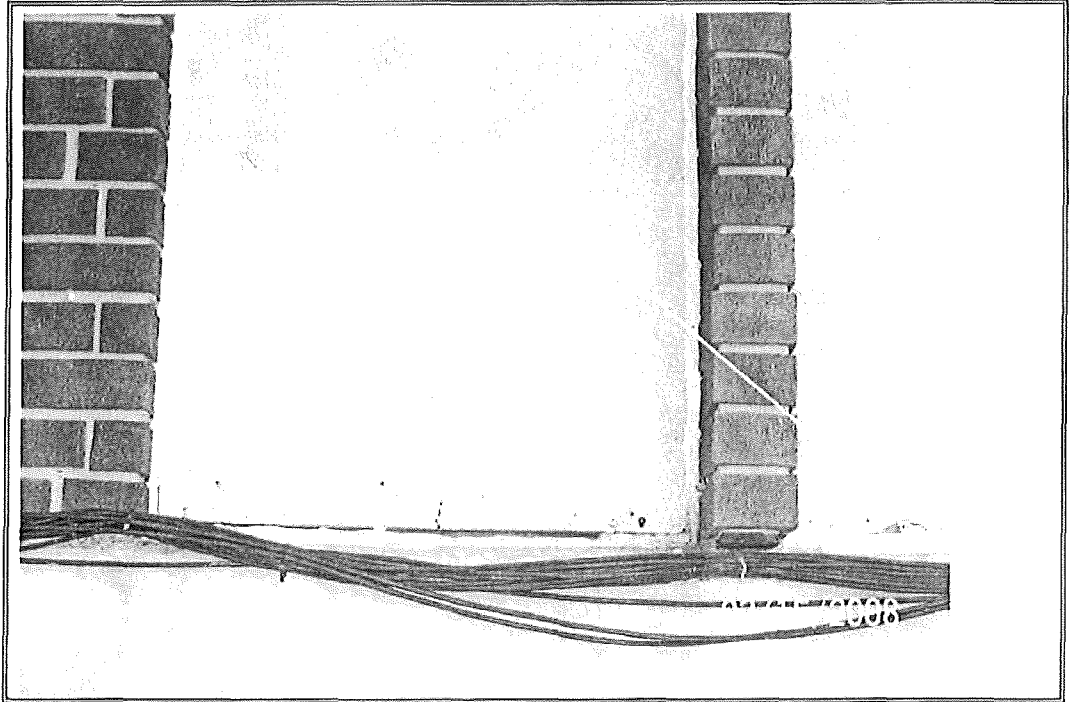


Photograph Number 9: Masonry veneer cracks and spalling.

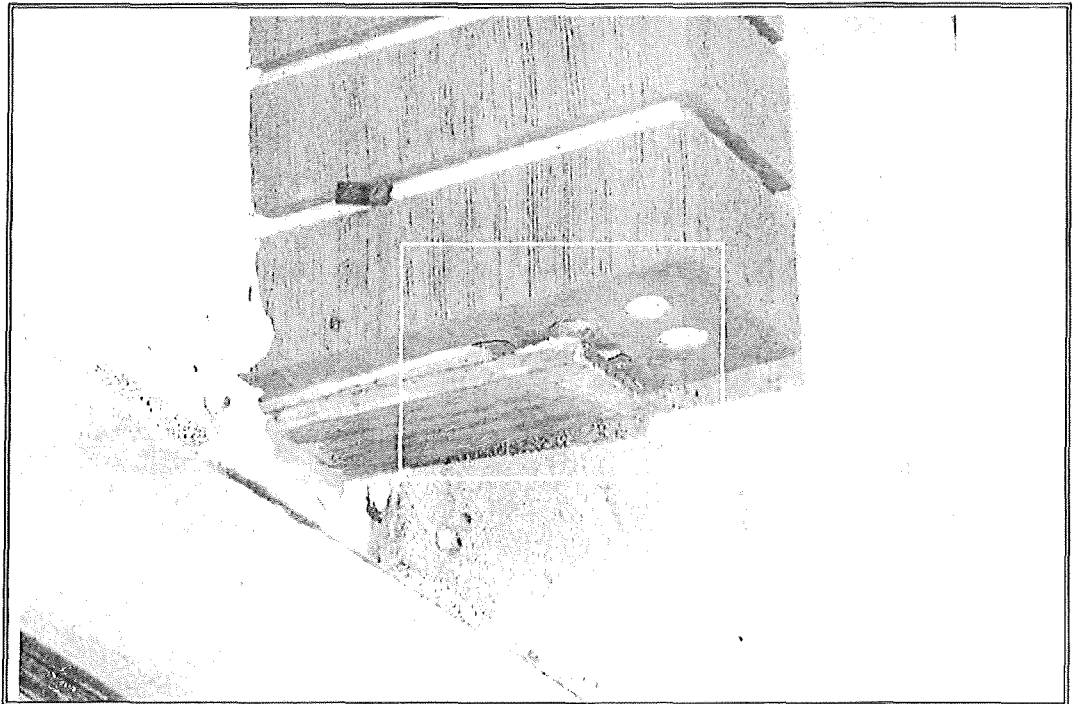


Photograph Number 10: Masonry veneer cracks and spalling.





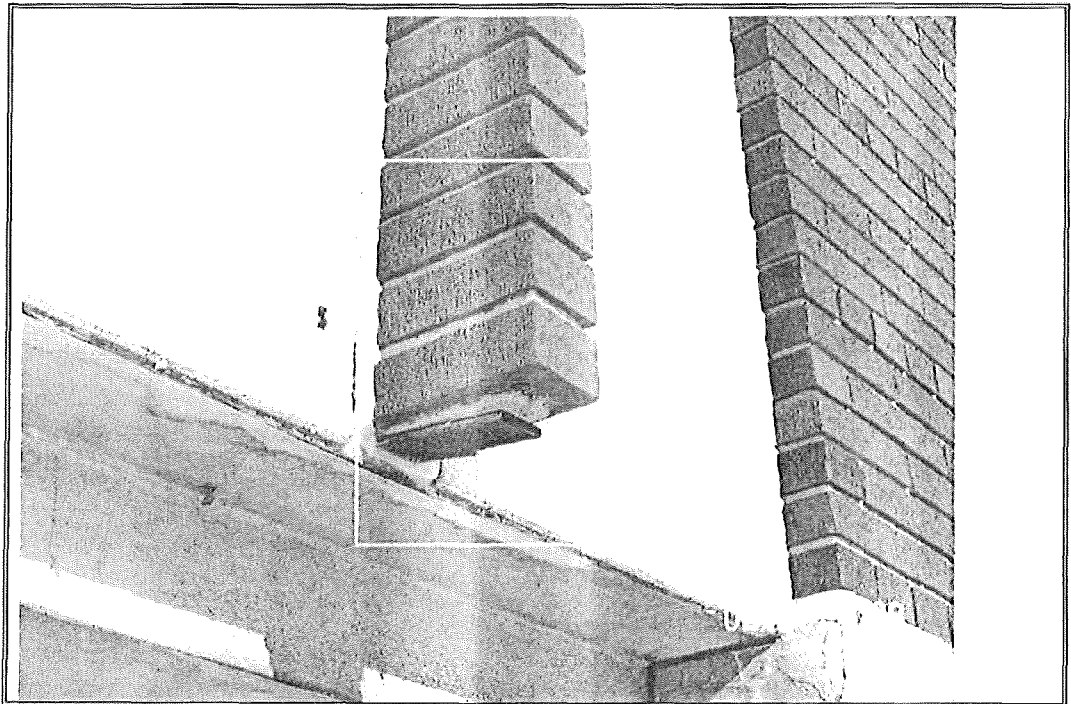
Photograph Number 11: Gaps and / or openings at missing sealants.



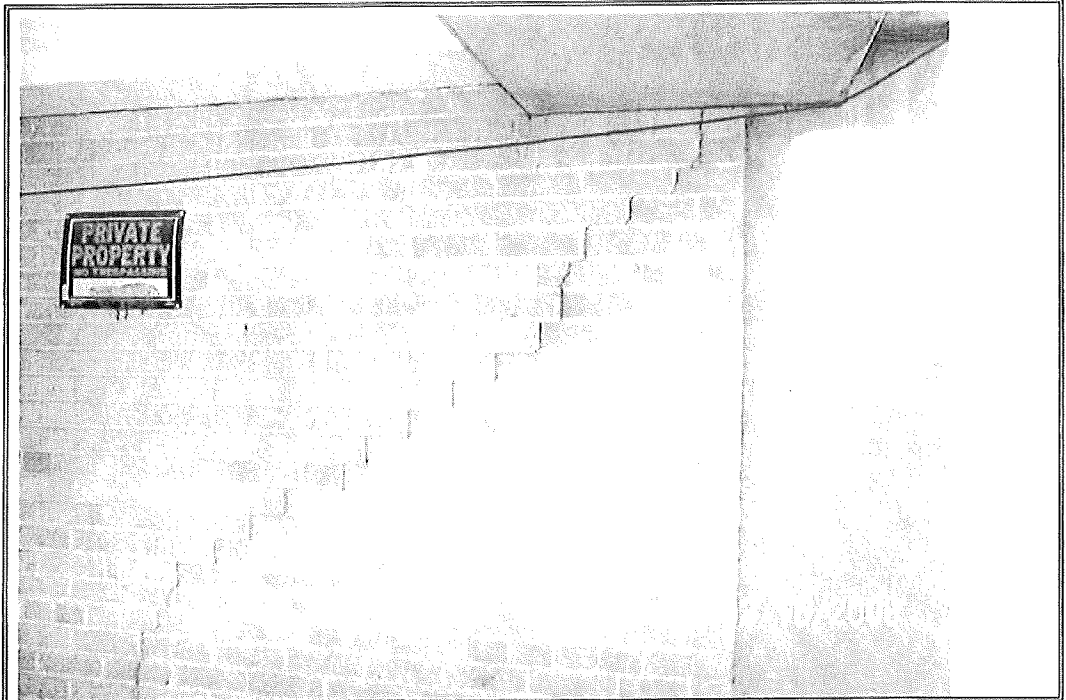
Photograph Number 12: Significant loss of bearing at cantilevered veneer bearing.



Photograph Number 13: Masonry veneer cracks and spalling.



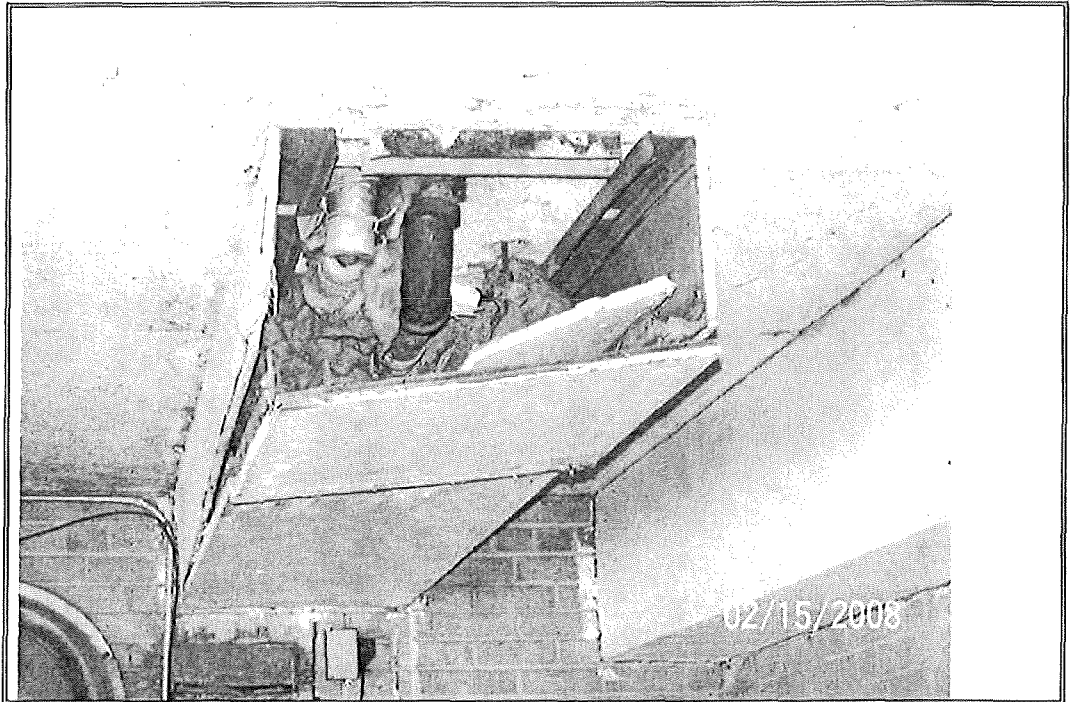
Photograph Number 14: Significant loss of bearing at cantilevered veneer bearing.



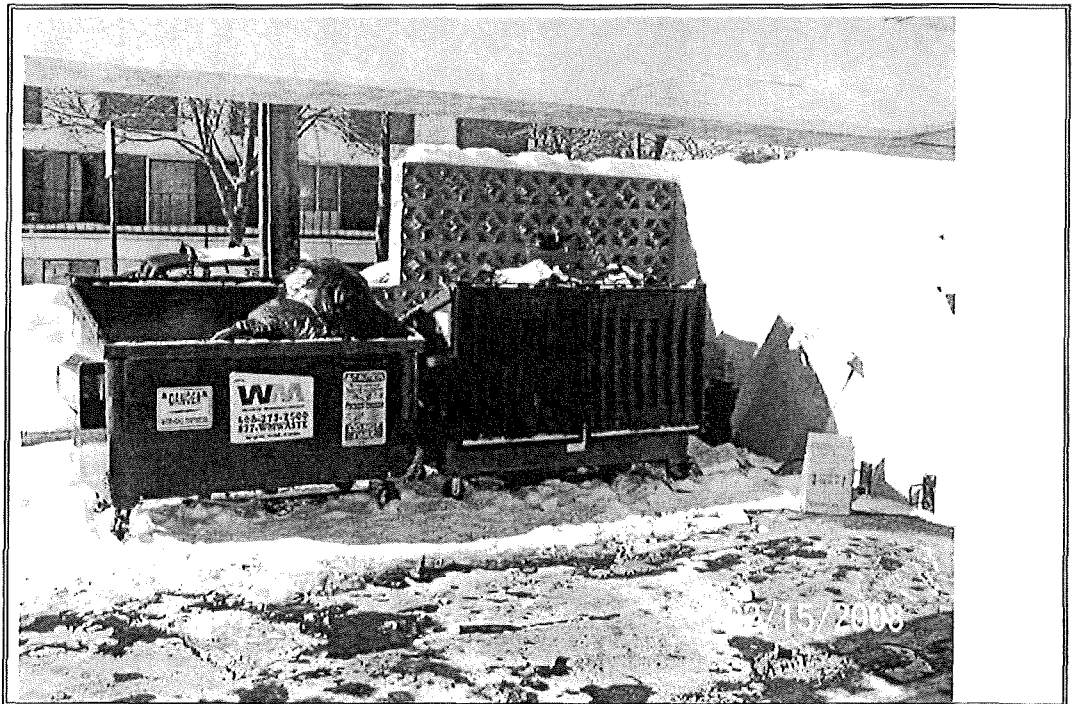
Photograph Number 15: Stepped masonry veneer cracks at east wall of carport.



Photograph Number 16: Vertical masonry veneer cracks at east wall of carport.

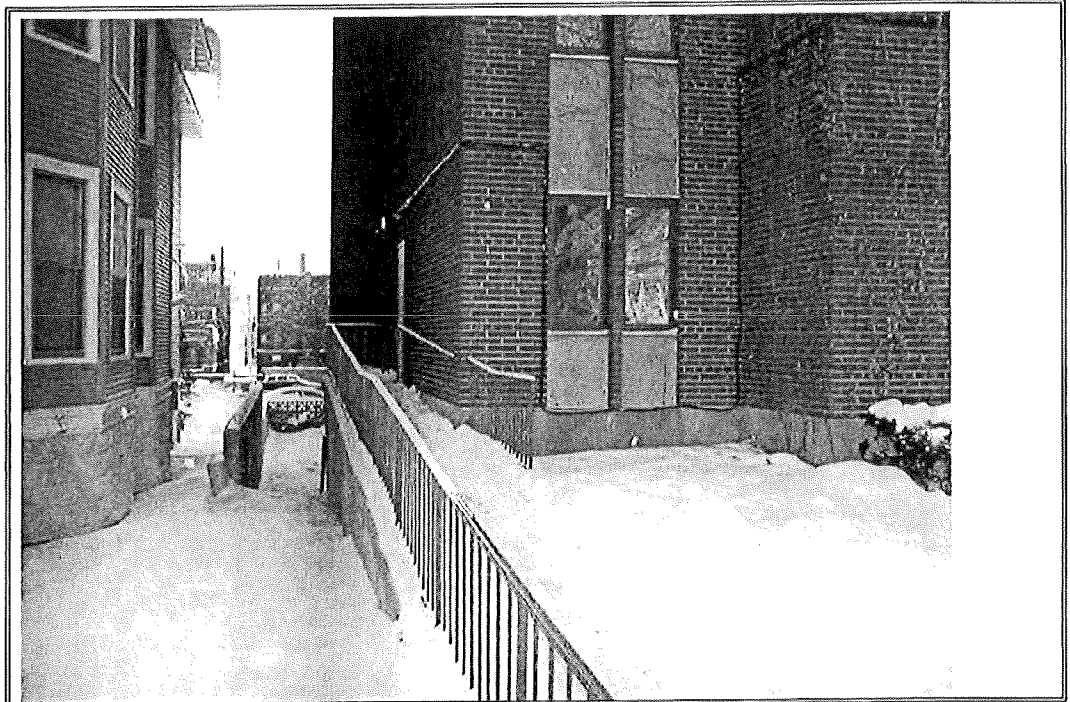


Photograph Number 17: Plumbing exposed to exterior due to damaged enclosure provisions.



Photograph Number 18: Solid waste disposal area at the west side of the carport area.

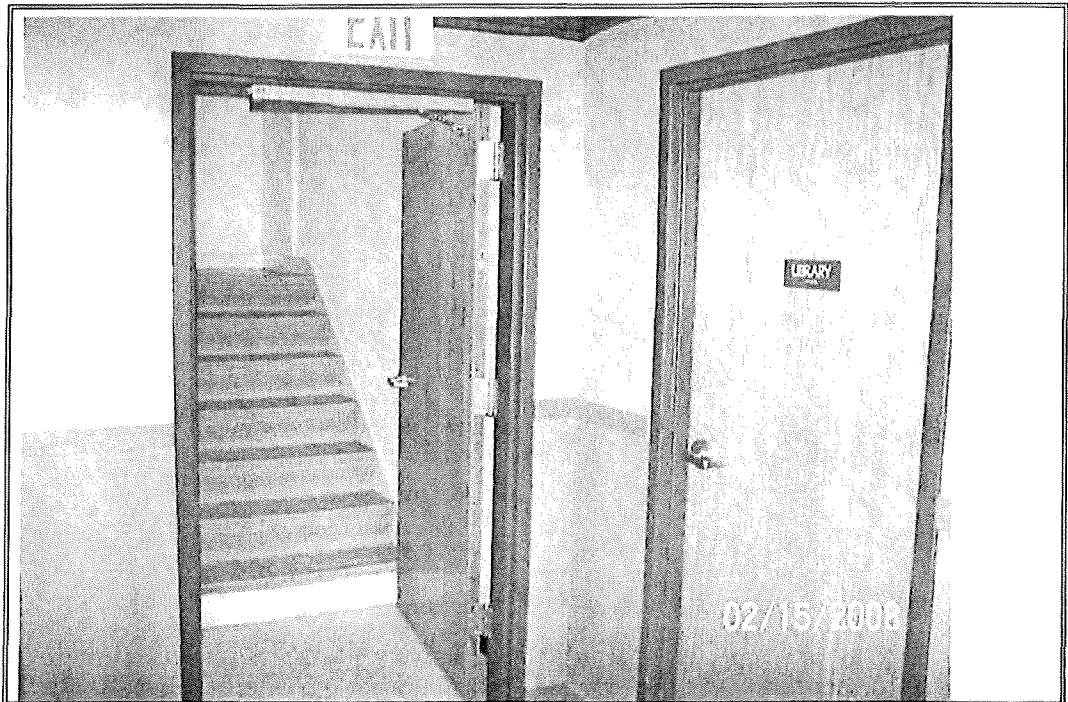




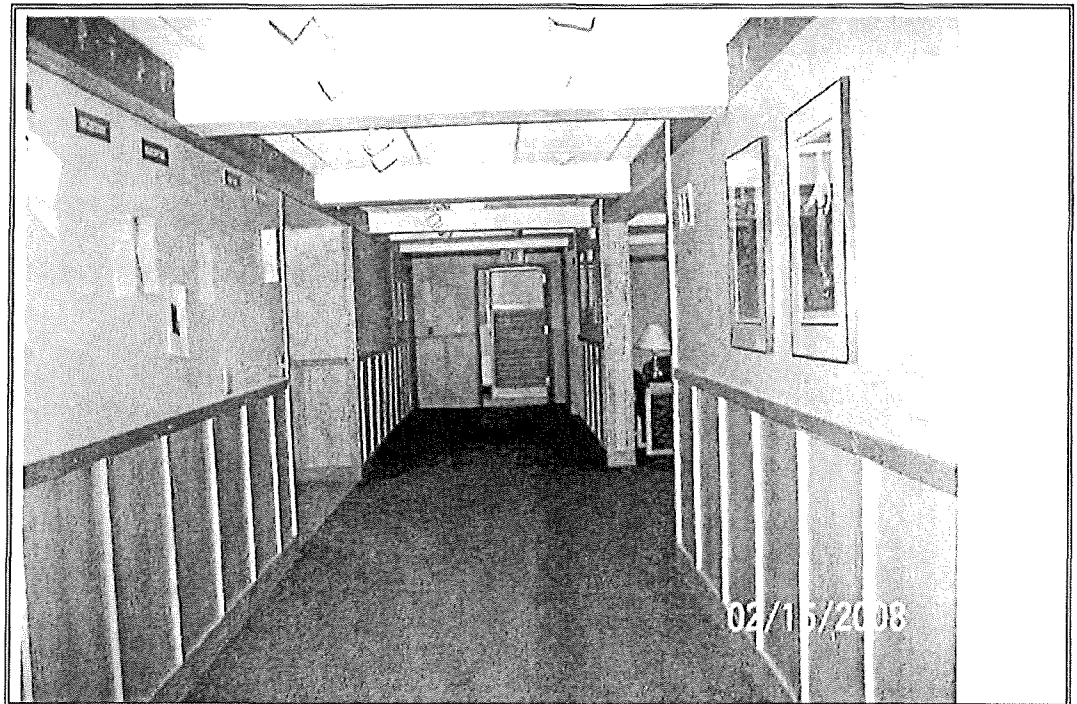
Photograph Number 19: ADA accessible ramp and entrance at the northeast corner of the Subject Property. Note stairs to lower level yard area.



Photograph Number 20: Main first floor entrance foyer at north side of the building.



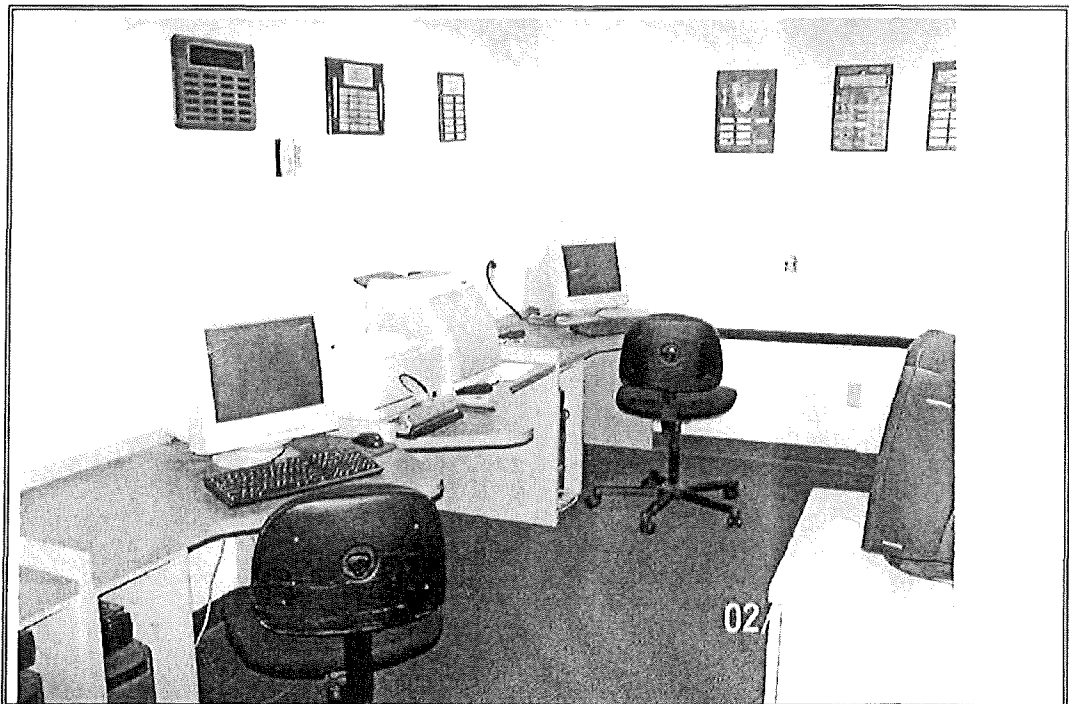
Photograph Number 21: Typical stairwell conditions.



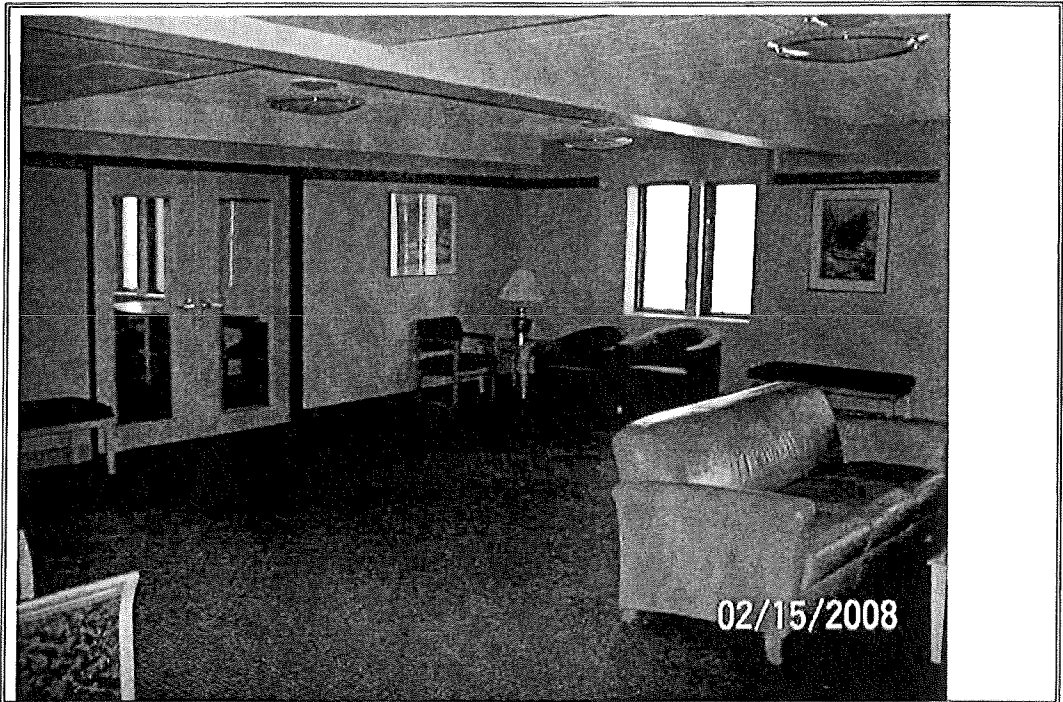
Photograph Number 22: Typical first floor hallway conditions and finishes.



Photograph Number 23: Typical lower level game / recreation room.



Photograph Number 24: Typical computer room at the lower level.

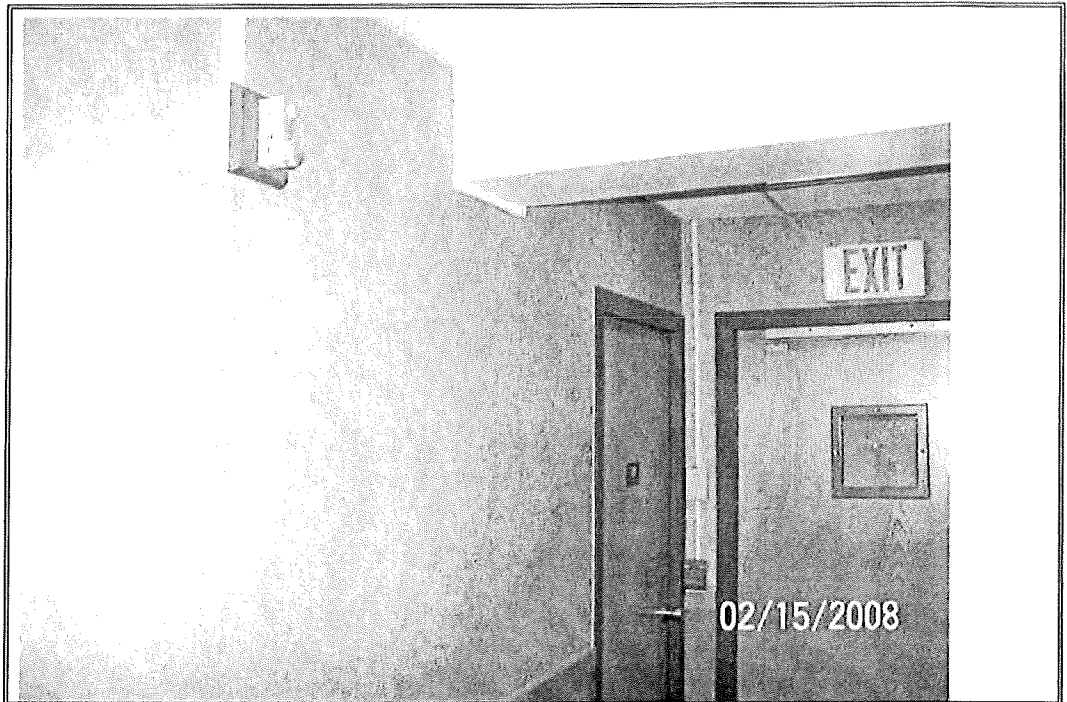


Photograph Number 25: Typical first floor meeting room.

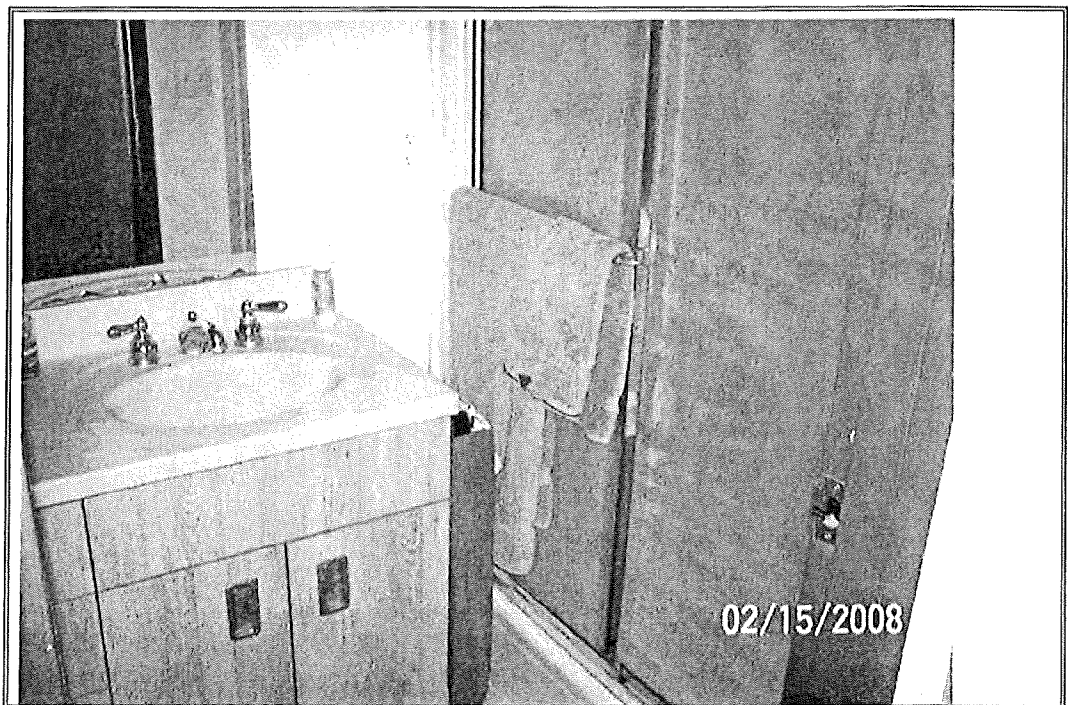


Photograph Number 26: ADA washroom provisions on the first floor near the main entrance foyer.





Photograph Number 27: Typical life safety features including fire alarm pull stations, fire alarm with strobe lights, and exit light provisions.



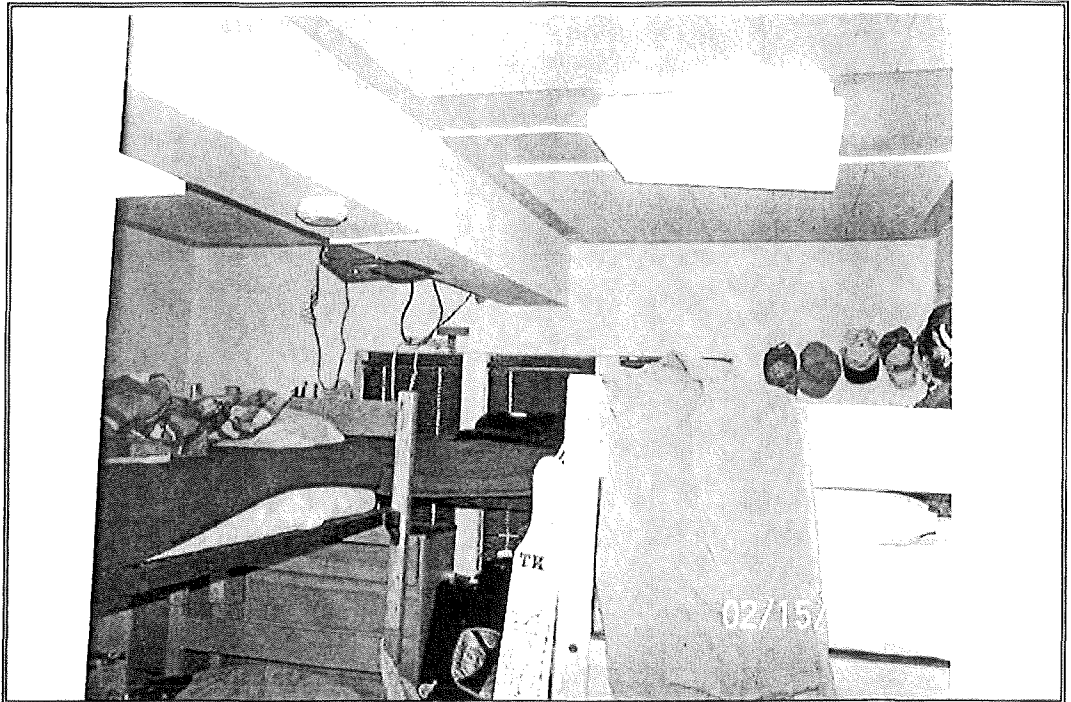
Photograph Number 28: Typical resident room ( single ) bathroom conditions.



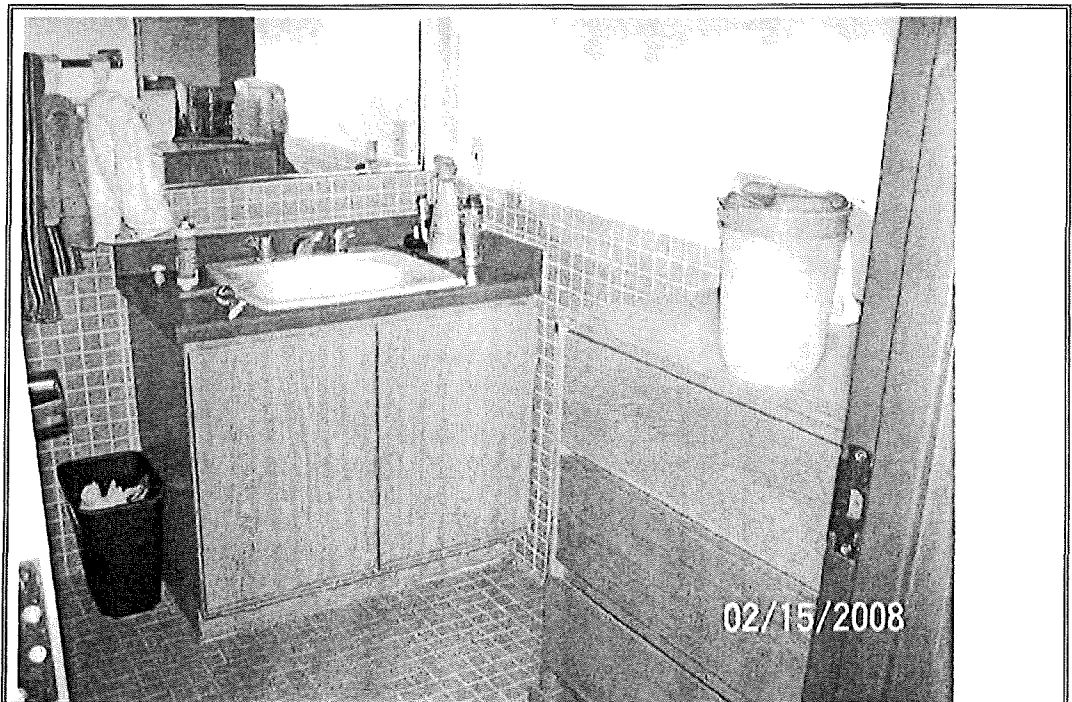
Photograph Number 29: Typical second and / or third floor hallway conditions.



Photograph Number 30: Typical second and / or third floor laundry provisions.



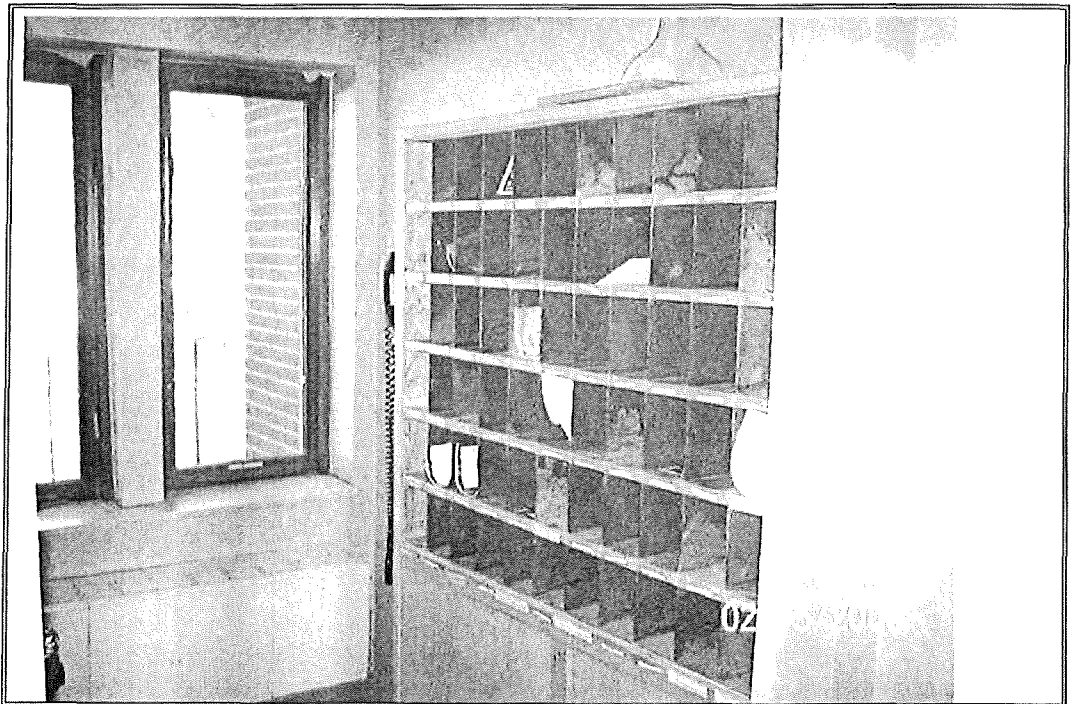
Photograph Number 31: Typical resident room ( suite ) sleeping provisions.



Photograph Number 32: Typical resident room ( suite ) bathroom provisions.



Photograph Number 33: Typical resident room ( suite ) bathroom provisions.



Photograph Number 34: Mail room provisions near the main front ( north ) entrance foyer.

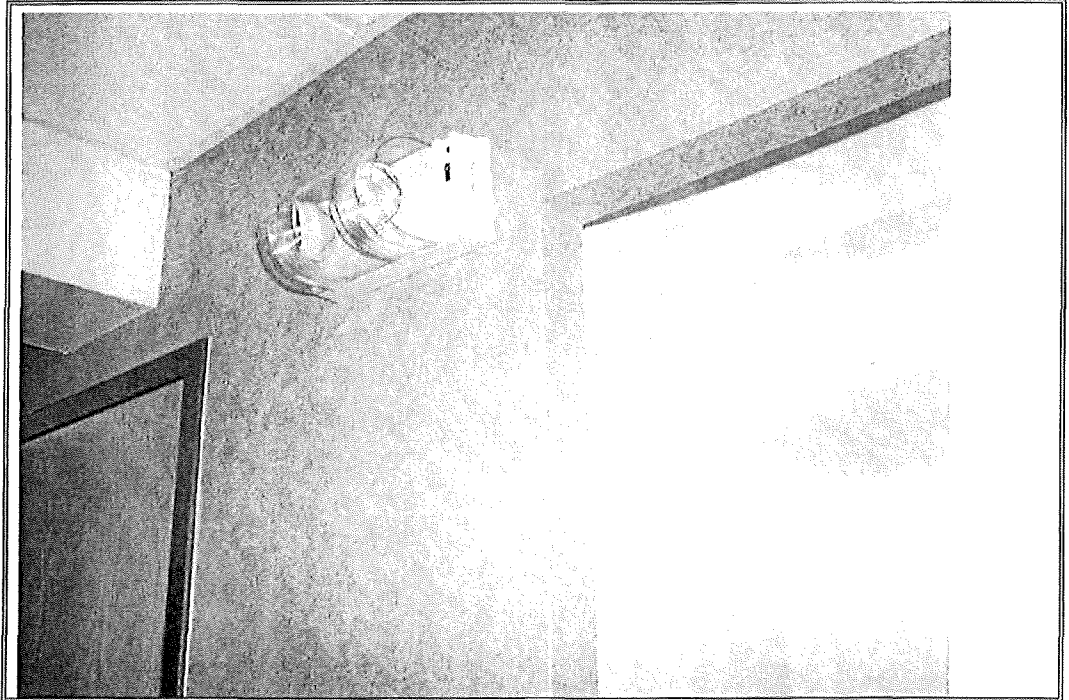




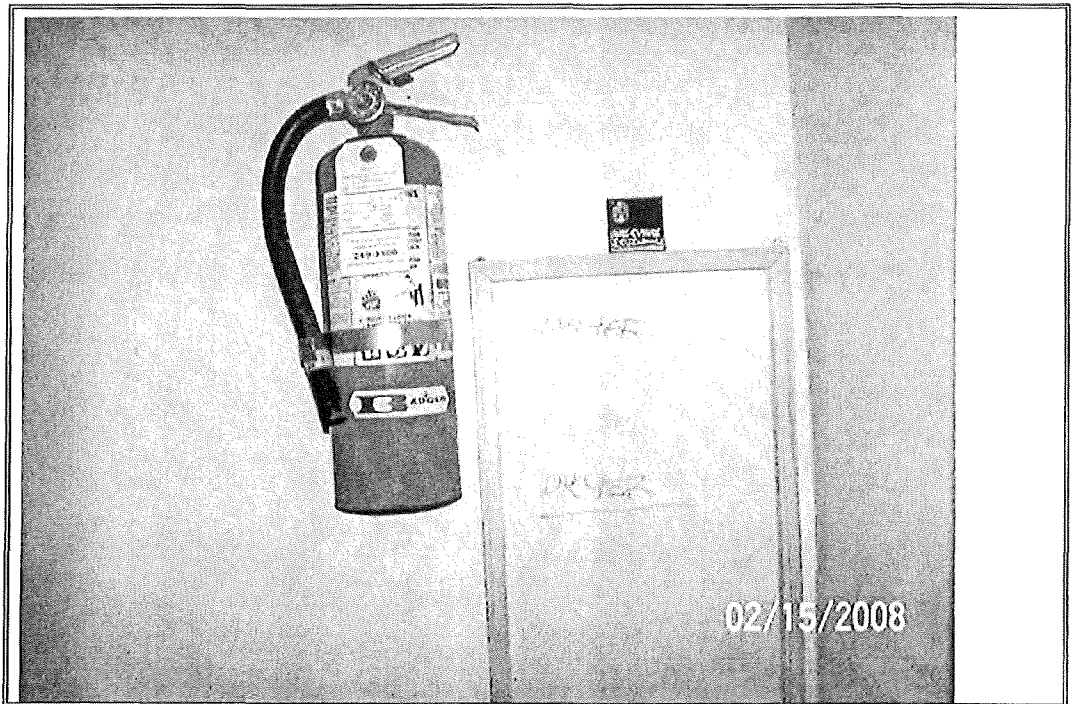
Photograph Number 35: Typical aluminum windows and / or cut stone sill provisions.



Photograph Number 36: Typical first floor meeting / conference room.



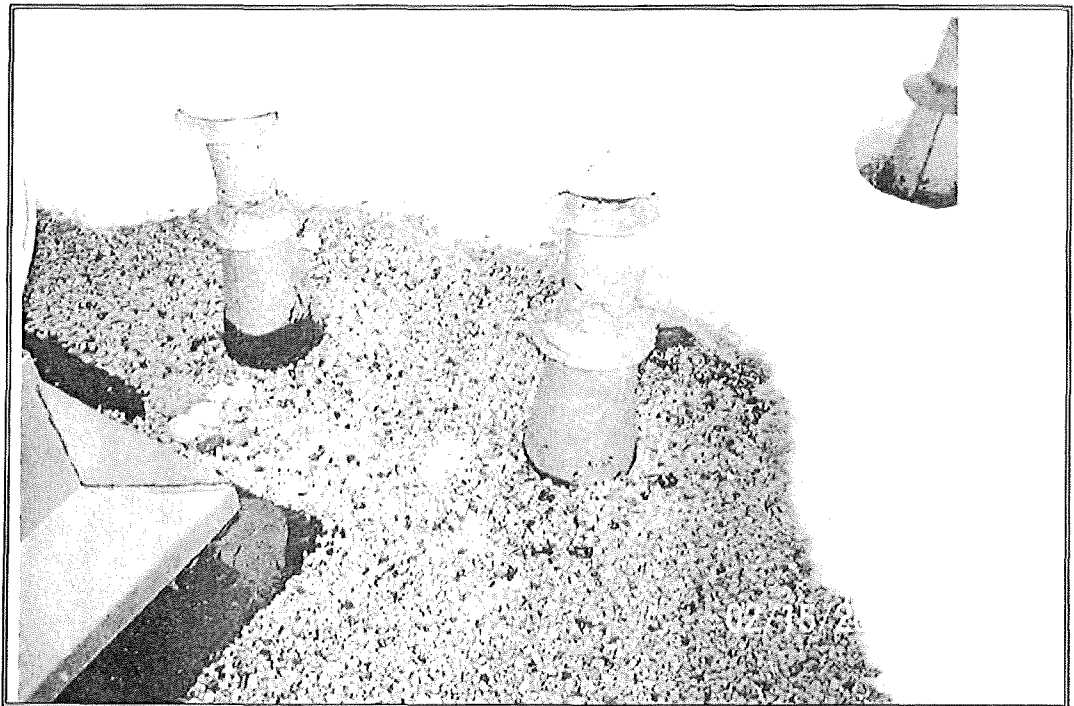
Photograph Number 37: Typical battery back-up egress lights in corridors.



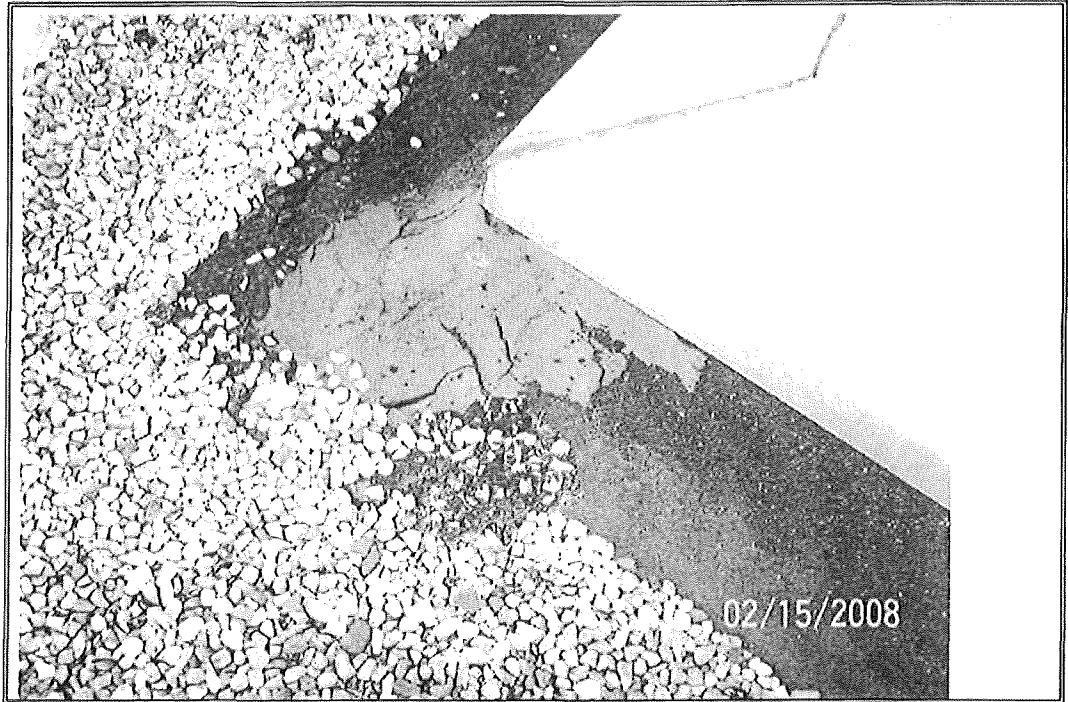
Photograph Number 38: Typical fire extinguisher with current tags.



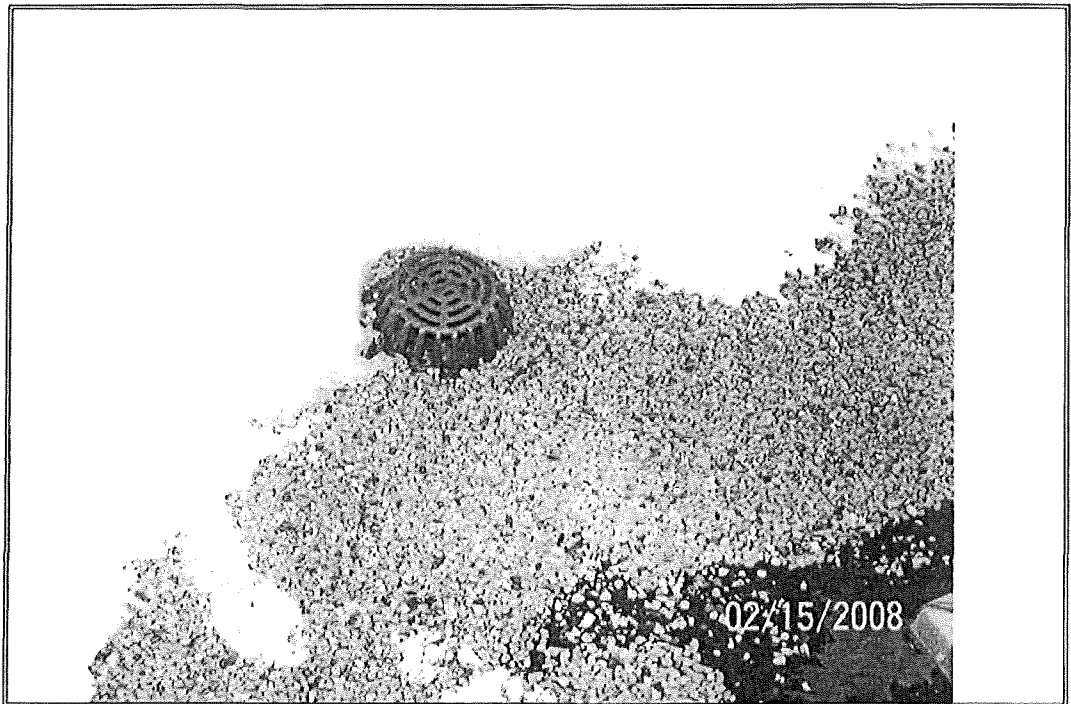
Photograph Number 39: View of flat roof area over the majority of the building area.



Photograph Number 40: View of flue vents at the roof area.

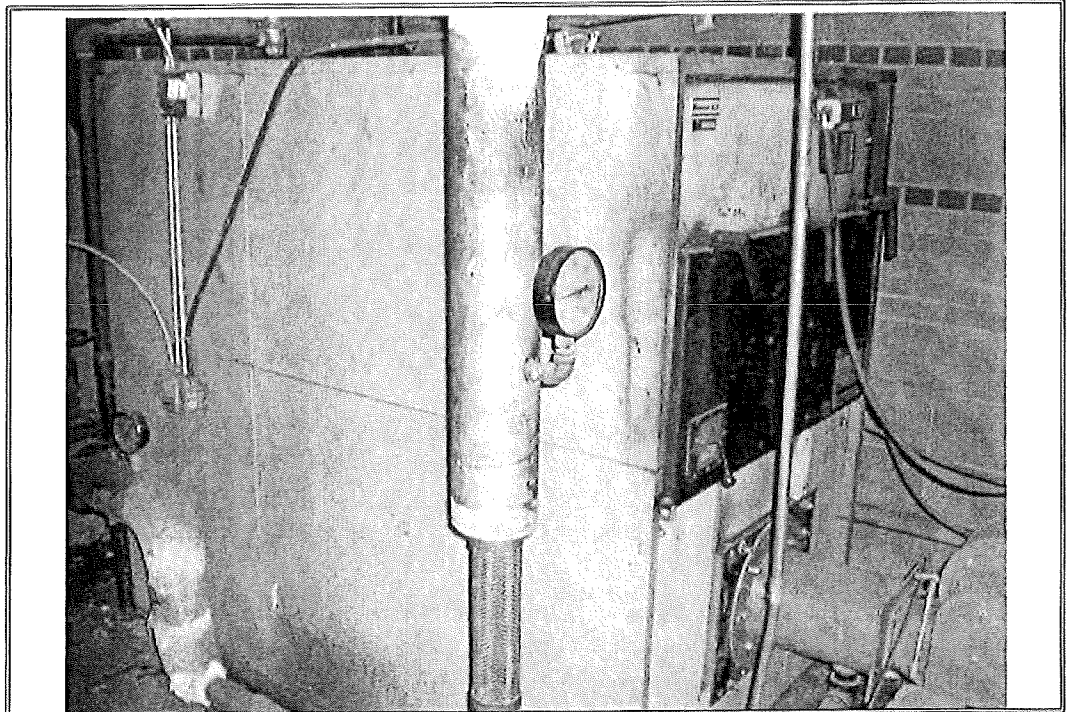


Photograph Number 41: View of deterioration / cracks of the exposed flashing areas.

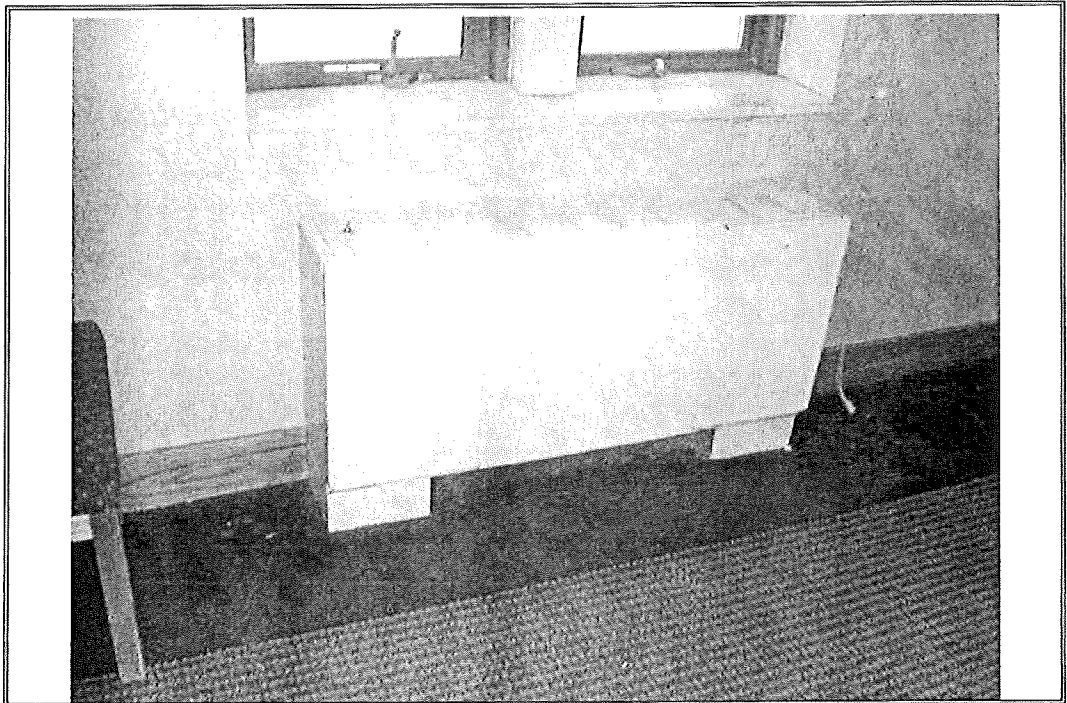


Photograph Number 42: View of roof drain without proper sump provisions.

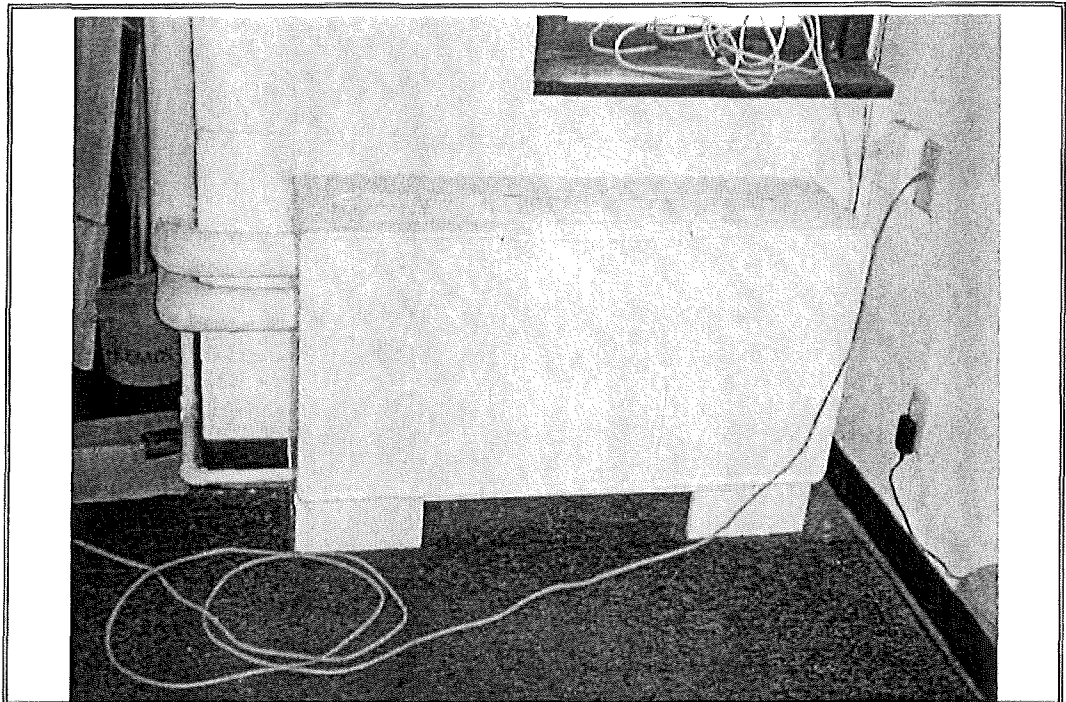




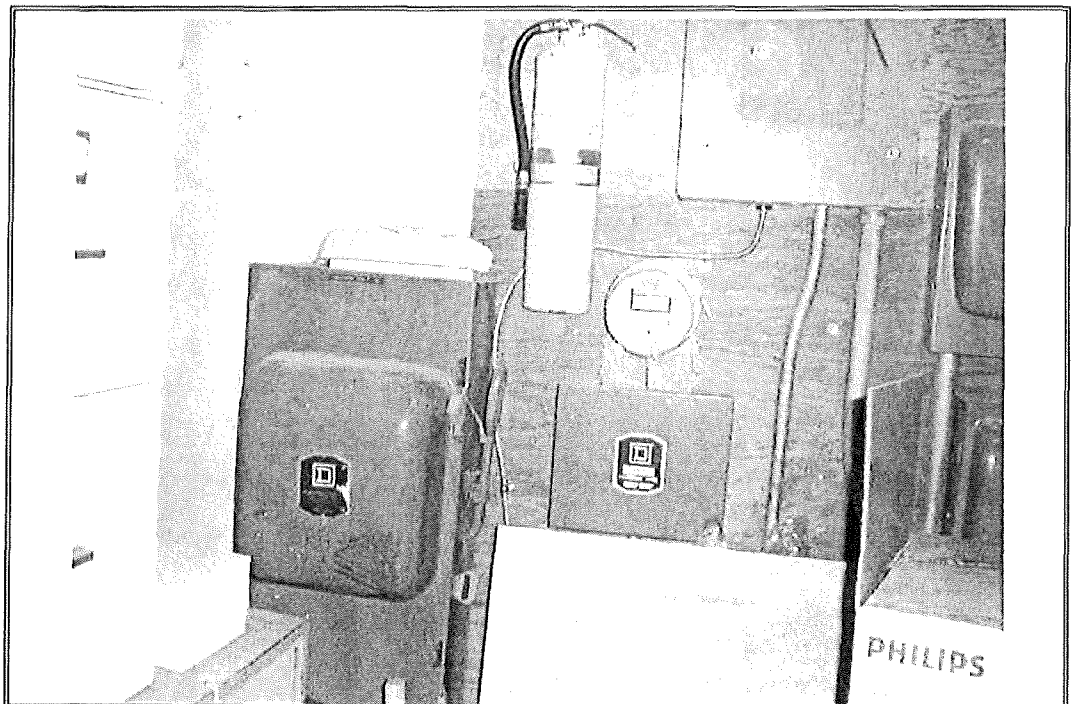
Photograph Number 43: View of gas fired hot water boiler.



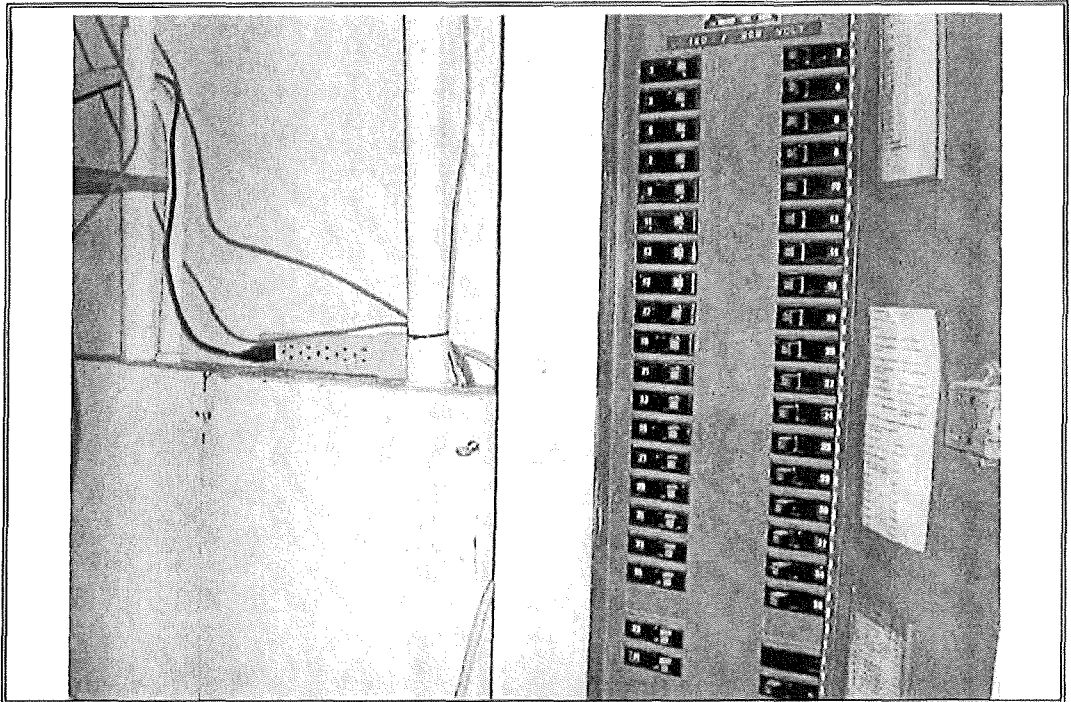
Photograph Number 44: Typical fan coil unit serving common area.



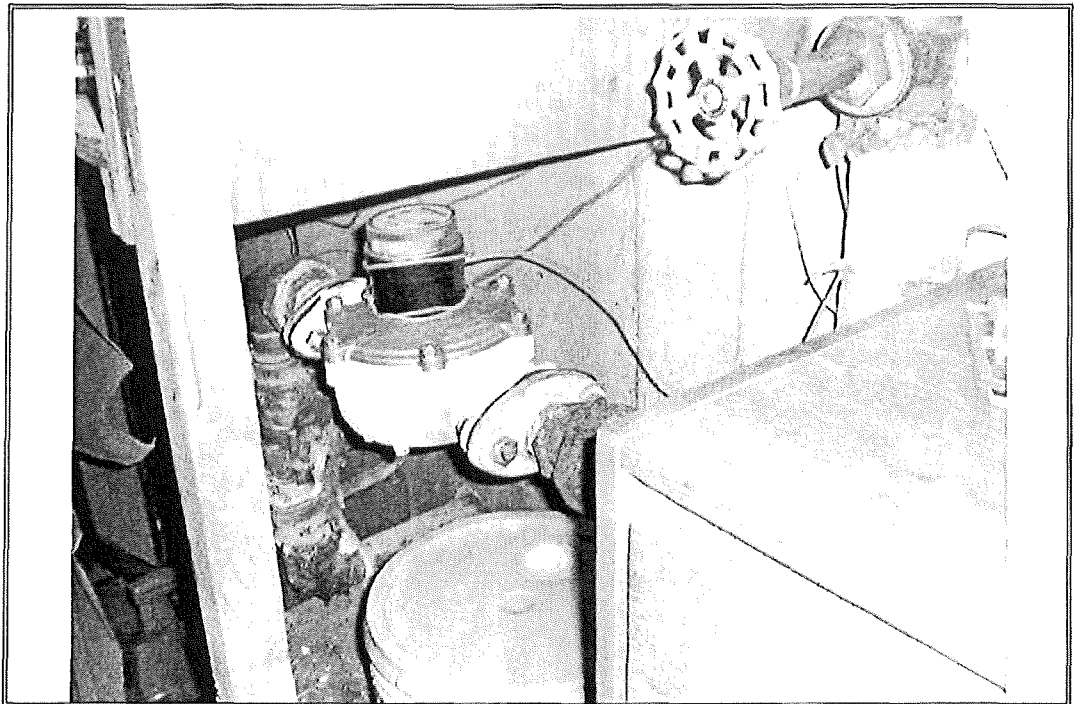
Photograph Number 45: Typical fan coil unit serving dorm room



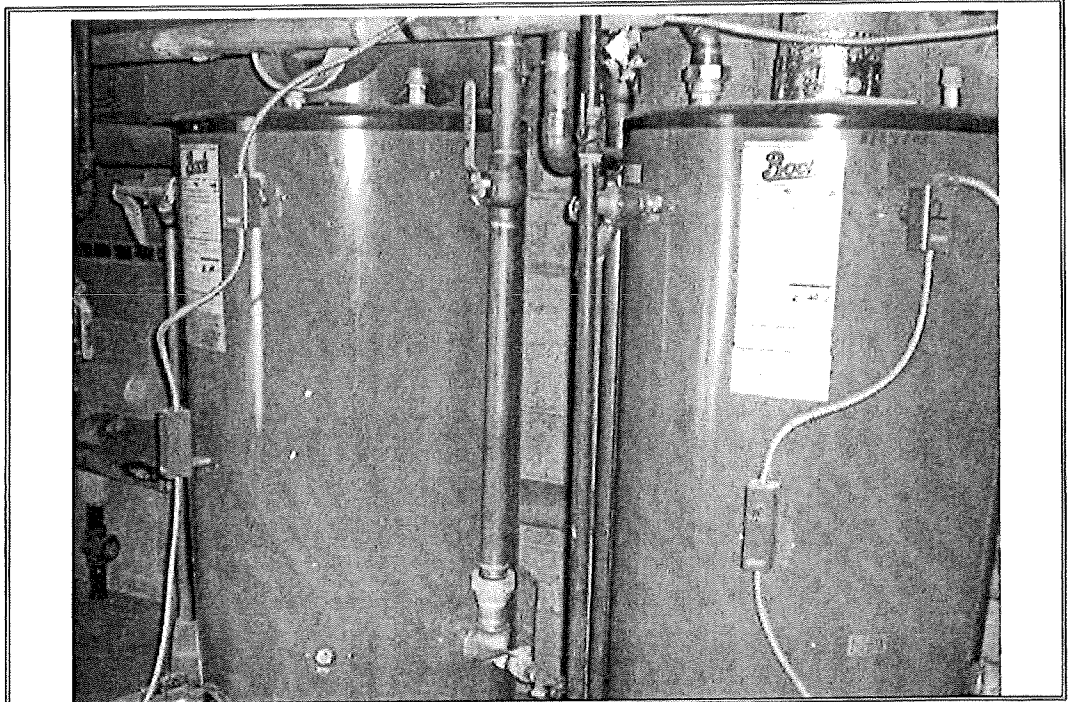
Photograph Number 46: Main electrical breaker panel and sub-panels.



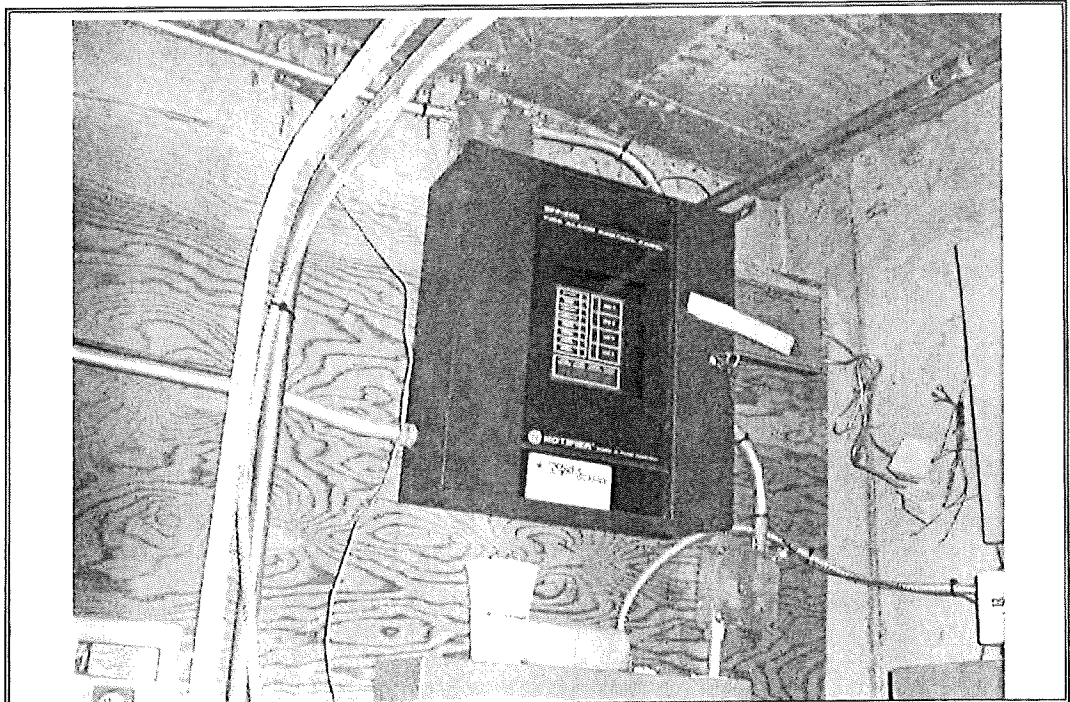
Photograph Number 47: Typical electrical distribution panel.



Photograph Number 48: Incoming domestic water service and meter.



Photograph Number 49: Gas fired storage water heaters for domestic use.



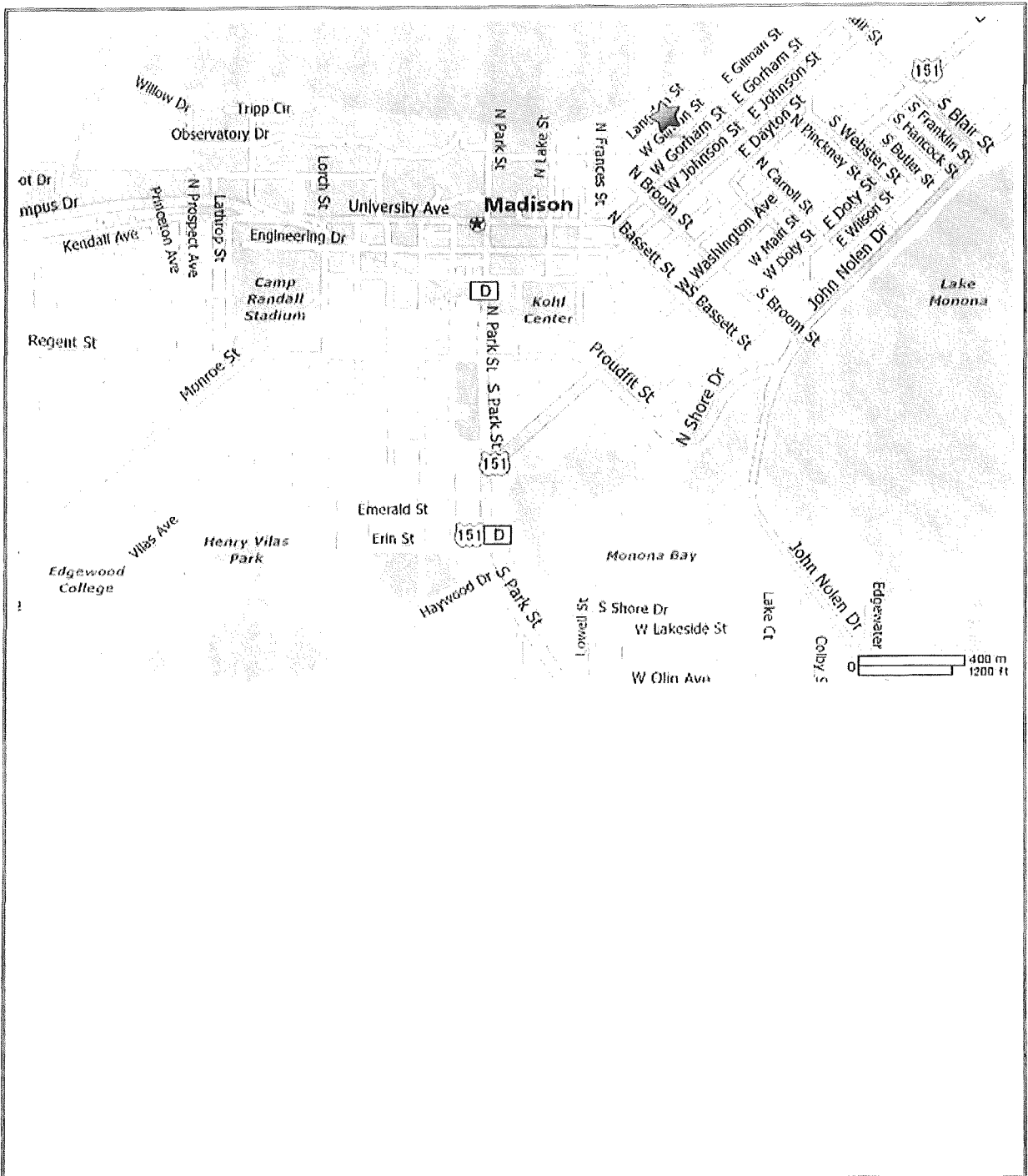
Photograph Number 50: Main fire alarm panel.




**APPENDIX B**

**SITE LOCATION MAP**

**SITE PLAN**



<p><b>SITE LOCATION MAP</b></p>	<p><b>DRAWING NOT TO SCALE</b></p>	<p><b>N↑</b></p>
	<p><b>Site Name:</b> Western Golf Association / Wisconsin 141 Langdon Street Madison, Wisconsin 53703</p> <p><b>Project Number:</b> 07-52654.1</p>	

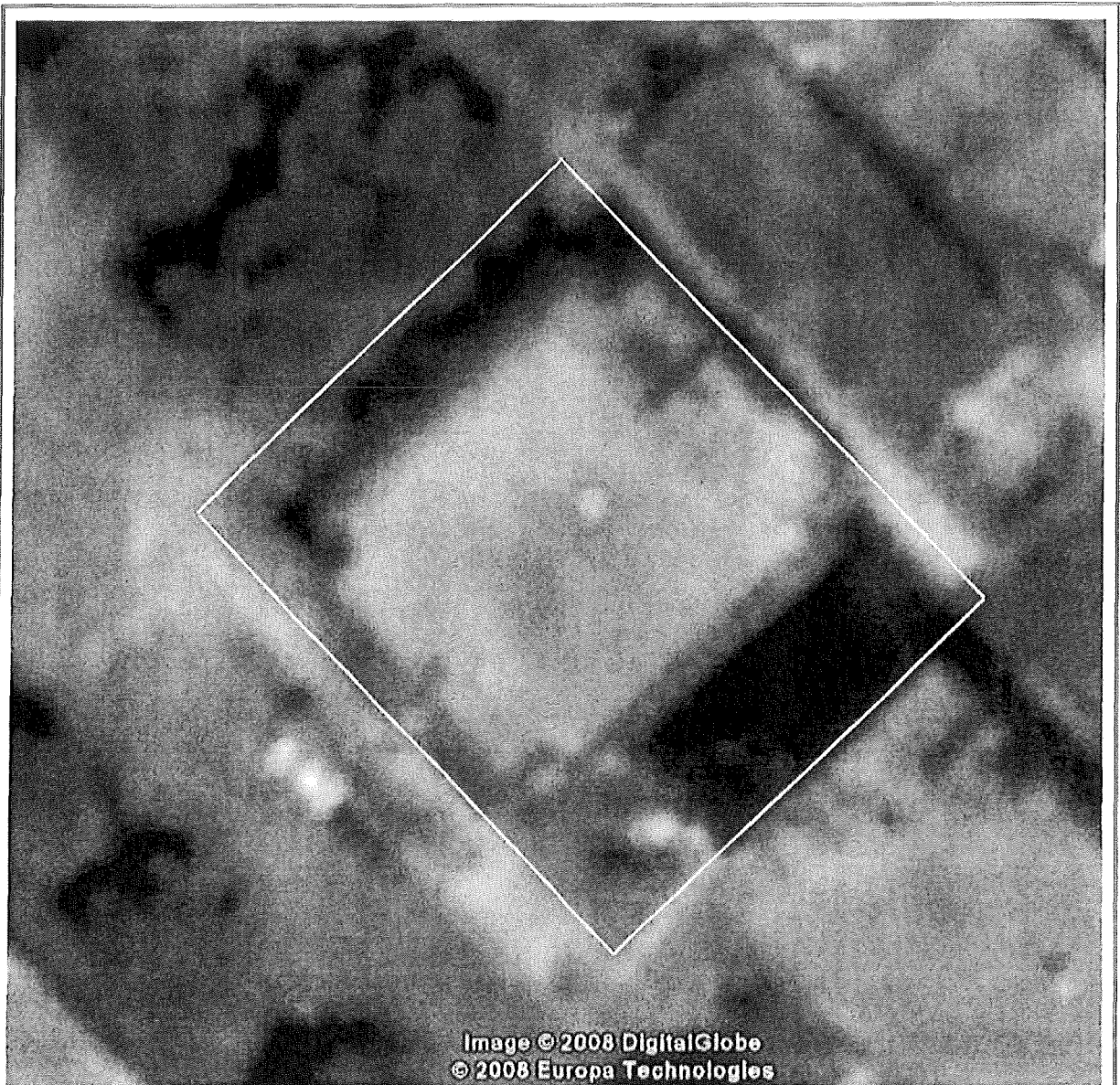


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**SITE PLAN**

**DRAWING NOT TO SCALE**

**N↑**



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