

## **Statement of Corrective Actions Undertaken in Response to September 29, 2005 Property Condition Assessment Report by STS Consultants.**

In order to meet the requirements of S. 703.33(2)(cm), Wis. Stats., the Declarant engaged STS Consultants to prepare an independent third party report on the condition of the Property. STS prepared a Property Condition Assessment Report dated September 29, 2005, a copy of which is included behind this document.

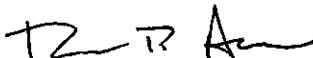
The report by STS Consultants identified a few exterior maintenance issues which the Declarant will address. While the issues raised are mostly cosmetic and do not present a serious concern, the Declarant has undertaken the following actions to address those concerns. Listed below are the issues raised by STS and the corrective action undertaken by Declarant and the proposed completion time for those actions.

- Minor cracking of mortar joints at Washington Street near entry (Page 19)  
*Declarant is currently collecting contractor bids for tuck pointing areas of the brick facing that are missing mortar. Declarant expects the work to be completed by the end of the year (2005).*
- Exterior insulation and finish system (EIFS) repairs (Pages 19 & 23)  
*Declarant is currently collecting contractor bids for the repairs to the EIFS. Depending on weather, Declarant expects repairs noted in STS report to be completed either in the fall of 2005 or spring of 2006.*
- Missing joint material (Page 19)  
*Declarant will contract to repair this issue before the end of the year (2005).*
- Foundation wall protective coating (Page 23)  
*Declarant will have the onsite maintenance department repair the protective coating noted in the report by the end of the year (2005).*

Declarant is unaware of any outstanding notices or code violations of building code or other municipal regulations in regards to the Property.

**\* Declarant \***

**Washington Square Green Bay, LLC**  
The Alexander Company, Inc., Manager



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Randall P. Alexander, President

# **PROPERTY CONDITION ASSESMENT REPORT**

FOR

**WASHINGTON SQUARE APTS  
118 S. WASHINGTON STREET  
GREEN BAY, WISCONSIN**

Prepared for:

**The Alexander Company  
660 W. Washington Ave.  
Madison, Wisconsin 53703**

Prepared by:

**STS Consultants, Ltd.  
1035 Kepler Drive  
Green Bay, Wisconsin 54311**

**September 29, 2005**

# PROPERTY CONDITION ASSESMENT REPORT

FOR

WASHINGTON SQUARE APTS  
118 S. WASHINGTON STREET  
GREEN BAY, WISCONSIN

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Copy of Elevator Inspection Reports

### **BASIS OF REPORT**

This report is based on review of the 1998 Design Documents created by The Alexander Company and subsequent record documents prepared by the Contractors, an interview with Amy Kosmoski (Property Manager), and observations made on September 27 & 28, 2005 by Jay D. Eman, PE, LC, CLEP, Randy A. Burt, PE, SE and Dennis McMichael from STS Consultants, Ltd. The observations made were visual only. They were conducted upon those items that were exposed to view. No extraordinary efforts were made in order to view items that were concealed. However, access to various vacant apartments throughout the structures was granted by the Property Manager. We understand that The Alexander Company is evaluating the property in accordance with the requirements of the State of Wisconsin prior to conversion from an apartment facility to condominiums.

## **ELECTRICAL SYSTEMS**

The electrical systems in both buildings appear to be in very good condition and, if maintained as in the past, should have an additional 25 years of service life.

### **Building A:**

Building "A" has an electrical room on the First floor with multiple service entrances. One 2000 amp service is provided for the apartments with all meters located in this room. A second service is provided with six meters for the commercial tenants of the first floor and third service is provided to serve the "House" loads of the facility.

Each apartment has an individual 120/240 single phase load center located in the unit for ready access to tripped breakers by the tenants.

The fire alarm system in the building is an eight zone Edwards Systems Technology (EST) unit. One zone is dedicated to each of the four floors of the building, one zone is for the basement parking structure, one zone is for the elevators, one zone is for the Sprinkler flow switches, and one zone for the commercial spaces on the first floor.

Emergency lighting in the facility is provided in the corridors and parking structure with self-contained emergency lights with batteries.

Ambient lighting in the common area's is adequate and well maintained. Lighting in the apartments is a combination of track fixtures, surface mounted fluorescent, and switched outlets.

### **Building B:**

Building "B" has a dedicated electrical space in the Basement Garage. One 2000 amp service is provided for the apartments with all meters located in this space. A service is provided to serve the "House" loads of the facility.

Each apartment has an individual 120/240 single phase load center located in the unit for quick access to tripped breakers by the tenants.

The fire alarm system in the building is an eight zone Edwards Systems Technology (EST) unit. One zone is dedicated to each of the four floors of the building; one zone is for the basement parking structure, one zone is for the elevators, one zone is for the Sprinkler flow switches, and one spare zone

Emergency lighting in the facility is provided in the corridors and parking structure with self-contained emergency lights with batteries.

Ambient lighting in the common area's is adequate and well maintained. Lighting in the apartments is a combination of track fixtures, surface mounted fluorescent, and switched outlets.



**Building “A”: Electrical Room**



**Building “A”: Electrical Room**



**Building "A": Electrical Room**



**Parking Garage Emergency Fixture**



**Typical Fire Alarm System Control Panel**



**Typical Fire Alarm System Audible Visual Alarm Device**





**Typical Apartment Panel**



**Building "B" Dedicated Electrical Space**



**Building “B” Dedicated Electrical Space**



**Building “B” Dedicated Electrical Space**

## **HVAC SYSTEMS**

HVAC systems were found to be in good to excellent conditions in both buildings. With continued proper maintenance and service, all units should have a remaining service life of 20 to 25 years. All equipment is as specified in drawings labeled 'AS-BUILTS' by Madison Mechanical, Inc. 2810 Cross Roads Dr. Madison, Wisconsin, dated May 10, 1999.

### **Building A:**

#### Garage Level:

The building "A" garage level has a dedicated HVAC system designed to exhaust car exhaust fumes to the outside, with a tempered make up air unit to supply heated outside air to the level. The exhaust fans are functional, and appear in good condition. Damage has occurred on some of the ductwork connected to the exhaust fans, but is minor in nature and does not effect the operation of the fans. The exhaust fans are interlocked with the Modine make up air unit, which supplies heated air to the garage. The exhaust fan and make up air unit are controlled by several Nitrogen Dioxide / Carbon Monoxide sensors located in several areas of the garage. Several un-documented air conditioning condensing units are located in the garage. These are assumed to serve air conditioning units located in the commercial space on the first floor.

#### Apartments:

Each apartment is equipped with a self contained Air conditioning / Gas furnace unit. The condensing unit is integral with the furnace. All units observed and tested functioned properly, and appeared to be in good to excellent condition.

### **Building B:**

#### Garage Level:

The building "B" garage level has a dedicated HVAC system similar to building "A", but of increased capacity due to the larger size of the garage. Functionality is the same as building "A", with several Nitrogen Dioxide / Carbon Monoxide sensors located throughout the garage. The condition of the equipment in the building "B" garage area is good to excellent.

#### Apartments:

Each apartment is equipped with a self contained Air conditioning / Gas furnace unit. The condensing unit is integral with the furnace. All units observed and tested functioned properly, and appeared to be in good to excellent condition.



Building “A” Make up air unit.



Nitrogen Dioxide / Carbon Monoxide Sensor





**Building “B” Make up air unit**



**Typical Apartment Furnace – A/C**

## **PIPING SYSTEMS**

The various building piping systems were found to be in good to excellent conditions in both buildings.

### **Buildings A & B:**

#### Waste and Vent piping

Waste and Vent piping is PVC, and appears to be properly installed with sufficient slope. It is in good to excellent condition with no readily apparent leaks or breaks.

#### Water Heaters

Each building is supplied with (2) 399,990 BTU/hr Gas fired hot water heaters supplying their respective buildings with hot water. The water heaters are properly installed and appear to be well maintained. With continued maintenance, they should be expected to continue to operate properly for their expected service life of 20 to 25 years. Each building is equipped with a hot water circulating pump that is properly installed and operating correctly. Building "B" hot water heaters have powered vent fans, which are in good condition, while building "A" hot water heaters have natural draft vents. In either case, the vent piping is in excellent condition, with no apparent leaks or damage. Random checks throughout both buildings showed hot water available at the faucet in 7 to 15 seconds from opening the valve.

#### Fire sprinkler system

Each building is equipped with a fire sprinkler system on all levels. Where observable, the sprinkler system is properly installed, with the proper inspections and approvals by the local authorities having jurisdiction.

#### Natural Gas system

Natural gas is supplied to each building from the local utility, with pressure reducing devices dropping the pressure from the street level pressure to the 2 PSI used for distribution through individual meters located outside each building, then routed throughout the building to the final points of use. Gas is supplied to the point of use at 2 PSI through copper piping, with a further pressure reduction at the point of connection to the equipment. The system is properly installed, with no apparent damage or leakage observed.



**Building "A" Water heaters**



**Building "A" Water heater venting**



**Hot water circulating pump**



**Water heater natural gas connection**





**Typical Natural gas distribution piping**



**Water main, Fire protection back flow device**



**Building “B” water heaters**



**Building “B” hot water circulation pump**





**Gas meters and manifold**



**Gas meters and manifold**

## **STRUCTURAL SYSTEMS**

The various building structural components were found to be in good to excellent conditions in both buildings.

### **Building A:**

#### Underground Parking & Foundation Walls

The subsurface structure consisted of pre-cast concrete beams, columns and floor planks, with cast-in-place concrete exterior walls. All structural components appeared to be properly installed and in good to excellent condition with no readily apparent cracking or breaks except at the northwest corner and along the north wall, the slab on grade displays some minor cracking.

#### Exterior Walls

The exterior wall facade consisted of split face concrete masonry units for the first level and thereafter was face brick. The façade substrate was not visible and construction type could not be verified. Weep holes were observed throughout and did not appear to be blocked. All visible structural façade components appeared to be properly installed and in good to excellent condition with the following exceptions:

- Minor cracking at some of the mortar joints at the Washington Street side near the entryways.

- Minor Exterior Insulation and Finish System (EIFS) damage at underground parking overhead door header.

- Minor EIFS damage at the cornice of the 2<sup>nd</sup> story (room 232).

- Missing joint material or minor cracking at ends of brick façade on the north wall at both the east and west corners of the building.

#### Balconies

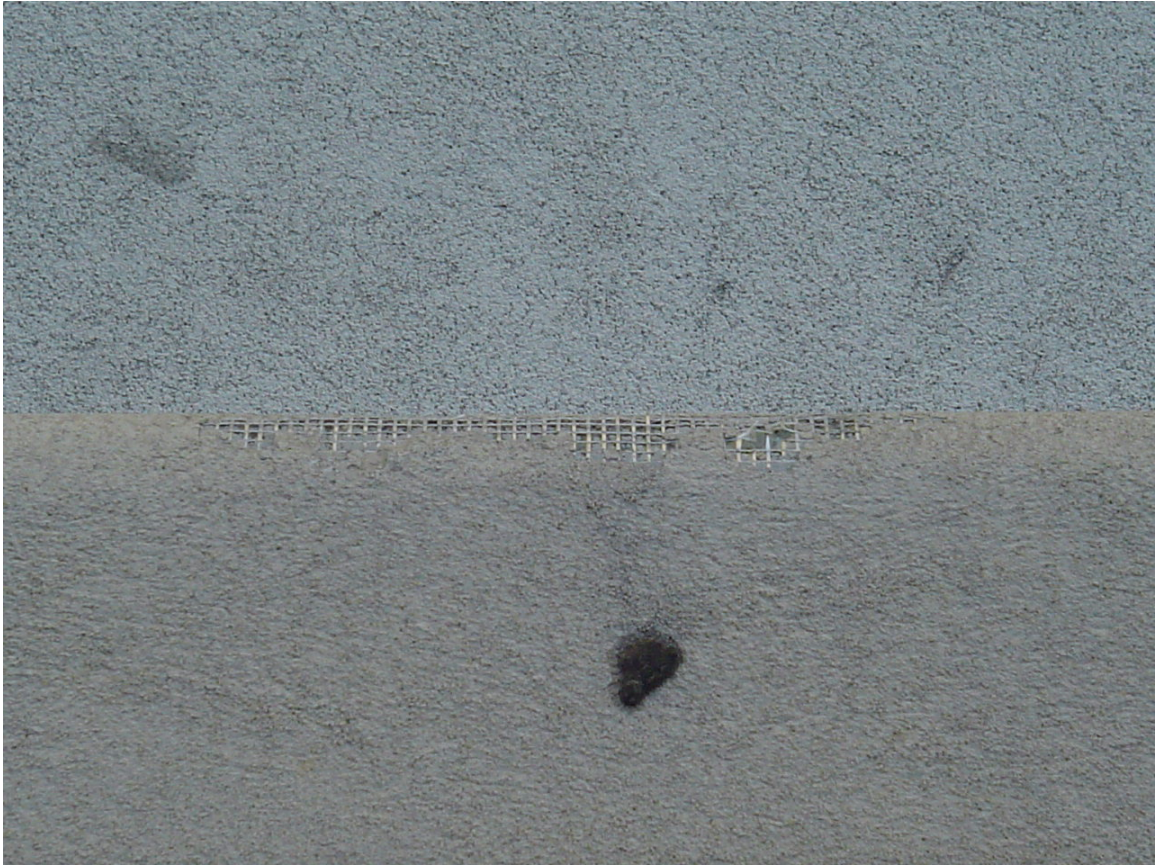
The exterior balcony structures consisted of pressure treated framing members with wall anchors at the ledger beams. Railings consisted of prefabricated metal railings and were anchored into the balcony and exterior walls. All structural components appeared to be properly installed and in good to excellent condition with no readily apparent distress visible.





**Building "A": Exterior Wall at Washington Street**





**Building "A" Cornice at Room 232**





**Building "A" North Wall, Washington Street Side**

## **Building B:**

### Underground Parking & Foundation Walls

The subsurface structure consisted of pre-cast concrete beams, columns and floor planks, with concrete masonry exterior walls. All structural components appeared to be properly installed and in good to excellent condition with no readily apparent cracking or breaks, except the pre-cast floor plank above space 20 in Building "B" displayed a crack on the underside surface running lengthwise but does not appear to be showing any other signs of distress (e.g. differential movement, excessive deflection, etc.).

### Exterior Walls

The exterior wall facade consisted of split face concrete masonry units for the first level and thereafter was face brick. The façade substrate was not visible and construction type could not be verified. Weep holes were observed throughout and did not appear to be blocked. All visible structural façade components appeared to be properly installed and in good to excellent condition with the following exceptions:

Significant EIFS damage at underground parking overhead door header.

At the northwest corner of the building, the top of the foundation wall protective covering is becoming exposed and the anchorage is becoming damaged from the exposure.

At the south wall of the building, the top of the foundation wall protective covering is exposed. The covering and the anchorage is becoming damaged from the exposure.

### Balconies

The exterior balcony structures consisted of pressure treated framing members with wall anchors at the ledger beams. Railings consisted of prefabricated metal railings and were anchored into the balcony and exterior walls. All structural components appeared to be properly installed and in good to excellent condition with no readily apparent distress visible.





**Building “B” EIFS Header at Parking Overhead Door Entrance**



**Building “B” Exterior View at Northwest Corner**





**Building "B" Exterior View Looking Northwest**



**Building "B" Exterior View Looking Southwest**

## **ROOFING SYSTEMS**

The various building roofing components were found to be in good to excellent conditions in both buildings.

### **Buildings A & B:**

#### Roofing

The roofing appeared to consist of an EPDM rubber roof over rigid insulation, and appeared to be properly installed with sufficient slope and crickets constructed in appropriate locations. It is in good to excellent condition with no readily apparent leaks or breaks.

#### Parapets

The EPDM roofing material is run up the inside face of the parapets and capped with a metal coping. The coping appeared to be sufficiently fastened and in good to excellent condition.

#### Scuppers

It was observed that scuppers have been provided in the base of the parapets at the roof drain locations. They are in good to excellent condition with no readily apparent leaks or breaks.

#### Roof Drains

Roof drains appeared to be well located with appropriate slopes built to the drains via channels or crickets. The roof drains were supplied with debris screens and there were no screens observed to be missing.



**Building "A" Roof**

## **SURFACE PAVING SYSTEMS**

The surface paving components were found to be in good to excellent conditions on the building site. The site grading was found to be in good condition.

### **Site Paving:**

#### Parking Lot

The parking lot paving consisted of bituminous concrete surface, and appeared to be properly installed with sufficient slope for drainage. It is in good condition with minor cracks but no apparent potholing.

#### Service Drive / Parking

The service drive and assigned/visitor parking between Buildings "A" & "B" consisted of bituminous concrete surface, and appeared to be properly installed with sufficient slope for drainage. It is in good condition with minor cracks and one is of potholing near the storm drain located at the Building A parking ramp entrance.

#### Building "A" Parking Ramp

The parking ramp paving consisted of portland cement concrete surface, and appeared to be properly installed with sufficient slope for drainage. It is in good condition with minor cracks but no apparent potholing or uneven surfaces.

The parking ramp retaining walls consisted of cast-in-place portland cement concrete, and appeared to be in good condition with minor cracks and spalling of the concrete wash/patch coat which is mostly cosmetic in nature.

#### Sidewalks

It was observed that sidewalks were in good to excellent condition with no readily apparent breaks or uneven surfaces.





**Site Paving at Building “A” Underground Parking Ramp**

## **ELEVATORS**

Elevators appear to be in good working condition and are inspected regularly, as required by the State of Wisconsin. Copies of the recent inspection reports are included in Appendix A.

## **APPENDIX A**





Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04 (1)(m) Stats.]

Owner and/or Billing Contact Info:		Object Location:		Investigation ID:	Regulated Object ID
Name: THE ALEXANDER CO INC		Site: WASHINGTON SQUARE APARTMENTS BLDG		05-002	0005-5
Address: 140 E WINGLER RD SUITE 200		Address: 10 WASHINGTON ST		Date Inspected: 5/1/05	Inspect Fee: PTO Fee
City: MADISON		City: MADISON		<input checked="" type="checkbox"/> Issue PTO <input type="checkbox"/> PTO on hold <input type="checkbox"/> Initial <input type="checkbox"/> Special <input type="checkbox"/> Re-inspection	
State/Zip: WI 53715		State/Zip: WI 53703			
Phone: (608) 250-6411		County: DANE			
		Location On Property: 05			
Regulated Object Information		Attributes			
WI Registration Tag #: 25048		Use: Passenger			
Family: Elevators		Manufacturer: Otis			
Type: Elevator		# of Landings: 5      # of Car Entr: 2			
Last Investigation: 4/1/04		Type of Drive Unit: Traction Hydraulic			
PTO Expiration: 3/31/05		Working PSI: 200      Relief PSI: 340			
History:		Y: Safety Hot Test Date: 4/18/00			
Contract Date: 02/10/99		Description of Work: Initial Installation			
Code: 18/IND4		Initial Installation			
ASME A17.1/18					
NEC					
1990					
1994					
1994/1994					
1995/1995					
Inspector Name: JERRY SEIFERT		Employed By: NEIS		Onsite Contact: ANE RINI	
E-mail: JIM@BERTLING.ORG		2300 HILLPARK DR			
Wisconsin Credential Number: 990121		MARYLAND HEIGHTS, MO 63043		Contact's Phone: (620) 431-6222	
I certify this is a true and accurate report of my inspection.		Phone: (262) 560-6220		FAX: (620) 560-0710	
Signature: <i>Jerry Seifert</i>					
REMARKS:					
Elevator OK at time of inspection					
Item No.	Code Section	Code violations listed below shall be corrected by			
*See the back of this report for important compliance information regarding this ORDER.					