

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: June 9, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
1039-53 W Lawrence Ave
Chicago, IL

Inspection Date: April 6, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
1039-53 W Lawrence Ave
Chicago, IL
April 6, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in areas obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

Pre-Construction Inspection
1039-53 W Lawrence Ave
Chicago, IL
April 6, 2023

INTERIOR (Remodeling in Progress)

Elevator Landing (SW corner)

Wall 1(E)	Clear.
Wall 2(S)	Clear.
Wall 3(E)	Clear.
Wall 4(S)	Clear.
Wall 5(W)	Clear.
Wall 6(N)	Cracking in the top right corner (Photo 1)
Wall 7(W)	Clear.
Wall 8(NE)	Clear.
Floor	Clear.
Ceiling	Cracking and deterioration over walls 2 and 3 (Photos 2-3) Cracking over the right side of wall 2 (Photo 4)
Column	Clear.

Elevator Shaft

General photos of the condition (**Photos 5-13**)

Room North of the Elevator

All the walls and the floor are clear.

Ceiling	Missing ceiling in the SW corner (Photo 14)
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Room East of the Previous

Wall 1(W)	Clear.
Wall 2(S)	Clear.
Wall 3(W)	Clear.
Wall 4(N)	Clear.
Wall 5(E)	General photos of the hole in the left side (Photos 15-16)
Wall 6(SE)	Clear.
Floor	Clear.
Ceiling	Crack in the NW corner (Photos 17-19) Water damage near the middle of wall 4 (Photos 20-21) Crack in the NE corner continuing along wall 5 (Photos 22-29) Missing ceiling near the middle of wall 5 (Photo 30)
Crawlspace	General photos of the crawlspace's condition (Photos 31-35, 40-42)

SW Stair Landing

Wall 1(S)	Vertical crack on the left side (Photos 36-39)
Wall 2(W)	Clear.
Wall 3(NE)	Clear.
Wall 4(E)	Clear.
Floor	Clear.
Ceiling	Crack over the middle of wall 1 (Photos 43-44)

West Hallway

Wall 1(W)	Cracking around the pipe (Photo 45)
Wall 2(N)	General photo of the deteriorating brick in the bottom of the wall (Photo 46) Cracking around the pipes (Photo 47)
Wall 3(SE)	Clear.
Wall 4(E)	Clear.
Wall 5(S)	Horizontal crack to the right of the stairs (Photos 48-50)
Floor	Clear.
Ceiling	Clear.
Closet	Deterioration on the North wall and in-wall column (Photos 51-53)
Column	Deterioration near the floor on the column in the NE corner (Photo 54)

Electrical Room

Wall 1(NW)	Clear.
Wall 2(W)	Clear.
Wall 3(N)	Clear.
Wall 4(E)	Vertical crack at the bottom left corner (Photo 55) General photos of the condition of the brick near the ceiling (Photos 56-60)
Wall 5(S)	General photos of the condition (Photos 61-72)
Wall 6(W)	General photos of the condition of the left side (Photos 73-78)
Floor	Clear.
Ceiling	Crack in the SW corner (Photos 79-80) Missing ceiling in the middle of the room (Photo 81)

Plumbing Room

Wall 1(W)	General photos of efflorescence and the condition of the wall (Photos 82-96)
Wall 2(N)	Cracks in the left in-wall column (Photos 97-100) Crack to the bottom right of the left in-wall column (Photo 101)
Wall 3(E)	Step cracking in the middle of the wall about 8ft up (Photos 102-103)
Wall 4(S)	Clear.
Floor	Clear.
Ceiling	Clear.

Panel Box Room

Wall 1(E)	General photos of the condition along the top of the wall (Photos 104-107) Cracking in the bottom right corner (Photos 108-109)
Wall 2(S)	Clear.
Wall 3(W)	Clear.
Wall 4(S)	Clear.
Wall 5(E)	Clear.
Wall 6(S)	Clear.
Wall 7(W)	Clear.
Wall 8(N)	Deterioration to the left of the entryway (Photos 110-112)
Floor	Clear.
Ceiling	Clear.

Middle Room

Wall 1(W)	Cracking along the left side of the wall (Photos 113-117)
Wall 2(N)	Clear.
Wall 3(E)	Clear.

Wall 4(N) Clear.
Wall 5(E) Clear.
Wall 6(S) Clear.
Floor Clear.
Ceiling General photos of offshoots from a hole (**Photos 118-127**)
Cracking over the vent in the SE corner (**Photos 128-129**)
Cracking over the pipes North of the SE corner (**Photos 130-131**)
Cracking at the corner of walls 3 and 4 (**Photos 132-134**)
Cracking in the corner of walls 2 and 3 (**Photos 135-144**)
Cracking in the NW corner (**Photo 145-147**)
Cracking over the pipes towards the middle of wall 1 (**Photos 148-149**)

Hallway

Wall 1(E) Clear.
Wall 2(S) Vertical crack 5ft left of the power switch (**Photos 150-153**)
Vertical crack behind the switches (**Photos 154-155**)
Vertical crack to the right of the fuse box (**Photos 156-159**)
Vertical crack about 10ft right of the fuse box (**Photos 160-165**)
Vertical crack to the right of the support beam (**Photos 166-171**)
Vertical crack about 15ft right of the support beam (**Photos 172-177**)
Vertical crack above two pipes (**Photo 178**)
Wall 3(W) Clear.
Wall 4(SW) Clear.
Wall 5(S) Clear.
Wall 6(W) Vertical crack in the bottom left corner (**Photo 179**)
Wall 7(N) Clear.
Wall 8(NE) Clear.
Wall 9(E) Clear.
Wall 10(N) Clear.
Floor Missing floor and cracking around the East drain (**Photo 180**)
Ceiling Cracking over the elevator shaft (**Photo 181**)
Cracking over the middle of wall 5 (**Photos 182-183**)
Crack near the corner of walls 5 and 6 (**Photo 184**)
Crack and missing ceiling on the left side of wall 9 (**Photo 185**)
Cracking by door 1 on wall 9 (**Photos 186-187**)
Cracking East of the support beam (**Photos 188-189**)
Cracking over the bottom of the stairs (**Photos 190-191**)
Cracking between the opposing stairs (**Photos 192-193**)
Cracking East of middle stairs (**Photos 194-195**)
Cracking from the East end of the vents in the West half of the hallway (**Photos 196-198**)
Crack and holes in the ceiling by the East column (**Photos 199-202**)

Ventilation Closet

All Clear.

East Stair Landing

Wall 1(N) Clear.
Wall 2(E) Clear.
Wall 3(S) General photos of the mold and paint cracking (**Photos 203-208**)
Wall 4(W) Clear.

Floor Clear.
Ceiling Crack in the East side (**Photos 209-210**)

Middle East Room

Wall 1(W) Clear.
Wall 2(N) Clear.
Wall 3(E) Damages along the left side of the wall (**Photos 211-212**)
Cracking in the top left corner (**Photo 213**)
Vertical crack to the top left of door 2 (**Photo 214**)
Wall 4(S) General photos of paint cracking, mold, and damages throughout the wall (**Photos 215-217**)
Wall 5(W) Clear.
Wall 6(S) Clear.
Floor Clear.
Ceiling Clear.

East Room (North)

Wall 1(N) General photos of paint cracking, mold, and damages throughout the wall (**Photos 218-223**)
Wall 2(E) General photos of paint cracking, mold, and damages throughout the wall (**Photos 224-227**)
Wall 3(S) Clear.
Wall 4(W) General photos of paint cracking, mold, and damages throughout the wall (**Photos 228 -231**)
Floor Clear.
Ceiling General photo depicting the condition (**Photo 232**)

East Room (South)

Wall 1(N) Crack in the top left corner (**Photos 233-234**)
Wall 2(E) General photos of paint cracking, mold, and damages throughout the wall (**Photos 235-237**)
Wall 3(S) General photos of the fireplace (**Photo 238**)
Wall 4(W) Clear.
Dividing Wall General photos of paint cracking, mold, and damages throughout the dividing wall (**Photos 239-254**)
Floor Clear.
Ceiling General photos of the paint cracking and mold (**Photo 255**)

Northeast Room

Wall 1(W) Clear.
Wall 2(N) Clear.
Wall 3(E) Clear.
Wall 4(S) General photos of the condition along the left side (**Photos 256-258**)
Floor Clear.
Ceiling Crack in the NE corner (**Photo 259**)
Crack North of the middle column on wall 4 (**Photos 260-262**)
Cracking in the middle of wall 2 (**Photo 263**)

Northeast Room (West)

All the walls and the floor are clear.
Ceiling Cracking in the SE corner (**Photo 264**)

East Staircase

- Wall 1(SW) General photos of paint cracking and damages throughout the curved wall
(Photos 265-274)
- Wall 2(N) Open.
- Wall 3(NE) General photos of paint cracking and damages throughout the curved wall
(Photos 275-286)
- Wall 4(N) General photo of the top portion's condition **(Photo 287)**
- Floor Clear.
- Ceiling General photos of the condition **(Photos 288-293)**

West Staircase

- Wall 1(S) Damages through the middle of the wall **(Photos 294-297)**
- Wall 2(W) Clear.
- Wall 3(N) Clear.
- Wall 4(E) General photos of the top half's condition **(Photos 298-299)**
- Floor Clear.
- Ceiling Clear.

Middle Staircase

- All the walls and the floor are clear.
- Ceiling General photo of the condition **(Photo 300)**

First Floor

Entrance

All Clear.

First Floor Landing

- Wall 1(E) Clear.
- Wall 2(N) Clear.
- Wall 3(E) Clear.
- Wall 4(S) General photos of the left side's condition **(Photos 301-303)**
- Wall 5(W) Clear.
- Wall 6(N) Clear.
- Wall 7(W) Clear.
- Wall 8(S) Clear.
- Wall 9(W) Clear.
- Wall 10(N) Clear.
- Wall 11(W) Clear.
- Wall 12(N) Clear.
- Floor Clear.
- Ceiling Cracking over the pipe in the SE corner **(Photo 304)**
Cracking in the corner of walls 6 and 7 **(Photo 305)**
Damages West of the stairwell **(Photos 306-307)**
Missing ceiling between the corner of walls 10 and 8 **(Photo 308)**

Main Room

- Wall 1(S) Clear.
- Wall 2(W) Clear.
- Wall 3(N) Clear.

Wall 4(W) Clear.
Wall 5(N) Clear.
Wall 6(E) General photos of the exposed brick (**Photos 309-312**)
Wall 7(S) Clear.
Wall 8(E) Clear.
Floor Clear.
Ceiling Cracking by the West column on wall 5 (**Photo 313**)
Cracking in the NE corner (**Photos 314-316**)
Patching through the middle of the wall (**Photos 317-323**)
Patching in the SE corner (**Photos 324-326**)

South (Mail) Room

All the walls and the floor are clear.

Ceiling General photos of the patching (**Photos 327-328**)

South Room

All the walls and the floor are clear.

Ceiling Patching in the SW corner (**Photo 329**)

Southwest Room (East of Elevator Shaft)

Wall 1(E) Clear.
Wall 2(S) Clear.
Wall 3(W) Damages across the top of the wall (**Photos 330-332**)
Wall 4(N) Clear.
Floor Clear.
Ceiling Clear.

Southwest Staircase

Wall 1(E) Clear.
Wall 2(S) Damages along the left side of the wall (**Photos 333-334**)
Cracking in the middle (**Photos 335-336**)
Wall 3(W) Clear.
Wall 4(N) General photos of the condition (**Photos 337-339**)
Wall 5(S) Clear.
Wall 6(E) Open.
Wall 7(S) Damage in the top right corner (**Photo 340**)
Vertical crack left of the door (**Photos 341-344**)
Wall 8(W) Vertical crack along the left side (**Photos 345-346**)
Cracking and broken wall in the bottom left corner (**Photo 347**)
Wall 9(N) Cracks across the top (**Photos 348-350**)
Paint cracking in the top right corner (**Photos 351-352**)
Floor Clear.
Ceiling Damage and paint cracking throughout the ceiling (**Photo 353**)

Northwest Room

Wall 1(S) Clear.
Wall 2(W) Damages along the right side (**Photos 354-357**)
Wall 3(N) Clear.
Wall 4(E) Clear.
Floor Clear.
Ceiling Damages with offshoots in the middle of the room (**Photos 358-360**)

Room East of the Staircase

All the walls and the floor are clear.

Ceiling Crack in the NE corner (**Photo 361**)

South Hallway

Wall 1(N) General photos of the condition of the in-wall column (**Photos 362-366**)

Wall 2(E) Clear.

Wall 3(S) Clear.

Wall 4(W) Clear.

Floor Clear.

Ceiling Cracking towards the middle of the hallway (**Photo 367**)

South Closet

Wall 1(E) Clear.

Wall 2(S) General photos of the condition (**Photos 368-373**)

Wall 3(W) General photos of multiple cracks (**Photos 374-376**)

Wall 4(N) Clear.

Floor Clear.

Ceiling Clear.

East Room

Wall 1(W) Clear.

Wall 2(S) Clear.

Wall 3(W) Clear.

Wall 4(N) Crack to the top left of in-wall column 4 (**Photo 377**)

Wall 5(E) General photos of the right side's condition (**Photos 378-387, 399-402**)

Wall 6(S) General photos of the condition (**Photos 388-392**)

Wall 7(W) General photos of the condition (**Photos 393-398**)

Wall 8(S) Clear.

Wall 9(W) Clear.

Wall 10(S) Clear.

Floor General photos of the condition in the SE corner (**Photos 403-405**)

Ceiling General photos of the condition in the SE corner (**Photos 406-410**)

Cracking at the step in wall 5 (**Photo 411**)

Cracking in the middle of wall 5 (**Photos 412-413**)

Cracking around column 4 on wall 4 (**Photo 414**)

Cracking and damages around column 3 on wall 4 (**Photos 415-416**)

Cracking towards the middle of wall 3 (**Photos 417-418**)

Cracking by the farthest West column on wall 10 (**Photos 419-421**)

Column Clear.

Southeast Rooms (Inaccessible due to a drying floor)

General photos of the condition from the North doorway (**Photos 422-426**)

EXTERIOR

Building Overview (**Photo 427**)

East Side General photos of the condition of the East side working South to North. (**Photos 428-458**)

Cracking to the right of the last mural (**Photo 438**)

North Side General photos of the condition of the North side working East to West. (**Photos 459-544**)
Step crack to the bottom left of row 7 window 1 (**Photo 466**)
Step crack to the bottom right of the last window in row 7 (**Photo 545**)

West Side General photos of the condition of the West side working North to South.
(**Photos 546-568**)

South Side General photos of multiple patches and the condition of the South side working
West to East. (**Photos 569-637**)

Sidewalk (Owner is concerned about the new pavement sinking in spots)

General photos of the condition working clockwise from the NW corner (**Photos 638-662**)

Crack at the NE corner (**Photo 659**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
1101-1107 W. Bryn Mawr
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
1101-1107 W. Bryn Mawr
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
1101-1107 W. Bryn Mawr
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 1101-1107 W. Bryn Mawr.

EXTERIOR

Building

East Side

General overview of the East Wall of building. **(Photo 1)**

General photos of the condition of the East side working South to North. **(Photos 2-10, 12-54)**

Closeup of cracking the decorative block at the upper right of the doorway to the commercial space with address 5554 N. Winthrop. **(Photo 11)**

Closeup of cracking in the corner blocks at the NE corner of building. **(Photo 54)**

Closeup of vertical crack in the decorative block at the upper left of the Subway restaurant sign near the NE corner of building. **(Photo 55)**

Closeup of vertical cracks in the decorative block above previous. **(Photo 56)**

North Side

General photos of the condition of the North side working East to West. **(Photos 57-93)**

A significant step crack in the mortar joints and a large vertical crack at the upper right of the wall can be seen in **Photo 88**.

West Side

The north portion of the west wall is obscured by the adjacent building at 1109 W. Bryn Mawr. General photos of the visible portion of the West side working from North to South. **(Photos 94-110)**

Broken window is seen in **Photo 95 & Photo 98**.

South Side

The east portion of the south wall is obscured by the adjacent building at 5546-48 N. Winthrop. General photos of the visible portion of the South side working from West to East. **(Photos 111-128)**



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Itasca, IL 60143

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Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 10, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
1106 W Lawrence – Aragon Ballroom
Chicago, IL

Inspection Date: May 26, 2021

Inspector: Tara Poel

Pre Construction Inspection
1106 W Lawrence – Aragon Ballroom
Madison, WI
May 26, 2021

CONDITIONS

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Pre Construction Inspection
1106 W Lawrence – Aragon Ballroom
Madison, WI
May 26, 2021

INTERIOR

Basement

Southeast Storage/Maintenance Room

Wall 1(W)	Clear
Wall 2(S)	Clear
Wall 3(W)	Clear
Wall 4(N)	Horizontal and vertical cracking around the door (Photos 1-9)
Wall 5(E)	Clear
Wall 6(N)	Horizontal crack going into a junction crack between walls 6 and 7 (Photo 10)
Wall 7(E)	Vertical crack off of the ceiling midway along the wall (Photos 11-12)
Wall 8(S)	Broken piece of wall with a vertical crack by the door (Photos 13-15) Deteriorated wall towards the floor on the west side (Photos 16-17)
Floor	East to west crack by the southeast corner (Photos 18-21) Diagonal crack between the first and second column from the south (Photos 22-30) East to west crack going from the post towards the west (Photos 31-38) Circular crack to the north of wall 2 (Photo 39) Diagonal crack off of wall 2 (Photos 40-41) North to south crack that junctions with an east to west crack to the east of wall 3 with diagonal crack offshoots going towards the door on wall 4 (Photos 42-59)
Ceiling	Diagonal cracks to the east of the column by wall 4 (Photo 60) East to west crack between columns 1 and 2 by wall 3 (Photos 61-64) Deteriorating ceiling to the west of wall 7 between columns 2 and 3 from the south (Photo 65) East to west crack between columns 2 and 3 from the south, going from wall 1 to wall 7 (Photos 66-74) North to south crack to the east of column 2 from the south (Photo 75) East to west crack off of column 2 from the south going into a diagonal crack along wall 7 (Photos 76-82) Two diagonal cracks between columns 1 and 2 from the south with the south diagonal crack turning into an east to west crack (Photos 83-88) East to west crack going from the south side of wall 1 towards the west (Photos 89-92) Broken pieces of wall on the crossbeam to the north of wall 8 (Photo 93) East to west crack off of the crossbeam continuing the previous east to west crack to wall 7 (Photos 94-101) East to west crack to the north of wall 8 (Photo 102) Vertical crack on the crossbeam off of the previous east to west crack (Photo 103)
Columns	Clear

South Hallway

Wall 1(S)	Broken piece of wall at the junction of walls 1 and 2 (Photos 104-105)
Wall 2(E)	Diagonal crack on the patching towards the conduit (Photo 106)
Wall 3(S)	Broken wall around the doorway (Photos 107-113) Hole in the wall above the doorway (Photo 114) Broken piece of wall around a pipe on the east side (Photo 115)

Wall 4(W)	Broken piece of wall towards the floor and by the junction of walls 4 and 5 (Photos 116-123)
Wall 5(S)	Broken pieces of wall towards the floor and missing piece of wall in the middle towards the floor (Photos 124-128)
Wall 6(W)	Clear
Wall 7(N)	Vertical crack above the door to the electrical meter room (Photos 129-130)
Wall 8(E)	Cracking and patching of the wall towards the ceiling (Photo 145)
Wall 9(N)	Broken pieces of wall on the west side (Photos 131-132) Broken piece of wall towards the middle (Photos 133-136)
Wall 10(E)	Open
Floor	North to south crack that goes into the electrical meter room (Photos 137-139) Diagonal crack with a north to south crack offshoot by the exit sign on wall 5 (Photos 140-143) North to south crack a few feet to the west from the previous crack (Photo 144)
Ceiling	Clear

Electrical Room

Wall 1(W)	Clear
Wall 2(N)	Clear
Wall 3(W)	Clear
Wall 4(S)	Junction crack between walls 4 and 5 (Photos 146-149)
Wall 5(W)	Junction crack between the walls and the ceiling with vertical cracks (Photos 150-154)
Wall 6(N)	Effervescence towards the floor (Photos 155-157)
Wall 7(E)	Horizontal and diagonal crack by the north meters (Photos 158-160) Junction crack between walls 7 and 8 towards the ceiling (Photo 161)
Wall 8(S)	Junction crack between the wall and the ceiling (Photos 162-163)
Wall 9(E)	Clear
Wall 10(S)	Vertical crack at the top east corner of the door (Photos 164-166)
Floor	North to south crack off of the south door (Photos 167-169) North to south crack that runs the length of the room on the west side (Photos 170-176) Diagonal crack by the northwest corner (Photos 177-178) North to south crack off of wall 8 (Photos 179-180)
Ceiling	East to west crack in the northwest corner (Photos 181-185)

Hallway to Boiler Rooms

Wall 1(W)	Clear
Wall 2(N)	Clear
Wall 3(E)	Broken and deteriorated at the junction of walls 3 and 4 (Photos 186-187)
Wall 4(N)	Clear
Wall 5(E)	Clear
Wall 6(S)	Clear
Wall 7(E)	Broken piece of wall at the bottom south side (Photos 188-190)
Wall 8(S)	Open
Floor	North to south crack going from the south side to the north (Photos 191-194) Diagonal crack by the door to the electrical room (Photos 195-197)
Ceiling	East to west crack above the stairs (Photos 198-199) North to south crack along wall 1 (Photos 200-201) Diagonal crack on the south side (Photos 202-208)

Southwest Storefront Basement Area

Wall 1(S)	Diagonal crack at the bottom east corner of the entrance for the pipes (Photos 209-212)
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Wall 2(W) Vertical crack on the west side of the entrance for the pipes **(Photos 213-216)**
 Clear
 Wall 3(N) Clear
 Wall 4(E) Clear
 Wall 5(N) Diagonal crack below the electrical box **(Photos 217-219)**
 Horizontal crack below the vent going into a junction crack between the column and the wall **(Photos 220-222)**
 Broken piece of wall by the column on the west side **(Photo 223)**
 Diagonal crack on the east side **(Photos 224-226)**
 Wall 6(E) Broken wall with diagonal cracks above doorway 1 **(Photo 227)**
 Broken wall on the south side of doorway 1 **(Photo 228)**
 Broken wall on the north side of doorway 2 **(Photo 229)**
 Broken pieces of wall towards the ceiling on the south side **(Photos 230-231)**
 Broken pieces of wall in the entryway towards the ceiling **(Photos 232-233)**
 Floor Clear
 Ceiling Deterioration above the pipes **(Photo 234)**
 Diagonal crack by the vent off of wall 5 **(Photos 235-236)**
 North Storage Room
 All Clear
 South Storage Room
 Wall 1(N) Clear
 Wall 2(E) Vertical crack with missing pieces of wall **(Photos 237-240)**
 Wall 3(S) Clear
 Floor Clear
 Ceiling Clear
 Stairs to First Floor Store Front
 All Clear

Hallway to the East of the Southwest Storefront Area

Wall 1(N) Clear
 Wall 2(E) Junction crack between walls 1 and 2 **(Photos 241-243)**
 Broken pieces of wall towards the floor and towards the ceiling **(Photos 244-245)**
 Wall 3(N) Broken and missing wall towards the ceiling **(Photos 246-248)**
 Wall 4(E) Diagonal crack on the south side **(Photos 249-251)**
 Wall 5(S) Hole in the wall between doors 1 and 2 **(Photo 252)**
 Broken piece of wall to the west of door 2 **(Photo 253)**
 Wall 6(W) Broken piece of wall towards the ceiling by the entryway **(Photo 254)**
 Floor Clear
 Ceiling Diagonal crack in the middle of the ceiling **(Photo 255)**
 Northwest Storage Room
 All Clear
 Northeast Storage Room
 All Clear
 Southeast Storage Room
 All Clear
 Southwest Storage Room
 Wall 1(E) Clear
 Wall 2(S) Vertical crack towards the floor in the middle of the wall **(Photo 256)**
 Wall 3(W) Clear
 Wall 4(N) Vertical crack on the east side of the door **(Photos 257-261)**
 Floor Clear

Ceiling Hole in the ceiling above door 2 (**Photo 262**)

Entryway between the Previous South Hallway and Storefront Hallway

Wall 1(W) Uneven brick on the south side (**Photo 263**)
Wall 2(N) Broken pieces of wall throughout the entryway (**Photos 264-269**)
Wall 3(E) Clear
Wall 4(S) Clear
Wall 5(W) Clear
Wall 6(S) Separation between the bricks above the door with deteriorated door frame at the bottom (**Photos 270-272**)
Floor Clear
Ceiling Clear

South Boiler Room

Wall 1(W) Vertical crack on the north side with diagonal cracks off of the ceiling (**Photos 273-279**)
Diagonal crack on the north side (**Photos 280-282**)
Wall 2(N) Broken brick on the west side (**Photos 283-284**)
Step crack at the top west corner of the door (**Photos 285-287**)
Wall 3(E) Step crack towards the ceiling on the south side (**Photo 288**)
Wall 4(S) Clear
Floor Diagonal crack off of the southwest corner (**Photos 289-291**)
Cracking around the drain (**Photos 292-293**)
Diagonal crack by the pipe on the west side (**Photo 294**)
East to west crack off of a smaller drain near the southwest corner (**Photos 295-296**)
North to south crack off of a square in the floor (**Photos 297-298**)
Spider cracking by column 1 on wall 4 (**Photos 299-300**)
Diagonal crack by the south door (**Photo 301**)
Ceiling Clear
South Closet
All Clear

Middle Boiler Room

Wall 1(W) Clear
Wall 2(N) Vertical crack on the column (**Photo 302**)
Wall 3(W) Clear
Wall 4(N) Junction crack between walls 4 and 5 (**Photos 303-307**)
Wall 5(E) Broken piece of wall on the south side of the door (**Photos 308-311**)
Wall 6(N) Clear
Wall 7(E) Effervescence between the two pieces of wall (**Photos 312-315**)
Wall 8(S) Clear
Wall 9(W) Deteriorated wall by the junction of walls 9 and 10 towards the floor (**Photo 316**)
Wall 10(S) Deteriorated brick above the door (**Photo 317**)
Step crack at the top west corner of the door (**Photos 318-320**)
Vertical crack below the electrical panel (**Photos 321-322**)
Floor Horizontal crack on the bottom step off of the junction of walls 9 and 10 (**Photos 323-324**)
North to south crack by the column (**Photos 325-326**)
Ceiling Clear
Column Clear
South Storage Room
Wall 1(N) Clear

Wall 2(E) Pieces of wall missing where the crossbeam meets the wall (**Photo 327**)

Wall 3(S) Clear

Wall 4(W) Clear

Floor Clear

Ceiling Clear

North Storage Room

Wall 1(N) Vertical crack by the conduit (**Photos 328-329**)

Vertical crack on the east side (**Photo 330**)

Wall 2(E) Clear

Wall 3(S) Clear

Wall 4(W) Clear

Floor Clear

Ceiling Clear

North Boiler Room

Wall 1(W) Deteriorating wall towards the ceiling on the north side (**Photos 331-333**)

Diagonal crack off of a square in the wall behind the vents on the north side (**Photos 334-336**)

Wall 2(N) Step crack off of a crossbeam on the west side (**Photo 337**)

Broken piece of wall on the east side (**Photos 338-339**)

Wall 3(E) Clear

Wall 4(S) Junction crack between walls 4 and 1 (**Photo 340**)

Floor Numerous cracks throughout the south side (**Photos 341-348**)

Ceiling North to south crack on the east side (**Photos 349-352**)

East to west crack in the southwest corner (**Photo 353**)

Diagonal cracks in the northwest corner (**Photos 354-355**)

Closet

Wall 1(N) Effervescence at the junction of walls 1 and 2 (**Photos 356-358**)

Wall 2(E) Clear

Wall 3(S) Spider cracking throughout the wall (**Photos 359-360**)

Floor Clear

Ceiling Clear

North Stairs from the North Boiler Room

Wall 1(N) Vertical crack on the east side (**Photos 361-365**)

Wall 2(W) Vertical crack above the vent (**Photo 366**)

Wall 3(N) Open

Wall 4(E) Diagonal crack off of the vent (**Photos 367-371**)

Wall 5(S) Horizontal cracks on the west side of the door (**Photos 372-373**)

Step crack towards the floor on the west side (**Photos 374-376**)

Broken pieces of wall along the stairs (**Photos 377-378**)

Broken pieces of wall on the west side of the column (**Photos 379-382**)

Diagonal crack on the west side (**Photo 383**)

Wall 6(W) Deterioration of the wall towards the floor on the south side of the door (**Photo 384**)

Floor Clear

Ceiling Diagonal crack by the column on wall 5 (**Photos 385-386**)

Hallway before the North Stairs to the First Floor

Wall 1(W) Spider cracking on the north side (**Photos 387-388**)

Wall 2(S) Vertical crack at the top east and west corner of the door (**Photos 389-391**)

Broken pieces of wall on the west side of the door (**Photos 392-393**)

Wall 3(W) Vertical crack on the east side of the door **(Photo 394)**
 Wall 4(N) Vertical crack in the middle of the wall **(Photo 395)**
 Wall 5(E) Clear
 Wall 6(S) Broken piece of wall at the bottom west corner **(Photo 396)**
 Floor Diagonal crack off of the column on wall 5 **(Photos 397-398)**
 Ceiling Clear
 NW Closet
 No Access
 SW Closet
 No Access

Break Room

All Clear
 Bathroom
 All Clear

Coat Check Room

Wall 1(N) Clear
 Wall 2(E) Clear
 Wall 3(N) Broken piece of wall by the junction of walls 3 and 4 **(Photos 399-401)**
 Wall 4(W) Clear
 Wall 5(N) Clear
 Wall 6(W) Open
 Wall 7(N) Vertical crack off of the bottom of the stairs **(Photos 402-405)**
 Vertical crack in the middle of the wall by the exit sign **(Photos 406-408)**
 Junction crack between walls 7 and 8 **(Photos 409-411)**
 Wall 8(E) Vertical crack off of the floor on the south side **(Photo 412)**
 Peeling paint on the south side **(Photo 413)**
 Wall 9(S) Vertical crack towards the floor on the west side **(Photo 414)**
 Wall 10(E) Clear
 Wall 11(N) Clear
 Wall 12(E) Vertical crack off of the panel box **(Photos 415-416)**
 Deteriorating wall on the south wall **(Photos 417-418)**
 Wall 13(S) Diagonal crack off of the ceiling on the fourth row of coats from the west **(Photos 419-424)**
 Bulging with diagonal cracks on the column with the fire extinguisher **(Photo 425)**
 Broken piece of wall by a pipe in the west corner **(Photo 426)**
 Wall 14(W) Vertical crack between the column and the north corner **(Photos 427-428)**
 Wall 15(S) Clear
 Wall 16(W) Clear
 Wall 17(S) Clear
 Wall 18(W) Diagonal crack on the south side **(Photo 429)**
 Floor Broken tile by the west pole **(Photo 430)**
 Broken tile by the fifth pole on the west side **(Photo 431)**
 Broken tile from the sixth pole from the east **(Photo 432)**
 Broken tile by the fourth pole from the **(Photo 433)**
 Broken tile on the east pole **(Photos 434-435)**
 Broke piece of tile by the entryway to the tiles **(Photo 436)**
 Diagonal crack in the southwest corner by the junction of walls 13 and 14 **(Photo 437)**
 East to west crack in the second coat aisle from the west **(Photos 438-439)**

East to west crack starting from the second coat aisle from the west and continues to the fifth **(Photos 440-447)**

East to west crack in coat aisles 1 and 2 from the west on the south side **(Photos 448-450)**

East to west crack starting from coat aisle 5 from the west to coat aisle 8 where it then forks into two diagonal cracks in aisle 9 **(Photos 451-471)**

East to west crack starting on the north side of coat aisle 8 going into coat aisle 9 **(Photos 472-475)**

Ceiling
Hole in the ceiling by column 2 on wall 11 in coat aisles 9,8,7, and 6 **(Photos 476-480)**
Broken piece of crossbeam with a north to south crack in coat aisle 5 **(Photo 481)**
Broken piece of crossbeam with a north to south and east to west crack on the north side of aisle 3 **(Photo 482)**
Spider cracking on the west side of where the ceiling tiles start **(Photo 483)**
Watermarks throughout the ceiling tiles with mold on the ceiling tile in the northeast corner **(Photos 484-492)**

South Closet

No Access

North Closet

West Side of North Closet

Wall 1(N) Clear

Wall 2(E) Clear

Wall 3(S) Broken piece of wall **(Photos 493-494)**

Floor Clear

Ceiling Clear

East Side of North Closet under the Stairs

Wall 1(W) Vertical crack on the north side **(Photo 495)**

Wall 2(N) Vertical crack off of the top west corner **(Photo 496)**

Wall 3(E) Clear

Wall 4(S) Clear

Floor Clear

Ceiling Clear

Coat Check Stairs to the First Floor

Wall 1(S) Clear

Wall 2(W) Junction crack between walls 2 and 3 **(Photo 497)**

Wall 3(N) Vertical crack at the bottom west corner of the entryway **(Photo 498)**

Two diagonal cracks off of the ceiling **(Photos 499-504)**

Wall 4(E) Diagonal cracks, broken piece of wall and horizontal cracks at the junction of the wall and the ceiling **(Photos 505-509)**

Floor East to west crack on the second to last step on the south side of the step **(Photos 510-512)**

East to west crack on the south side of the top step **(Photo 513)**

Broken tile in the middle of the top landing **(Photo 514)**

Broken tile in the north entryway of the top landing **(Photo 515)**

Broken tile in the south entryway of the top landing **(Photo 516)**

Ceiling Numerous cracks throughout the ceiling going down the stairs **(Photos 517-525)**

Stairs to the First Floor

Wall 1(W) Vertical crack off of the ceiling **(Photos 526-530)**

Broken piece of wall at the bottom north side **(Photo 531)**

Broken piece of wall on the north side **(Photo 532)**

Wall 2(S) Vertical crack towards the ceiling on the north side **(Photos 533-534)**

Wall 3(W) Horizontal crack on the south side of the entryway **(Photo 535)**

Wall 4(N)	Broken piece of wall toward the ceiling with a diagonal crack (Photos 536-537)
Wall 5(E)	Diagonal crack by the junction of walls 4 and 5 (Photos 538-543)
	Diagonal crack off of the ceiling on the south side (Photos 544-547)
Wall 6(S)	Step crack on the east side of the top part (Photos 548-549)
	Vertical and horizontal crack on the west side by the conduit (Photos 550-551)
Floor	East to west crack on the third from top step (Photo 552)
	Two east to west cracks on the top step (Photos 553-554)
Ceiling	North to south crack above the middle landing (Photos 555-557)

First Floor

Northwest Entryway

Wall 1(S)	Vertical crack at the bottom east corner of the entryway (Photo 558)
	Vertical crack on the west side of the entryway (Photos 559-560)
Wall 2(W)	Clear
Wall 3(N)	Clear
Wall 4(E)	Clear
Floor	North to south and east to west cracks by the exit door to the outside (Photos 561-566)
Ceiling	Clear
Closet	
Wall 1(S)	Two diagonal cracks on the east side (Photos 567-570)
	Two diagonal cracks at the top west corner (Photos 571-574)
Wall 2(W)	Horizontal crack above the meters (Photos 575-576)
	Horizontal crack towards the ceiling on the south side (Photo 577)
Wall 3(N)	Horizontal crack off of the west wall (Photo 578)
	Vertical crack off of the west side of the ceiling (Photos 579-581)
	Diagonal crack off of the ceiling on the east side (Photo 582)
	Diagonal crack off of the junction of walls 3 and 4 (Photo 583)
Wall 4(E)	Horizontal crack above the door towards the ceiling (Photo 584)
Floor	Broken tile on the east side (Photo 585)
	Missing tile in the middle of the floor (Photo 586)
	North to south crack in the middle of the floor (Photo 587)
	East to west crack off of the north wall (Photo 588)
Ceiling	Clear

Northeast Entryway by the Elevator/Entrance to Stairs to the Coat Check

Wall 1(W)	Clear
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Diagonal crack off of the ceiling on the east side (Photos 589-590)
Floor	Clear
Ceiling	Clear

North Hallway

Wall 1(E)	Clear
Wall 2(N)	Open
Wall 3(W)	Diagonal crack above the grate (Photos 591-592)
Wall 4(N)	Vertical crack at the top east side (Photo 593)
Wall 5(E)	Vertical crack at the top north corner of the door (Photo 594)
	Vertical crack to the north of the outlet to the north of the door (Photos 595-596)
Wall 6(S)	Step crack at the top east corner of door 2 (Photos 597-599)

Wall 7(W)	Broken tile towards the floor on the west side (Photos 601-603) Diagonal crack in the tile in the ornate tile (Photo 600) Vertical crack in the ornate design (Photo 604) Vertical crack towards the floor on the north side of the ornate design with a crack in the tile (Photos 605-606) Vertical crack at the top south corner of the door (Photo 607) Vertical crack at the top north corner of the door (Photo 608) Vertical cracks to the north of the door (Photos 609-612) Junction crack between walls 7 and 8 (Photos 613-617)
Wall 8(N)	Patching above the doorway (Photo 618) Broken tile on the east side (Photo 619)
Floor	Missing pieces of floor by door 2 on the south wall (Photo 620) Missing pieces of floor by the ornate design on the west wall (Photo 621) Cracking in the tile at the bottom of wall 3 (Photo 622) North to south crack off of the entryway on wall 4 on the west side (Photo 623) Broken tiles on the east side of the south wall (Photos 624-626) Missing piece of floor on the east side of the entryway of the south wall (Photo 627) Diagonal crack off of the east corner of the entryway on the south wall (Photo 628) North to south crack by the east side of the entryway on the south wall (Photo 629)
Ceiling	Clear

Bottom of the North Stairs to the Second Floor

All walls and ceiling are clear

Floor	Diagonal cracks and broken tile in the steps of the stairs leading up to the top on the east side (Photos 630-639) Diagonal cracks and broken tile in the steps of the stairs leading up to the top on the west side (Photos 640-648)
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Ladies Room Lounge

Dressing Room:

Wall 1(S)	Cracked tile towards the floor on the west side (Photos 649-651)
Wall 2(E)	Cracked tile towards the floor on the south and north side of the door (Photos 652-653) Diagonal crack and crack in the tile to the north of the door (Photos 654-655)
Wall 3(S)	Cracked and broken tile towards the floor with patched tile above the bottom of the wall (Photos 656-658)
Wall 4(W)	Crack in the tile on the south side (Photo 659)
Wall 5(N)	Crack in the tile by the counter (Photo 660) Crack in the tile towards the floor (Photo 661)
Wall 6(W)	Crack in the tile towards the floor (Photo 662)
Wall 7(N)	Crack in the tile towards the floor (Photo 663)
Wall 8(W)	Clear
Wall 9(S)	Clear
Wall 10(W)	Step crack above the tile off of the ceiling (Photos 664-667) Cracked and broken tile towards the floor (Photos 668-669)
Wall 11(N)	Cracked tile towards the floor (Photos 670-671) Water damage at the junction of the wall and the ceiling (Photos 672-673) Cracked tile at the bottom of the wall on the east side (Photo 674) Cracked counter towards the floor (Photo 675)
Wall 12(W)	Cracked tile towards the floor (Photos 676-677)
Wall 13(N)	Junction crack between the wall and the ceiling (Photos 678-680) Cracked tile towards the floor on the east side (Photo 681)

Wall 14(E) Horizontal crack towards the ceiling (**Photos 682-685**)
 Diagonal crack above the mirror (**Photos 686-687**)
 Cracked tile towards the floor on the north side (**Photo 688**)

Wall 15(N) Cracked tiles towards the floor (**Photos 689-690**)

Wall 16(E) Diagonal crack by the north light (**Photo 691**)
 Broken tile below mirror 1 (**Photo 692**)
 Broken tile below mirror 2 (**Photos 693-694**)
 Broken tile below mirror 3 (**Photo 695**)
 Broken tile below mirror 4 (**Photos 696-697**)

Floor Clear
 Ceiling Clear

Dividing Wall

Wall 1(E) Broken tile along the floor (**Photos 698-703**)
 Broken mirror in the middle (**Photos 704-706**)

Wall 2(S) Broken tile and counter (**Photos 707-708**)

Wall 3(W) No access to the handicap stall. Cracked tile in stall 1 (**Photo 709**)
 Diagonal crack off of the toilet in stall 2 (**Photo 710**)
 Diagonal crack off of the toilet in stall 3 (**Photo 711**)
 Diagonal crack off to the toilet in stall 4 (**Photo 712**)
 Cracked tile by the north wall of the stall in stall 4 (**Photo 713**)
 Cracking with patching in the tile towards the ground (**Photo 714**)

Wall 4(N)

NE Closet

Wall 1(N) Clear

Wall 2(E) Vertical crack off of the ceiling with diagonal cracks (**Photos 715-719**)

Wall 3(SW) Diagonal crack off of the ceiling (**Photos 720-726**)

Wall 4(S) Junction crack between walls 4 and 5 (**Photos 727-728**)

Wall 5(W) Diagonal crack off of the junction of walls 4 and 5 (**Photo 729**)
 Horizontal crack off of the top north corner of the door (**Photos 730-731**)

Floor Spider crack by the door (**Photo 732**)
 Ceiling Step crack on the east side (**Photo 733**)

SE Closet

Wall 1(N) Clear

Wall 2(NE) Diagonal crack the length of the wall (**Photos 734-739**)
 Two step cracks on the east side with one off of the ceiling (**Photos 740-742**)

Wall 3(E) Diagonal crack off of the junction of walls 2 and 3 (**Photos 743-744**)

Wall 4(S) Vertical crack by the junction of walls 4 and 5 (**Photos 745-751**)

Wall 5(W) Piece of the wall missing towards the ceiling (**Photo 752**)
 Missing piece of wall on the south side of the door (**Photos 753-756**)

Floor Spider cracking on the floor (**Photo 757**)
 Ceiling Junction crack between wall 5 and the ceiling (**Photos 758-759**)

SW Storage Room

Wall 1(S) Step crack on the east side of the wall (**Photos 760-765**)
 Step crack on the west side of the wall (**Photos 766-769**)

Wall 2(E) Clear

Wall 3(S) Clear

Wall 4(W) Clear

Wall 5(S) Diagonal crack at the bottom east side (**Photos 770-771**)
 Vertical crack on the west side (**Photos 772-778**)

Wall 6(W) Horizontal crack on the south side of the door (**Photo 779**)
 Horizontal crack on the north side of the door (**Photo 780**)
 Missing brick by the top north corner (**Photo 781**)

Wall 7(N) Clear
 Wall 8(E) Clear
 Wall 9(N) Clear
 Wall 10(E) Broken pieces of wall (**Photos 782-783**)
 Wall 11(N) Broken pieces of wall with a step crack on the west side (**Photos 784-787**)
 Wall 12(E) Step crack above the door (**Photos 788-789**)
 Junction crack between walls 12 and 1 (**Photos 790-795**)
 Floor North to south crack with spider cracking by the east door (**Photos 796-798**)
 East to west crack off of the west door (**Photo 799**)
 Spider cracking by the northwest corner (**Photo 800**)
 Ceiling Clear
 Toilet Area:
 East/South half is all clear
 West Half
 Wall 1(S) Cracking in the tile on the west side of stall 1(**Photo 801**)
 Cracked tile behind the toilet in stall 2 (**Photos 802-803**)
 Diagonal and vertical crack in the doorway of stall 2 (**Photos 804-805**)
 Cracked tile behind the toilet in stall 3 (**Photos 806-807**)
 Cracked and broken tile on the west wall of stall 3 (**Photos 808-810**)
 Cracked and broken tile in the doorway of stall 3 (**Photos 811-812**)
 Diagonal crack on the west wall of stall 4 (**Photos 813-814**)
 Cracked tile behind the toilet of stall 4 (**Photo 815**)
 Loose tile on the doorway of stall 4 (**Photo 816**)
 Crack in the doorway on the west side of stall 5 (**Photo 817**)
 Diagonal crack at the bottom west side of the doorway of stall 6 (**Photo 818**)
 Diagonal crack in the tile behind the toilet (**Photo 819**)
 Broken tile on the bottom east side of the doorway of stall 7 (**Photo 820**)
 Broken tile behind the toilet in stall 7 (**Photo 821**)
 Horizontal crack in the tile on the west side of the door to stall 7 (**Photo 822**)
 Wall 2(W) Broken tile to the north of stall 7 on wall 1 (**Photo 823**)
 Diagonal crack towards the floor to the south of the radiator (**Photo 824**)
 Cracked tile towards the floor to the north of the radiator (**Photo 825**)
 Wall 3(N) Broken pieces of wall with horizontal cracks on the west side of the door (**Photos 826-827**)
 Wall 4(E) Clear
 Wall 5(W) Clear
 Wall 6(N) Crack in the tile behind the toilet in stall 1 (**Photo 828**)
 Loose tile on the west wall of stall 1 (**Photos 829-830**)
 Horizontal crack on the east wall of stall 1 (**Photos 831-833**)
 Diagonal crack by the flusher on stall 1 (**Photo 834**)
 Diagonal crack behind the toilet in stall 2 (**Photo 835**)
 Diagonal and vertical on the west wall of stall 2 (**Photos 836-838**)
 Broken tile between stalls 3 and 4 towards the floor (**Photo 839**)
 Diagonal cracks on the west wall of stall 4 (**Photo 840**)
 Horizontal cracks behind the toilet in stall 4 (**Photo 841**)
 Tape holding together the tiles on the west side of the door to stall 5 (**Photo 842**)
 Diagonal crack in the tile behind the toilet in stall 5 (**Photos 843-844**)
 Crack in the tile above the toilet in stall 5 (**Photo 845**)
 Diagonal cracks behind the toilet in stall 6 (**Photos 846-847**)
 Broken tile on the east wall in stall 6 (**Photos 848-849**)
 Wall 7(E) Broken tile towards the floor in stall 1 on wall 1 (**Photos 850-851**)

Floor Junction crack between walls 7 and 1(**Photos 852-853**)
North to south and diagonal crack by the radiator (**Photo 854**)
Ceiling Clear

Men's Room

Urinal Area

Wall 1(E) Clear
Wall 2(N) Clear
Wall 3(W) Clear
Wall 4(N) Vertical crack above urinal 2 (**Photos 855-856**)
Missing tile below urinal 3 (**Photo 857**)
Diagonal crack above urinal 5 (**Photos 858-861**)
Wall 5(E) Diagonal crack in the bottom north corner (**Photos 862-865**)
Deterioration of the tiles by the floor on the south side (**Photos 866-867**)
Wall 6(S) Vertical crack off of the ceiling to the west of the sink (**Photos 868-872**)
Broken tile at the bottom east corner of the entryway with deterioration (**Photo 873**)
Horizontal crack above the entryway (**Photos 874-875**)
Wall 7(W) Diagonal crack through an outlet (**Photos 876-877**)
Diagonal crack off of the ceiling above the outlet (**Photos 878-879**)
Wall 8(N) Clear
Floor East to west crack by the north doorway (**Photos 880-884**)
Diagonal crack by urinal 1 on wall 4(**Photos 885-886**)
Diagonal crack off of the north side of the middle dividing wall (**Photos 887-890**)
North to south crack off of wall 4 below urinal 4 (**Photos 891-896**)
Spider cracking by the east door (**Photos 897-899**)
Broken tile by the southeast corner (**Photos 900-901**)
North to south crack off of the middle of wall 6 with an east to west crack offshoot (**Photos 902-911**)
Missing tile with a diagonal crack by the entryway on wall 6 (**Photos 912-915**)
Diagonal crack off of the middle of wall 7 (**Photo 916**)
Ceiling Diagonal crack off of the bend in the northeast corner going towards the east (**Photos 917-919**)
Diagonal crack going towards the south (**Photos 920-922**)
Diagonal crack going towards the west (**Photos 923-924**)
Diagonal cracks off of all four corner of the vent in the southeast corner starting from the northeast corner and going around to the southeast corner (**Photos 925-937**)
Middle Dividing Wall
Wall 1(N) Broken pieces of wall below the mirror (**Photo 938**)
Wall 2(E) Clear
Wall 3(S) Broken pieces of wall below the mirror (**Photo 939**)
Wall 4(W) Clear
Toilet Area
Wall 1(N) Clear
Wall 2(E) Mold and effervescence towards the ceiling (**Photos 940-944**)
Diagonal cracks in the tile towards the floor on the south side (**Photo 945**)
Wall 3(S) Clear
Wall 4(E) Clear
Wall 5(S) Horizontal crack behind the toilet in stall 1 (**Photos 946-947**)
Diagonal crack behind the toilet in stall 2 (**Photo 948**)
Diagonal crack behind the toilet in stall 3 (**Photo 949**)
Diagonal crack behind the toilet in stall 4 (**Photo 950**)

Wall 6(W) Broken tile and crack in the tile towards the floor on the south side of the entryway
(Photos 951-952)

Floor Crack in the tile to the north of wall 3**(Photo 953)**
Broken tile by the south side of the dividing wall **(Photos 954-955)**
Cracks in the tile to the east of the column **(Photo 956)**
East to west crack in the tile off of the west side of the column **(Photo 957)**
Circular crack in the tile in the west entryway **(Photos 958-960)**

Ceiling Clear

Dividing Wall

Wall 1(S) Broken mirror in the middle **(Photo 961)**

Wall 2(W) Clear

Wall 3(N) Broken mirror along the bottom of the mirror **(Photos 962-968)**

Wall 4(E) Clear

Column Diagonal crack towards the ceiling on the north side **(Photo 969)**
Deterioration of the tile towards the floor on the north side **(Photo 970)**
Cracked and loose tile on the east side **(Photos 971-974)**
Diagonal and horizontal cracks in the tile towards the ground on the south side **(Photos 975-976)**
Diagonal cracks in the tile towards the floor on the west side **(Photos 977-978)**

Main Concessions Stand Hallway

Wall 1(E) Clear

Wall 2(N) Clear

Wall 3(E) Missing tile on the south side of the ledge **(Photo 979)**

Wall 4(S) Patching with a diagonal crack towards the ceiling **(Photos 980-982)**

Wall 5(W) Junction crack between the wall and the ceiling above the north arch **(Photo 983)**
Missing tile between the arches towards the floor **(Photo 984)**

Wall 6(E) Open

Wall 7(S) Clear

Wall 8(E) Clear

Wall 9(S) Clear

Wall 10(W) Vertical crack off of the ceiling above door 2 **(Photo 985)**
Junction crack between the wall and the ceiling on the first decorative arch on the north side of the arch **(Photos 986-989)**
Junction crack between the wall and the second decorative arch **(Photos 990-999)**
Vertical crack at the top of the third decorative arch **(Photo 1000)**

Wall 11(N) Open

Floor East to west crack on the north side of wall 1 **(Photos 1001-1010)**
Broken tile below dividing arch 1 **(Photo 1011)**
East to west crack off of the second decorative arch on the west wall **(Photos 1012-1017)**
East to west crack going from the first decorative arch going to the east side **(Photos 1018-1027)**
East to west crack by wall 3**(Photos 1028-1030)**
Broken tile in the concessions/memorabilia area by wall 3, photos taken from south to north **(Photos 1031-1037)**
Broken laminate behind the counter in the concessions/memorabilia area, photos taken from north to south **(Photos 1038-1042)**
North to south crack that goes into an east to west crack by the first aide room **(Photos 1043-1048)**
East to west crack off of the brown wooden doors to the offices **(Photo 1049)**

East to west crack off of the door to the first aide room that goes into an north to south crack towards the south (**Photos 1050-1063**)
East to west crack in the middle to the south of dividing arch 5 (**Photos 1064-1065**)
North to south crack by the brown wooden door 3on wall 10 (**Photos 1066-1069**)
Ceiling East to west crack off of the south side of the west wall (**Photos 1070-1078**)
Diagonal crack going into an east to west crack by the south chandelier (**Photos 1079-1083**)
Diagonal crack by the middle chandelier (**Photos 1084-1086**)
Diagonal crack to the south of the first dividing arch (**Photos 1087-1088**)
North to south crack off of the north side of the second dividing arch (**Photos 1089-1090**)

Dividing Arches (Going from North to south)

Arch 1: All clear

Arch 2: Vertical crack on the west side (**Photos 1091-1093**)

Arch 3: Vertical crack on the west side (**Photos 1094-1096**)

Arch 4: All Clear

Arch 5: Vertical crack on the east side (**Photos 1097-1099**)

Junction crack between dividing arch 5 and the east wall (**Photos 1100-1104**)

Will Call Closet

Wall 1(S) Step crack (**Photos 1105-1106**)

Wall 2(W) Broken pieces of wall (**Photo 1107**)

Wall 3(N) Clear

Wall 4(E) Clear

Floor Clear

Ceiling Clear

Family Bathroom (Door 4 on West Wall)

All Clear

Door 3 on West Wall

No Access

Door 1 on East Wall

No Access

Southeast Will Call

No Access

Employee Only Room on East Wall

Wall 1(N) Breaking wall above the door (**Photo 1317**)

Wall 2(E) Clear

Wall 3(S) Clear

Wall 4(W) Clear

Floor Clear

Ceiling Spider crack in the middle of the ceiling (**Photo 1318**)

Southeast Authorized Personnel Room

Wall 1(N) Clear

Wall 2(E) Step crack to the north of the door (**Photos 1319-1321**)

Wall 3(S) Clear

Wall 4(W) Clear

Floor Clear

Ceiling Diagonal crack with cracking paint by the north side (**Photos 1322-1324**)

Security Office

All Clear

South Entryway

Wall 1(E) Horizontal crack towards the ceiling by the top north corner of the arch (**Photo 1108**)

Vertical crack off of the top of the arch (**Photos 1109-1110**)
 Diagonal crack at the top south corner of the arch (**Photo 1111**)
 Wall 2(S) Patching along the west corner (**Photos 1112-1113**)
 Wall 3(W) Vertical crack at the top south corner of the arch that goes into a diagonal crack on the ceiling (**Photos 1114-1115**)
 Vertical crack at the top of the arch (**Photo 1116**)
 Wall 4(N) Clear
 Floor General photos of numerous cracks in the tile on the north side (**Photos 1117-1126**)
 Diagonal crack in the tile by the arch on the east side (**Photo 1127**)
 General photos of numerous broken pieces of tile on the south side (**Photos 1128-1142**)
 Ceiling Clear
 Middle Booth
 Outside:
 Wall 1(N) Broken pieces of wall around the door (**Photos 1143-1145**)
 Step crack between the bricks (**Photos 1146-1147**)
 Patched broken piece of wall at the northwest corner (**Photo 1148**)
 Wall 2(E) Clear
 Wall 3(S) Clear
 Wall 4(W) Clear
 Inside: All Clear

Northeast Back Area:

Storage Room

Wall 1(N) Clear
 Wall 2(E) Clear
 Wall 3(S) Clear
 Wall 4(W) Vertical crack by the junction of wall 4 and 1 (**Photos 1149-1150**)
 Floor East to west crack going into a north to south crack in the middle (**Photos 1151-1154**)
 Cracking around the tiles by the west door (**Photo 1155**)
 Ceiling Clear

Hallway to the East of the Previous Room

Wall 1(N) Vertical crack with broken pieces of wall at the bottom west corner of the entryway (**Photos 11156-1157**)
 Wall 2(E) Step crack above the door (**Photo 1158**)
 Wall 3(S) Horizontal crack on the east side of the crossbeam (**Photo 1159**)
 Horizontal crack on the west side of the crossbeam (**Photos 1160-1161**)
 Wall 4(W) Junction crack between walls 3 and 4 (**Photo 1162**)
 Horizontal crack above the door (**Photo 1163**)
 Horizontal crack to the south of the door with broken pieces of wall (**Photos 1164-1165**)
 Floor Numerous cracks throughout the floor (**Photos 1166-1168**)
 Ceiling Clear

Closet Under the Stairs (No Access, Blocked, Inspecting what can see)

Wall 1(N) Clear
 Wall 2(E) Junction crack between walls 2 and 3 (**Photo 1169**)
 Wall 3(S) Horizontal crack towards the ceiling (**Photo 1170**)
 Wall 4(W) No view
 Floor Clear
 Ceiling Clear

Northeast Room with Access to Beer Cooler

Wall 1(W)	Clear
Wall 2(S)	Clear
Wall 3(W)	Horizontal and diagonal cracks towards the floor (Photo 1171) Cracking near the NW Corner of room (Photo 1172)
Wall 4(N)	Clear
Wall 5(W)	Clear
Wall 6(N)	Vertical crack towards the floor on the west side (Photo 1173) Broken piece of wall towards the floor (Photo 1174) Deteriorating walls on the east side (Photos 1175-1176)
Wall 7(E)	Deteriorating wall (Photo 1177)
Wall 8(N)	Vertical and horizontal crack to the east of the door (Photos 1178-1182)
Wall 9(E)	Vertical crack in the middle of the wall (Photos 1183-1184)
Wall 10(S)	Deteriorating wall on the column (Photos 1185-1189)
Floor	North to south cracks by wall 1(Photos 1190-1193) East to west crack off of the junction of walls 1 and 2 (Photos 1194-1195) North to south crack that junction with an east to west crack off of wall 2 (Photos 1196-1202) Diagonal crack near the northeast side (Photos 1203-1205) Broken pieces of floor by a pipe near the northeast corner (Photo 1206)
Ceiling	Clear

Bottom of the Stairs to the Northeast Exit

Wall 1(E)	Vertical crack on the north side (Photos 1207-1212)
Wall 2(S)	Open
Wall 3(W)	Vertical crack off of the ceiling on the south side (Photos 1213-1217) Vertical crack at the top south corner of the door (Photos 1218-1220) Diagonal crack at the top north corner of the door (Photos 1221-1223) Vertical crack on the north side of the door going into a horizontal crack that goes into wall 4 (Photos 1224-1229)
Wall 4(N)	Vertical crack on the east side (Photos 1230-1235)
Floor	Diagonal crack off of the west wall (Photos 1236-1239)
Ceiling	Water damage throughout the east side (Photos 1240-1242)

East Exit

All walls are clear

Floor	North to south crack the length of the floor with two east to west crack offshoots (Photos 1243-1255)
Ceiling	East to west crack on the south side (Photo 1256) East to west crack on the north side (Photos 1257-1259)

Bottom of Southwest Exit Stairs

Wall 1(N)	Clear
Wall 2(E)	Vertical crack on the south side (Photos 1260-1264)
Wall 3(S)	Broken pieces of wall on the west side (Photos 1265-1268) Diagonal crack at the bottom west side (Photos 1269-1270) Diagonal crack on the west side (Photo 1271)
Wall 4(W)	Clear
Floor	Obscured
Ceiling	Under Construction (Photos 1272-1276)

Bottom of the West Exit Stairs

Wall 1(W)	Step crack on the south side (Photos 1277-1279) Step crack at the top south corner of the doors (Photos 1280-1281) Diagonal crack at the top north corner of the doors (Photos 1282-1283) Broken pieces of wall to the north of the wall (Photos 1284-1285)
Wall 2(N)	Open
Wall 3(E)	Junction crack between the wall and the ceiling on the north side (Photos 1286-1290)
Wall 4(S)	Open
Floor	Spider cracking by the radiator (Photos 1291-1294) Diagonal cracks off of the east corners of a pit in the floor (Photos 1295-1296) East to west crack off of the southeast corner of the pit (Photo 1297)
Ceiling	Clear

Bottom of Northwest Exit Stairs

Wall 1(W)	Deteriorating wall to the south of the door (Photos 1298-1300)
Wall 2(NE)	Horizontal crack above the radiator (Photo 1301) Deteriorating wall at the junction of walls 1 and 2 (Photos 1302-1303)
Wall 3(S)	Open
Floor	Numerous cracks by the stairs (Photos 1304-1308) East to west crack between the doors (Photos 1309-1311) Diagonal crack at the northwest corner (Photos 1312-1313)
Ceiling	Deterioration and effervescence near the southwest corner (Photos 1314-1315) Effervescence in the northeast corner (Photo 1316)

West Offices Area:

Women's Room

Wall 1(W)	Two vertical cracks on the south side (Photos 1325-1327) Junction crack between walls 1 and 2 (Photos 1328-1329)
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Horizontal crack at the top west corner (Photo 1330)
Floor	Clear
Ceiling	Clear

Men's Room

All walls and floor are clear	
Ceiling	Crack in the ceiling tile in the southwest corner (Photo 1331)

Furnace Room

Wall 1(N)	Diagonal crack on the west side (Photos 1332-1333) Horizontal crack towards the ceiling (Photos 1334-1335) Peeling paint toward the floor on the east side (Photo 1336)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Wall 5(S)	Vertical crack going into a junction crack between walls 5 and 6 (Photos 1337-1340)
Wall 6(W)	Clear
Floor	Clear
Ceiling	Clear

Northeast Storage

All walls and floor are clear

Ceiling North to south crack in the middle of the ceiling (**Photos 1341-1343**)
 Junction crack in the northwest corner (**Photos 1344-1345**)

Conference Room

All Clear

Northeast Office

All Clear

Southwest Office

All Clear

Northwest Office

All Clear

West Office

All clear

Break Room/Kitchen

Wall 1(S) Clear

Wall 2(W) Clear

Wall 3(S) Clear

Wall 4(W) Vertical crack on the south side of the entryway (**Photos 1346-1350**)
 Vertical crack on the north side of the entryway (**Photos 1351-1353**)
 Junction crack between the wall and the ceiling above the door (**Photos 1354-1356**)
 Junction crack between the north side of the door and the wall (**Photos 1357-1361**)

Wall 5(N) Clear

Wall 6(E) Clear

Floor Clear

Ceiling Clear

Server Room

All Clear

North Hallway

All walls and floor are clear

Ceiling Water marks in the northwest corner (**Photo 1362**)

Main Hallway

All walls and ceiling are clear

Floor Diagonal crack in the tile by the south doorway (**Photo 1363**)

South Conference Room

All clear

Four Offices along East Wall

All clear

South Hallway

Wall 1(E) Clear
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Junction crack between walls 4 and 1 (**Photo 1364**)
Floor Clear
Ceiling Clear

Southwest Office

All Clear

South Office

All Clear

Reception Area

Wall 1(E) Clear
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Vertical crack at the top east corner of the doorway (**Photo 1365**)
Floor East to west crack off of the east doorway (**Photos 1366-1369**)
North to south crack in the patch in the tile to the north of the reception desk (**Photo 1370**)
Ceiling North to south crack in the middle of the ceiling (**Photos 1371-1377**)

East Office Area:

Southwest Office

All clear

Surveillance Room

All Clear

Southeast Hallway

Wall 1(E) Cracked and broken heads on the south side (**Photos 1378-1382**)
Diagonal crack at the bottom south corner (**Photos 1383-1384**)
Wall 2(S) Clear
Wall 3(W) Broken wall at the bottom south corner (**Photos 1385-1386**)
Wall 4(N) Clear
Floor Clear
Ceiling Water marks above the south door (**Photo 1387**)

East Cubicle Area

All Clear

West Office

All Clear

Northeast Hallway

Wall 1(W) Vertical crack above the door (**Photos 1388-1389**)
Wall 2(N) Clear
Wall 3(W) Clear
Wall 4(N) Clear
Wall 5(E) Clear

Wall 6(S) Clear
Wall 7(E) Clear
Wall 8(SW) Clear
Floor Clear
Ceiling Watermarks above wall 3 (**Photo 1390**)
Watermarks above the door on wall 1 (**Photo 1391**)

Bathroom

All clear

Southeast Store Front

Main Area

Wall 1(E) Clear
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Clear
Wall 5(E) Clear
Wall 6(N) Clear
Wall 7(E) Clear
Wall 8(N) Clear
Wall 9(W) Piece of the floor missing by the junction of walls 8 and 9 (**Photos 1392-1393**)
Wall 10(N) Clear
Wall 11(E) Clear
Wall 12(S) Deteriorated wall at the junction of walls 12 and 13 (**Photo 1394**)
Wall 13(E) Junction crack between walls 13 and 14 (**Photo 1395**)
Wall 14(N) Clear
Wall 15(E) Clear
Wall 16(S) Missing piece of wall towards the floor (**Photo 1396**)
Wall 17(E) Missing piece of wall (**Photos 1397-1398**)
Wall 18(N) Clear
Wall 19(E) Clear
Wall 20(S) Clear
Wall 21(E) Clear
Wall 22(N) Clear
Wall 23(E) Clear
Wall 24(S) Clear
Floor East to west crack in the southwest corner (**Photo 1399**)
North to south crack between columns 1 and 2 (**Photos 1400-1402**)
Broken pieces of floor to the west of column 1 from the south (**Photos 1403-1405**)
East to west crack to the north of the junction of walls 20 and 21 (**Photos 1406-1410**)
Broken piece of floor by wall 18 (**Photo 1411**)
East to west crack to the south of wall 14(**Photo 1412**)
Broken piece of wall by the junction of walls 13 and 14 (**Photo 1413**)
Ceiling Water marks by the southeast corner (**Photos 1414-1415**)
Columns Piece of the wall missing on the north side of column 2 (**Photo 1416**)
Tape seam cracks on the northwest and northeast corner of column 5 (**Photos 1417-1423**)
All other columns are clear
Kitchen Dividing Wall is all clear
East Closet Clear
West Closet

Wall 1(W) Clear
Wall 2(N) Piece of the wall missing at the bottom west corner (**Photos 1424-1425**)
Wall 3(E) Clear
Floor Clear
Ceiling Clear

Kids Bathroom

Wall 1(N) Clear
Wall 2(E) Clear
Wall 3(S) Piece of the wall missing below the first sink (**Photo 1426**)
Wall 4(W) Clear
Floor Clear
Ceiling Clear
Dividing Wall Clear
Column Clear

Girls Bathroom

Walls Deterioration of the bottom border of the wall throughout the entire room. Photos going clockwise from the west (**Photos 1427-1435**)
Floor North to south and east to west crack in the southeast corner (**Photos 1436-1439**)
Ceiling Clear

Furnace Room

Wall 1(E) Missing pieces of wall (**Photos 1440-1444**)
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Clear
Floor North to south crack going the length of the floor (**Photos 1445-1447**)
Ceiling Clear

Northwest Room

All walls and ceiling are clear
Floor Broken piece of floor by the east wall (**Photo 1448**)
Broken piece of floor by the door (**Photo 1449**)

Southeast Room

All walls and ceiling are clear
Floor Diagonal crack on the north side (**Photos 1450-1454**)

Entryway

Wall 1(N) Clear
Wall 2(E) Horizontal crack below the window (**Photos 1455-1458**)
Wall 3(S) Vertical crack at the bottom east corner of the door (**Photo 1459**)
Wall 4(W) Clear
Floor Broken tile by the south door (**Photo 1460**)
Diagonal crack at the bottom east corner of the door (**Photo 1461**)
Ceiling Junction crack between the south wall and the ceiling that goes into a junction crack between the doorway and the wall (**Photos 1462-1466**)

Southwest Store Front

Main Area

Wall 1(W)	Water damage towards the roof (Photos 1467-1468) Missing piece of wall on the north side (Photos 1469-1471)
Wall 2(N)	Step crack at the top west corner of the door (Photos 1472-1474)
Wall 3(W)	Step crack on the south side (Photos 1475-1477)
Wall 4(N)	Clear
Wall 5(E)	Diagonal crack between columns 1 and 2 (Photos 1478-1480)
Wall 6(S)	Broken pieces of wall at the junction of walls 6 and 7 (Photos 1481-1482)
Wall 7(E)	Clear
Wall 8(N)	Clear
Wall 9(E)	Clear
Wall 10(S)	Junction crack between walls 9 and 10 (Photos 1483-1485) Deterioration of the wall by the bottom east corner of the window (Photo 1486) Deterioration of the wall below the window (Photos 1487-1488) Water damage in the southwest corner (Photos 1489-1492)
Floor	Diagonal crack in the southwest corner (Photos 1493-1494) East to west crack from the northeast column to the east wall (Photos 1495-1500) North to south crack offshoot of the previous crack going towards the north (Photos 1501-1505) Diagonal crack between the southwest and middle west column (Photos 1506-1508) Hole in the floor to the west of the northwest column (Photo 1509) East to west crack in the northeast corner (Photos 1510-1511) East to west crack to the north of the south windows (Photos 1512-1513)
Ceiling	Water damage above the southeast windows (Photo 1514) Water damage above the southwest windows (Photo 1515) Water damage in the southwest corner (Photo 1516) Effervescence and water damage between the middle west and northeast column (Photos 1517-1520)
Columns	Broken piece of wall on the west side of the northeast column (Photos 1521-1523)

Bathroom

All Clear

Closet to the North of the Bathroom

All Clear

Laundry Room

All Clear

Southeast Office

Wall 1(N)	Clear
Wall 2(E)	Junction crack between the wall and the ceiling (Photos 1524-1527) Two diagonal cracks towards the floor (Photos 1528-1532) Broken piece of wall at the bottom south corner (Photo 1533)
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Spider crack on the south side (Photos 1534-1536)
Ceiling	Diagonal crack to the south of the light (Photos 1537-1538)

Spider cracking above the window (**Photos 1539-1540**)

Entryway

Wall 1(N) Clear
Wall 2(E) Clear
Wall 3(S) Broken piece of wall at the bottom east corner (**Photo 1541**)
Broken piece of wall at the bottom west corner (**Photo 1542**)
Vertical crack at the top west corner of the door (**Photo 1543**)
Junction crack between walls 3 and 4 (**Photos 1544-1545**)
Wall 4(W) Horizontal crack at the top south corner of the door (**Photo 1546**)
Floor East to west crack by the west door (**Photos 1547-1548**)
Ceiling Effervescence in the southwest corner (**Photo 1549**)

North Room before the Stairs to the Basement

All walls and floor are clear
Ceiling Horizontal crack by the exit sign by the west wall (**Photos 1550-1551**)

EXTERIOR

Wall 1(N) Overview photos (**Photos 1552-1561**)
Missing piece of brick at the bottom northwest corner (**Photo 1562**)
Deteriorating brick towards the roof in the middle (**Photos 1563-1564**)
Patching with deteriorating brick towards the chimney (**Photo 1565**)
Diagonal crack in the pavement by the stairs to the chimney (**Photos 1566-1568**)
North to south crack on the sidewalk by the chimney (**Photos 1569-1570**)
Wall 2(E) Overview photos (**Photos 1571-1586**)
Missing pieces of fake stained glass window at the top south corner (**Photo 1587**)
Broken fake stained glass window on window 2 from the south (**Photo 1588**)
Patching by the southeast corner (**Photo 1589**)
Missing fake stained glass windows 3, 4, 5, 6, 7, and 8 from the south (**Photos 1590-1598**)
Vertical crack at the top by the northeast corner (**Photos 1599, 1603**)
Cracking along the emblem by the roof in the northeast corner (**Photo 1600**)
Patching towards the ceiling to the south of the emblem (**Photo 1601**)
Step crack below the window in the southeast corner (**Photo 1602**)
Deteriorating façade in the northeast corner (**Photo 1604**)
Broken pieces of wall below the gray doors in the northeast corner (**Photos 1605-1606**)
Diagonal crack in the second decorative piece from the north (**Photo 1607**)
Deterioration on the second decorative piece from the north (**Photo 1608**)
Diagonal crack at the bottom north corner of the second door from the north (**Photo 1609**)
Vertical crack on the south side of the second decorative column (**Photo 1610**)
Diagonal crack to the south of the second door from the north (**Photos 1611-1613**)
Vertical crack on the north side of the fourth decorative column (**Photo 1614**)
Diagonal crack on the south side of the fourth decorative column (**Photo 1615**)
Diagonal crack at the bottom south corner of the third door from the north (**Photo 1616**)
Diagonal crack at the bottom north corner of the fifth decorative column (**Photo 1617**)
Two vertical cracks to the north of the ninth decorative column (**Photo 1618**)
Vertical, horizontal, and diagonal crack with missing piece of wall at the bottom of the second decorative column from the south (**Photos 1619-1621**)

- Vertical crack along the south side of the second decorative piece column from the south **(Photos 1622-1628)**
- Vertical crack on the south side of the decorative column at the southeast corner **(Photos 1629-1632)**
- Wall 3(S) Overview photos **(Photos 1633-1644)**
- Missing fake stained glass windows on the west side **(Photos 1645-1647)**
- Step crack above the southwest window **(Photo 1648)**
- Missing fake stained glass windows on windows 2 and 3 from the west **(Photos 1649-1650)**
- Missing fake stained glass in windows 4 and 6 from the west **(Photos 1651-1652)**
- Missing fake stained glass window in the southeast corner **(Photo 1653)**
- Patching towards the top on the southeast corner **(Photo 1654)**
- Vertical crack on the east and west side of the decorative column in the southeast corner **(Photos 1655-1664)**
- Deterioration at the bottom of the second decorative column from the east **(Photo 1665)**
- Horizontal crack above bottom window 2 from the east **(Photos 1666-1672)**
- Diagonal crack going into a vertical crack on the west side of the third decorative column from the east **(Photos 1673-1681)**
- Vertical crack at the top east corner of bottom window 3 from the east **(Photo 1682)**
- Vertical crack at the bottom west corner of the third decorative piece from the east **(Photo 1683)**
- Diagonal crack above bottom window 3 from the east **(Photo 1684)**
- Horizontal crack above bottom window 3 from the east **(Photo 1685)**
- Broken tile in front of the middle doors **(Photos 1686-1698)**
- Vertical crack between the fifth decorative column and window 4 from the east **(Photo 1699)**
- Broken brick below window 4 from the east **(Photo 1700)**
- Broken brick at the bottom west corner of bottom window 4 from the east **(Photo 1701)**
- Horizontal crack above the door to 1108 **(Photos 1702-1704)**
- Vertical crack on the west side of the door to 1108 **(Photos 1705-1708)**
- Diagonal crack that goes into a vertical crack on the east side of decorative column 6 from the east **(Photos 1709-1714)**
- Vertical crack at the bottom west corner of decorative column 6 from the east **(Photo 1715)**
- Horizontal separation above bottom window 5 from the east **(Photos 1716-1721)**
- Broken brick on the west side below bottom window 5 **(Photo 1722)**
- Diagonal crack off of the top west corner of bottom window 5 **(Photos 1723-1727)**
- Vertical crack on the west side of the decorative column 7 from the east **(Photos 1728-1734)**
- Step crack above window 6 **(Photo 1735)**
- Broken stone above window 6 **(Photo 1736)**
- Diagonal crack above the top west corner of window 6 **(Photo 1737)**
- Separation between window 6 and the decorative column on the southwest **(Photos 1738-1741)**
- Broken and missing pieces of stone on the decorative column in the southwest corner **(Photos 1742-1748)**
- Separation between the column along the top of the southwest corner and the wall **(Photos 1749-1750)**
- Wall 4(W) Overview photos **(Photos 1751-1795)**
- Diagonal crack at the bottom southwest corner going into a junction crack between the south façade and the wall **(Photos 1796-1803)**

Step crack at the top south corner (**Photo 1804**)
Vertical crack by the end of the fire escape with a junction crack along an enclosed window (**Photos 1805-1808**)
Two vertical cracks towards the ground below the south fire escape (**Photos 1809-1810**)
Vertical crack behind the light pole (**Photo 1811**)
Deteriorated brick at the bottom south corner of and south side of door 1 (**Photos 1812-1813**)
North to south crack above door 1 on floor 1 (**Photo 1814**)
Hole in the wall above bottom door 1 (**Photo 1815**)
Deteriorated brick and spider cracking with patching to the north of the south fire escape (**Photo 1816**)
Vertical crack towards the ground to the south of door 2 (**Photo 1817**)
Missing piece of door frame at the top south corner of door 2 (**Photo 1818**)
Deteriorated brick to the north of bottom door 2 (**Photo 1819**)
Hole in fake stained glass on stained glass window 1 (**Photo 1820**)
Vertical crack at the bottom south corner of bottom door 3 (**Photos 1821-1822**)
Broken fake stained glass in bottom window 2 (**Photos 1823-1824**)
Missing piece of fake stained glass in top stained glass window 2 (**Photo 1825**)
Numerous cracks in front of bottom door 3 (**Photos 1826-1829**)
Diagonal crack to the south of door 4 towards the ground (**Photo 1830**)
Deteriorating brick at the bottom south corner of door 4 with piece of the door coming loose (**Photos 1831-1832**)
Deteriorating brick and holes in the brick above the top south corner of door 4 (**Photos 1833-1834**)
Diagonal crack at the bottom north corner of door 4 (**Photo 1835**)
Vertical crack at the bottom south corner of bottom vent 1 (**Photo 1836**)
Holes in the wall above the bracket to bottom vent 1 and below the top door 2 (**Photos 1837-1838**)
Deteriorating brick above the vent (**Photos 1839-1840**)
Diagonal crack at the bottom north corner of bottom vent 1 (**Photo 1841**)
Vertical crack to the south of bottom door 5 (**Photo 1842**)
Deteriorating brick where the chimney meets the roof (**Photo 1843**)
Deteriorated brick above top door 3 towards the roof (**Photo 1844**)
Horizontal crack on the north side of bottom door 5 (**Photo 1845**)
Vertical crack to the south of bottom door 6 with deteriorated brick (**Photos 1846-1849**)
Deteriorating brick above bottom door 6 (**Photos 1850-1852**)
Numerous east to west cracks in front of bottom door 6 (**Photos 1853-1856**)
East to west crack in the ceiling of the entryway to bottom door 6 (**Photo 1857**)
Vertical crack with broken siding to the north of the bottom door 6 (**Photos 1858-1859**)
Horizontal cracks on the north side of bottom door 6 (**Photos 1860-1862**)
Step crack by the grate in the northwest corner (**Photos 1863-1864**)
Step crack to the north of bottom door 6 (**Photos 1865-1868**)
Broken and missing brick on the south side of the entryway to bottom door 6 (**Photo 1869**)
Vertical and horizontal cracks on the south side of bottom door 6 (**Photos 1870-1872**)

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 27, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
1101-1113 W. Lawrence Avenue
Chicago, IL

Inspection Date: July 8, 2021

Inspector: Matthew Allmandinger

Pre-Construction Inspection
1101-1113 W. Lawrence Avenue
Chicago, IL
July 8, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
1101-1113 W. Lawrence Avenue
Chicago, IL
July 8, 2021

****The scope of this inspection is limited to approximately 100 feet from the project area.****

INTERIOR

Basement

Basement Staircase

Wall 1(W) Efflorescence at the lower right quadrant. **(Photo 1)**
Wall 2(N) Tape seam exposure in the upper left quadrant. **(Photo 2)**
Wall 3(E) Clear
Wall 4(S) Clear
Floor Clear
Ceiling Clear

Basement Hallway

Wall 1(W) Vertical cracked baseboard tile to the left of the door. **(Photo 4)**
Junction crack with wall 2. **(Photos 5-7)**
Wall 2(N) Crack along the right side of the first door frame. **(Photo 8)**
Baseboard separation on the lower right quadrant. **(Photo 9)**
Junction crack with wall 3. **(Photos 10-12)**
Wall 3(E) Clear
Wall 4(S) Painted over vertical crack to the upper right of the door lintel. **(Photo 13)**
Baseboard separation in the lower right quadrant. **(Photo 14)**
Floor Clear
Ceiling Water damaged ceiling tiles present. **(Photo 15)**

Southwest Basement Room

Wall 1(S) General photos of the exposed foundation sections. **(Photos 16-21)**
Wall 2(W) General photos taken from south to north. **(Photos 22-33)**
Vertical crack near centered on the wall. **(Photos 31-33)**
Wall 3(N) Clear
Wall 4(E) Clear
Floor Overview photos, crack present on the south portion of the room. **(Photos 34-36)**
Ceiling Clear

Northwest Basement Room

Wall 1(W) Junction crack with wall 4. **(Photos 37-38)**
Junction crack with wall 2. **(Photos 39-41)**
Wall 2(N) Junction crack with the closet wall contour. **Photos 42-43)**
General photos of the exposed foundation in the closet. **(Photos 44-47)**
Tape seam exposures on the closet partition wall. **(Photos 48-49)**
Wall 3(E) Clear
Wall 4(S) Junction crack with wall 3. **(Photos 52-53)**
Floor Overview photos of the tiled sections. **(Photo 51)**
Ceiling Damaged ceiling tiles. **(Photos 50 &54)**

Northeast Basement Room

All Walls Clear
Floor Overview of the drain. **(Photo 55)**
Ceiling Clear

Basement Bathroom

Wall 1(E) General photos of the exposed section of foundation. **(Photos 56-57)**
Wall 2(S) Damaged wall section to the lower left of the mirror. **(Photo 58)**
Horizontal crack to the left of the mirror. **(Photo 59)**
Wall 3(W) Clear
Wall 4(N) Diagonal crack above the door lintel. **(Photo 60)**
Floor Overview of the drain. **(Photo 61)**
Ceiling Clear

First Floor

Main Building Area

Wall 1(E) Overview of the wall configuration with sound dampening material. **(Photo 62)**
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Damaged section under renovations along the first window set. **(Photos 69-80)**
Ceiling Overview of the soundproof ceiling covering. **(Photo 81)**
Floor General photos of the floor, starting in the northeast corner. Partially obstructed, aged cracks present. **(Photos 82-101; 122-124)**

Blue Bathroom

Wall 1(N) Junction crack with wall 4. **(Photo 63)**
Junction crack with wall 2. **(Photo 64)**
Wall 2(E) Paint bubbling near the ceiling. **(Photo 65)**
Wall 3(S) Junction crack with wall 4. **(Photo 66)**
Wall 4(W) Clear
Ceiling Water damage present. **(Photo 67)**
Floor Overview. **(Photo 68)**

Northeast Suite Hallway

Wall 1(E) Junction crack with the ceiling to the left of the bathroom door. **(Photo 102)**
Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Clear
Floor Clear
Ceiling Clear

Suite Bathroom

Wall 1(S) Junction crack with wall 4. **(Photos 103-106)**
Junction crack with wall 2. **(Photos 107-110)**
Wall 2(W) Clear
Wall 3(N) Clear
Wall 4(E) Separation along the right side of the door frame. **(Photos 111-112)**
Floor Clear
Ceiling Clear

Northeast Suite

- Wall 1(E) Horizontal crack near the junction with wall 2. **(Photo 113)**
- Wall 2(S) Damaged section to the lower right of the door frame. **(Photo 114)**
Horizontal crack in the upper right quadrant. **(Photo 115)**
- Wall 3(W) Mechanical damage on the right side of the wall. **(Photo 116)**
- Wall 4(N) Separation beneath the HVAC. **(Photo 117)**
- Ceiling Tape seam exposure along the north wall. **(Photos 118-120)**
- Floor Aged, cracked tiles. **(Photo 121)**

EXTERIOR

South Wall

- General photos taken from west to east. **(Photos 125-179)**
- Vertical crack near the southwest corner. **(Photo 126)**
- Separation in the change in materials. **(Photos 131-138)**
- Damaged mortar to the lower left of the first door. **(Photo 140)**
- Step crack to the upper left of the first door. **(Photos 143-144)**
- Step crack to the lower right of the "Site Office" sign. **(Photo 145)**
- Horizontal cracks at the base of the second door. **(Photo 148)**
- Step crack along the far right side of the wall. **(Photos 166-171)**
- Vertical crack to the upper right of the third door lintel. **(Photo 174)**

West Wall

- General photos taken from south to north. **(Photos 190-238)**
- Cracks surrounding the first, filled-in wall opening. **(Photos 194-196)**
- Previously repaired junction crack near the conduit. **(Photos 209-211)**
- Step crack to the lower right of the first floor window. **(Photos 220-221)**
- Step crack above the aforementioned defect. **(Photos 222-225)**
- Two vertical cracks beneath the first floor window. **(Photos 227-229)**
- Hairline cracks above the first floor window, near the northwest corner. **(Photo 233)**
- Diagonal crack to the lower right of the upper level entrance vestibule. **(Photo 297)**
- Crack near the intercom box. **(Photo 298-299)**
- Vertical crack to the left of the upper level entrance vestibule. **(Photo 305)**

North Wall

- General photos taken from west to east. Undergoing renovations. **(Photos 239-332)**

East Wall

- General photos taken from north to south. **(Photos 333-380)**

Paved Surfaces

- General photos starting along the south side of the property. **(Photos 180-189)**

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: May 25, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
1109-15 W Argyle St
Chicago, IL

Inspection Date: April 6, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
1109-15 W Argyle St
Chicago, IL
April 6, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

Pre-Construction Inspection
1109-15 W Argyle St
Chicago, IL
April 6, 2023

INTERIOR

1109 W Lawrence (In the Process of Remodeling)

East Room

Wall 1(E) General photos of the condition and cracking in the right half (**Photos 1-18**)
Wall 2(S) General photos of the condition (**Photos 19-27**)
Wall 3(W) Clear.
Wall 4(N) General photos of the condition (**Photos 28-31**)
Floor Clear.
Ceiling Clear.

South Walkway

Wall 1(E) Clear.
Wall 2(S) Clear.
Wall 3(W) Clear.
Wall 4(N) Missing brick in the bottom left corner (**Photo 32**)
Missing brick in the bottom right corner (**Photo 33**)
Floor Clear.
Ceiling Clear.

North to South Hallway

Wall 1(S) Clear.
Wall 2(W) Cracked patches towards the middle of the wall about 8ft up (**Photo 34**)
Cracking to the left of the entryway (**Photos 35-39**)
General photo of the condition over entryway 2 (**Photo 40**)
Wall 3(N) Clear.
Wall 4(E) Cracking between the brick and the cinderblocks (**Photos 41-46**)
Efflorescence along the right side (**Photos 47-49**)
Floor Clear.
Ceiling Clear.

West Room

Wall 1(S) General photos of the condition (**Photos 50-55**)
Wall 2(W) Diagonal crack in the top left corner (**Photo 56**)
Cracking in the middle left side (**Photo 57**)
Vertical cracks under the lowered ceiling (**Photos 58-65**)
Wall 3(N) Damages at the bottom of the wall (**Photo 66**)
Wall 4(W) Exposed brick at the bottom left (**Photo 67**)
Multiple cracks and damage throughout the wall (**Photos 68-87**)
Wall 5(N) General photos of the brick above the window (**Photos 88-91**)
Vertical cracks near the floor under the middle of the window (**Photos 92-93**)
Wall 6(E) General photos of efflorescence and the condition (**Photos 94-126**)
Floor Crack from the corner of walls 3 and 4 (**Photos 127-130**)
Ceiling General photos of damage in the South end (**Photos 131-133**)

1115 W Lawrence (In the Process of Remodeling)

East Room

Wall 1(E)	Clear.
Wall 2(S)	Clear.
Wall 3(W)	Vertical crack above the door (Photo 134) Vertical crack to the top left of the entryway (Photo 135)
Wall 4(N)	Clear.
Floor	Clear.
Ceiling	Clear.

Northwest Room

Wall 1(S)	Clear.
Wall 2(W)	Clear.
Wall 3(N)	Clear.
Wall 4(E)	Clear.
Wall 5(N)	Clear.
Wall 6(E)	Tape seam and vertical cracks over the left side of the entryway (Photos 136-137)
Floor	Crack around the column in the middle of the room (Photos 138-139) Crack in the NW corner (Photos 140-141) Crack in the middle of wall 3 (Photo 142)
Ceiling	Clear.

West Kitchen

All the walls and the floor are clear.

Ceiling	Crack above the door on wall 2 (Photo 143) Cracking above the middle North section of the room (Photo 144) Junction cracking between wall 4 and the ceiling (Photos 145-146)
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East Kitchen

All clear.

Meter Room

All Clear.

Dry Storage

Wall 1(E)	Clear.
Wall 2(S)	Vertical crack to the right of the door (Photos 147-151)
Wall 3(W)	Clear.
Wall 4(N)	Tape seam crack along the right side (Photos 152-154)
Wall 5(W)	Cracking along the right side of the wall (Photos 155-159)
Wall 6(N)	Open.
Floor	Broken tile in the middle (Photo 160)
Ceiling	Clear.

Freezer Room

Wall 1(E)	Clear.
Wall 2(S)	Clear.
Wall 3(W)	Clear.

Wall 4(N) Cracks and damage to the right of the door (**Photos 161-162**)
Floor Clear.
Ceiling Clear.

Back Kitchen

All the walls and the floor are clear.

Floor Damaged tile in the by the stove in the middle of the South wall (**Photo 163**)

Back Exit

Wall 1(S) Damages about 5ft up (**Photo 164**)

Wall 2(SW) Clear.

Wall 3(W) Clear.

Wall 4(N) Clear.

Wall 5(E) Clear.

Floor Damage by the entryway on wall 5 (**Photo 165**)

Ceiling Clear.

Bathroom Hallway

All Clear.

EXTERIOR

Building

North Side General photos of the condition of the North side working East to West. (**Photos 166-189**)

West Side General photos of patching and deterioration of mortar on the West side working North to South. (**Photos 190-231**)

Southwest Side General photos of the condition of the Southwest side. (**Photos 227-230**)
Damage at the bottom right of the SW door. (**Photo 231**)

South Side General photos of the condition of the South side working West to East. (**Photos 232-252**)

East Side Connected to 1105 W Argyle St



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: April 5, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
1122 W Bryn Mawr Ave
Chicago, IL

Inspection Date: March 9, 2021

Inspector: Gene Janocik

Pre Construction Inspection
1122 W Bryn Mawr Ave
Chicago, IL
March 9, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
1122 W Bryn Mawr Ave
Chicago, IL
March 9, 2021

INTERIOR

First Floor

Main South Room (Unfinished)

Wall 1(W)	Clear.
Wall 2(S)	Clear.
Wall 3(W)	Clear.
Wall 4(N)	Clear.
Wall 5(W)	Clear.
Wall 6(S)	Clear.
Wall 7(W)	Clear.
Wall 8(N)	Clear.
Wall 9(W)	Clear.
Wall 10(N)	Clear.
Wall 11(E)	Clear.
Wall 12(S)	Clear.
Wall 13(E)	Clear.
Wall 14(N)	Clear.
Wall 15(E)	Clear.
Wall 16(N)	Clear.
Wall 17(W)	Clear.
Wall 18(N)	Clear.
Wall 19(W)	Clear.
Wall 20(N)	Horizontal crack at the upper left of the door. (Photo 1)
Wall 21(E)	General photos of the condition of the wall. (Photos 2-8)
Wall 22(S)	Clear.
Wall 23(E)	Clear.
Wall 24(S)	General photos of the condition of the wall. (Photos 9-20)
Wall 25(W)	General photo of the condition of the wall. (Photo 21)
Wall 26(S)	General photo of the lower left of the wall. (Photo 22)
Floor	General photos of the condition of the floor. (Photos 23-28)
Ceiling	General photos of the condition of the ceiling. (Photos 29-32)

West Bathroom

Wall 1(N)	Clear.
Wall 2(E)	Clear.
Wall 3(S)	Clear.
Wall 4(W)	Clear.
Floor	Clear.
Ceiling	Clear.

East Bathroom

Wall 1(S)	Clear.
Wall 2(W)	Clear.

Wall 3(N) Clear.
Wall 4(E) Clear.
Floor Clear.
Ceiling Clear.

East Hallway

Wall 1(W) Clear.
Wall 2(N) Clear.
Wall 3(W) Clear.
Wall 4(S) Clear.
Wall 5(W) Clear.
Wall 6(N) Clear.
Wall 7(W) Clear.
Wall 8(S) Clear.
Wall 9(W) Clear.
Wall 10(N) Clear.
Wall 11(W) Clear.
Wall 12(N) Clear.
Wall 13(E) Clear.
Wall 14(S) Horizontal crack at the upper right of the door. **(Photo 33)**
Floor Clear.
Ceiling Cracks at the corner of wall 2 and 3. **(Photo 34)**

Office / Hallway

Wall 1(N) Clear.
Wall 2(E) Clear.
Wall 3(S) Clear.
Wall 4(E) Clear.
Wall 5(S) Clear.
Wall 6(W) Clear.
Wall 7(S) Junction crack between the wall and the ceiling. **(Photo 35)**
Wall 8(E) Clear.
Wall 9(N) Clear.
Wall 10(E) Clear.
Wall 11(S) Clear.
Wall 12(W) Clear.
Wall 13(N) Clear.
Wall 14(E) Clear.
Floor Clear.
Ceiling Nail pop at the corner of wall 14 and 1. **(Photo 36)**
Nail pop at the corner of wall 9 and 10. **(Photo 37)**

EXTERIOR

Building

South Side General photos of the condition of the South side working East to West. **(Photos 40-61)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
1121-1125 W. Argyle
Chicago, IL

Inspection Date: March 28, 2023 & April 13, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
1121-1125 W. Argyle
Chicago, IL
March 28, 2023 & April 13, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
1121-1125 W. Argyle
Chicago, IL
March 28, 2023 & April 13, 2023

INTERIOR

No access was granted to the interior of 1121-1125 W. Argyle.

EXTERIOR

Building

- | | |
|------------|--|
| North Side | General overview of the North side of the building. (Photo 1)
General photos of the condition of the North side working East to West. (Photos 2-22) |
| West Side | General photos of the condition of the West side as seen from the NW corner outside the gate. (Photos 23-28)
General photos of the condition of the West side as seen from the SW corner outside the gate. (Photos 29-34) |
| South Side | General photos of the condition of the South side working West to East. (Photos 35-58) |
| East Side | General photos of the condition of the East side as seen from the SE corner outside the gate. (Photos 59-63) |

General photos of the building from track level were taken during an inspection on April 13, 2023. Working from North to South. **(Photos 64-101)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
1125-1131 W. Bryn Mawr
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
1125-1131 W. Bryn Mawr
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
1125-1131 W. Bryn Mawr
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 1125-1131 W. Bryn Mawr or to the gated parking area to the south.

EXTERIOR

Building

- | | |
|------------|--|
| North Side | General overview of the North Wall of building. (Photo 1)
General photos of the condition of the North side working East to West. (Photos 2-26) |
| West Side | General photos of the condition of the West side working North to South. (Photos 27-102) |
| South Side | General photos of the South side working from West to East as seen from the public alleyway. (Photos 103-112) |
| East Side | No access. See separate Track Level inspection report. |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 14, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
4703 N Broadway
Chicago, IL

Inspection Date: August 20, 2021

Inspector: Matthew Allmandinger

Pre-Construction Inspection
4703 N Broadway
Chicago, IL
August 20, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4703 N Broadway
Chicago, IL
August 20, 2021

INTERIOR

Basement (Photo 1)

South Dance Floor

Wall 1(E) Damage to the lower left of the first door. **(Photo 2)**
 Efflorescence near the ceiling junction. **(Photo 3)**
 General photos of the poured concrete section of the wall. **(Photo 4-5)**

Wall 2(S) General photos of the wall taken from bottom to top. **(Photo 6-7)**

Wall 3(W) General photos taken from south to north. **(Photo 8-22)**
 Painted over vertical crack approximately 10 feet from the north wall. **(Photo 17-21)**

Wall 4(N) General photos taken from west to east. **(Photo 23-24)**
 Horizontal crack above the second door lintel. **(Photo 25)**

Ceiling Damaged area near the southwest corner. **(Photo 26)**

Floor Overview of the floor configuration. **(Photo 27)**

Main Hall

Wall 1(W) Nail pops beneath the HVAC on the left side of the wall. **(Photo 28)**

Wall 2(N) Clear

Wall 3(E) Horizontal crack above the door frame. **(Photo 29)**
 Partially obstructed horizontal crack. **(Photo 30)**

Wall 4(S) Clear

Floor Clear

Ceiling Surface damage to the ceiling coating near walls 1 & 3. **(Photo 31-32)**

Dining Room

Wall 1(W) General photos taken from south to north of the poured concrete wall. **(Photo 33-49)**
 Vertical crack to the right of the "Baton Lounge" sign. **(Photo 40-42)**
 Efflorescence in the upper right quadrant. **(Photo 49)**

Wall 2(N) Diagonal crack to the right of the door frame. **(Photo 50)**
 Nail pop to the right of the sconce. **(Photo 51)**
 Vertical crack above the sconce. **(Photo 52)**
 Mortar damage in the brickwork at the top of the wall. **(Photo 53-55)**
 Junction crack with wall 3. **(Photo 56-58)**

Wall 3(E) General photos of the exposed brick, taken from north to south. **(Photo 59-77)**
 Split wooden lintel above the second door frame. **(Photo 63)**
 Vertical crack to the right of the second door frame. **(Photo 64-66)**

Wall 4(S) Clear

Floor Clear

Ceiling Deterioration of the I-beam coatings. **(Photo 78-79)**

North Entrance Stairway & Foyer

Wall 1(W)	Diagonal surface paint cracks on the left side of the wall. (Photo 80) Cracked marble baseboard. (Photo 81) Step crack near the baseboard and the DJ booth. (Photo 98)
Wall 2(N)	Vertical crack to the upper left of the first wall opening. (Photo 82)
Wall 3(E)	Step crack to the left of the radiator. (Photo 83) Cracks near the ceiling. (Photo 84-85) Efflorescence to the left of the radiator. (Photo 86) Vertical crack beneath a handrail mount. (Photo 87) Vertical crack near the ceiling, above the aforementioned defect. (Photo 88) Damaged marble baseboard. (Photo 89) Large vertical crack on the far-right side of the wall. (Photo 90-94)
Wall 4(S)	Painted over vertical crack to the upper left of the door lintel. (Photo 95)
Ceiling	Overview of the ceiling. (Photo 96-97)
Floor	Damaged linoleum on the steps. (Photo 99)

Dressing Room - North

Wall 1(N)	Damaged section near the upper left quadrant. (Photo 100) Painted over junction crack in the first wall contour to the left of the door. (Photo 101-104)
Wall 2(E)	Horizontal crack to the upper left of the door lintel. (Photo 105) Overview photos of the closet floor. (Photo 106-107)
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Overview photos of the deteriorating ceiling. (Photo 108-112)

Central Staircase

All Walls	Separation between the staircase runner and the east wall. (Photo 113)
Floor	Clear
Ceiling	Areas in disrepair. (Photo 114-117)

Storage Area

Wall 1(N)	Clear
Wall 2(E)	Clear
Wall 3(S)	Junction crack between the south and west walls. (Photo 118)
Wall 4(W)	Surface paint crack to the lower left of the door. (Photo 119)
Floor	Clear
Ceiling	Efflorescence present. (Photo 120-121)

Dressing Room – South

Wall 1(E)	Efflorescence in the upper right quadrant. (Photo 122)
Wall 2(S)	Clear
Wall 3(W)	Surface paint cracks along the left side of the door frame. (Photo 123) Efflorescence in the upper right quadrant. (Photo 124)
Wall 4(N)	Clear
Floor	Clear
Ceiling	Clear

East-West Hallway

Wall 1(N)	Surface paint cracks. (Photo 125)
Wall 2(E)	Efflorescence and surface paint cracks. (Photo 126-128)
Wall 3(S)	Mechanical damage on the left side of the wall. (Photo 129)
Wall 4(W)	Vertical crack to the upper right of the door lintel. (Photo 130-131)
Floor	General photos taken starting from the doorway. (Photo 132-138)
Ceiling	Clear

South Staircase

Wall 1(E)	General photos taken from north to south. (Photo 139-141)
Wall 2(S)	Clear
Wall 3(W)	General photos taken from south to north. (Photo 142-144)
Wall 4(N)	General photos taken from west to east. (Photo 145-148) Vertical crack along the right side of the wall. (Photo 149-150) Step crack to the left of the door. (Photo 162-163) Tape seam exposure to the left of the door. (Photo 164)
Floor	General photos starting at the upper landing and working down. (Photo 165-181)
Ceiling	Clear

Bathroom

Wall 1(E)	General photos taken from north to south. (Photo 182-187) Horizontal crack in the upper right quadrant. (Photo 188) Junction crack with the south wall. (Photo 189-190)
Wall 2(S)	Clear
Wall 3(W)	Clear
Wall 4(N)	Clear
Floor	Clear
Ceiling	Clear

Food Service Storage

All Walls	General photos of the exposed portions of foundation wall. (Photo 191-194)
Floor	Clear
Ceiling	Clear

Under Stairs Storage

All Walls	General photos of the exposed wall sections in disrepair. (Photo 195-207)
Floor	Overview photos. (Photo 208-209)
Ceiling	Clear

Men's Bathroom

Wall 1(N)	Efflorescence at the base of the junction of walls 1 and 2. (Photo 210)
Wall 2(E)	Water damage at the base of the wall in two sections. (Photo 211-212)
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Water damaged ceiling tiles. (Photo 213-214)

North Utility Room

Wall 1(N)	General photos taken from bottom to top. (Photo 215-216)
Wall 2(E)	General photos taken from north to south. (Photo 217-222)
Wall 3(S)	Clear
Wall 4(W)	General photos of the brick, taken from south to north. (Photo 223-231)
Ceiling	Overview photos taken from north to south. (Photo 232-233)
Floor	General photos taken of the exposed floor sections from south to north. (Photo 234-236)

Women's Bathroom

Wall 1(N)	Efflorescence to the lower left of the stall. (Photo 237)
Wall 2(E)	Clear
Wall 3(S)	Nail pop near the electrical outlet. (Photo 238) Vertical crack between the sinks. (Photo 239)
Wall 4(W)	Clear
Floor	Clear
Ceiling	Water stained ceiling tiles. (Photo 240)

Gas Meter Room

All Walls	General photos of the areas of exposed brickwork. (Photo 241-246)
Ceiling	Overview of the configuration. (Photo 247)
Floor	General photos taken from the doorway. (Photo 248-249)

Utility Access Hallway

All Walls	General photos of the exposed brickwork. (Photo 250-255) Step crack above the exit door. (Photo 256) Step crack above the second door lintel. (Photo 263)
Floor	Clear
Ceiling	Clear

First Floor

South Room

Wall 1(N)	Clear
Wall 2(E)	General photos of the exposed brick. (Photo 264-268) Junction crack with the south wall. (Photo 269)
Wall 3(S)	Overview of the exposed brick. (Photo 270)
Wall 4(W)	General photos taken from south to north of the exposed brick work. (Photo 271-281) Crack beneath the third window. (Photo 273) Crack above the first door. (Photo 276) Tapes seam exposure to the lower right of the first door frame. (Photo 282) Missing baseboard between the second and third doors. (Photo 283)
Floor	Clear
Ceiling	Efflorescence present on the ceiling joists. (Photo 284-285)

North Room

All Walls	General photos of the exposed brickwork. (Photo 286-287)
Floor	Clear
Ceiling	Clear

Bathroom

All Walls Clear
Floor Clear
Ceiling Water damaged ceiling tiles. **(Photo 288)**

North Staircase

Wall 1(N) Vertical crack on the right side of the wall. **(Photo 289)**
Wall 2(E) General photos of the exposed brick. **(Photo 290-299)**
Wall 3(S) Clear
Wall 4(W) Clear
Floor General photo taken from the stairs. **(Photo 300)**
Ceiling Tape seam exposure on the ceiling contour. **(Photo 301)**

Resident Entrance Lobby

Wall 1(E) Marble panel seams in the upper left quadrant. **(Photo 302-303)**
Vertical crack in the marble to the upper right of the mirror. **(Photo 304)**
Wall 2(S) Spider cracks near the address placard. **(Photo 305)**
Vertical crack to the lower right of the second mirror. **(Photo 306)**
Wall 3(W) Clear
Wall 4(N) Paint bubbling in the upper left quadrant. **(Photo 307)**
Diagonal marble crack to the left of the wall contour. **(Photo 308)**
Spider cracks beneath the mirror. **(Photo 309)**
Floor Clear
Ceiling Clear

EXTERIOR

Overview

(Photo 310)

North Wall

General photos taken from east to west. **(Photo 310-334)**
Diagonal crack on the left side of the wall. **(Photo 313-315)**
Diagonal crack in the lower right quadrant. **(Photo 331)**
Vertical crack along the right side of the wall. **(Photo 332)**

West Wall

General photos taken from north to south. **(Photo 335-398; 408-418)**
Horizontal cracks between the first and second, second floor windows. **(Photo 339)**
Diagonal and horizontal crack between the second and third, second floor window. **(Photo 343)**
Cracks to the left and right of the first door. **(Photo 344-345)**
Several cracks to the upper left of the second door. **(Photo 359)**
Vertical crack to the left of the third door. **(Photo 369)**

South Wall

General photos taken from bottom to top. **(Photo 399-407)**
Diagonal crack to on the right side of the wall, about ten feet from the ground. **(Photo 400)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 10, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
4718 N Broadway
Chicago, IL

Inspection Date: April 20, 2021

Inspector: Ryne Robertson

Pre-Construction Inspection
4718 N Broadway
Chicago, IL
April 20, 2021

CONDITIONS

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4718 N Broadway
Chicago, IL
April 20, 2021

INTERIOR

No access was granted to the interior of 4718 N. Broadway.

EXTERIOR

Building (4715 N. Racine / 4718 N. Broadway)

West Side	General photos of the condition of the West side working South to North. (Photos 1-27)
North Side	General photos of the condition of the North side working West to East. (Photos 28-30)
East Side	General photos of the condition of the East side working South to North. (Photos 31-61) Cracking in the bottom left corner (Photo 62)



www.VibraTechinc.com

1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 27, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
4753 N. Broadway
Chicago, IL

Inspection Date: July 12, 2021

Inspector: Matthew Allmandinger

Pre-Construction Inspection
4753 N. Broadway
Chicago, IL
July 12, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4753 N. Broadway
Chicago, IL
July 12, 2021

****The scope of this inspection is limited to approximately 100 feet from the project area.****

INTERIOR

South Basement Areas – Unoccupied

South Basement Room

Wall 1(N) General photos taken from west to east. **(Photo 1-9)**
Wall 2(E) General photos taken from north to south. **(Photo 10-13)**
Wall 3(S) General photos taken from east to west. **(Photo 14-26)**
Mortar joint damage near the pipe near the upper left corner. **(Photo 19)**
Disheveled bricks near the first wall contour. **(Photo 21)**
Wall 4(W) General photos taken from south to north. **(Photo 27-35)**
Step crack to the left of the first wall contour. **(Photo 29)**
Ceiling Deteriorating plaster on lathe. **(Photo 36)**
Floor General photos of the aged floor. **(Photo 37-39)**

South Basement Staircase

Wall 1(N) General photos taken from west to east. **(Photo 40-47)**
Wall 2(E) General photos taken from an acute angle. **(Photo 48-50)**
Wall 3(S) Overview photos of the concrete block wall section. **(Photo 51-53)**
Wall 4(W) Clear
Floor Clear
Ceiling Clear

Central Basement Room

Wall 1(S) General photos taken from east to west. **(Photo 54-59)**
Horizontal mortar joint crack near the upper left corner. **(Photo 55)**
Damaged block at the base of the wall, approximately fifteen feet from the east wall.
(Photo 57)
Wall 2(W) General photos taken from south to north. **(Photo 59-74)**
Step crack on the far left side of the wall. **(Photo 60-62)**
Wall 3(N) General photos taken from west to east. **(Photo 75-76)**
Wall 4(E) General photos taken from north to south. **(Photo 77-87)**
Junction crack with wall 1. **(Photo 77-78)**
Ceiling Patched junction area. **(Photo 88)**
Floor Overview of the area. **(Photo 89)**

Central Basement Partitioned Room

Wall 1(N) General photos taken from west to east. **(Photo 90-94)**
Wall 2(E) General photos taken from north to south. **(Photo 95-97)**
Wall 3(S) General photos taken from east to west. **(Photo 98-102)**
Wall 4(W) General photos taken from south to north. **(Photo 103-104)**
Floor Overview photos of the aged and cracked surfaces. **(Photo 105-108)**
Ceiling Clear

Central Basement Staircase

Wall 1(E)	Surface paint damage on the left side of the wall. (Photo 109-110) Damage in the lower right quadrant. (Photo 111)
Wall 2(S)	Damage on the left side of the wall. (Photo 112)
Wall 3(W)	Clear
Wall 4(N)	Spider crack above the door lintel. (Photo 113) Damaged sections to the right of the door. (Photo 114-117)
Floor	Clear
Ceiling	Peeling paint along the north wall. (Photo 118-119)

First Floor – East and South Areas

Entrance Vestibule

Wall 1(S)	Horizontal crack extending from a radiator. (Photo 120) Horizontal crack on the top half of the wall. (Photo 121-123)
Wall 2(W)	Clear
Wall 3(N)	Crack in the upper left quadrant. (Photo 124) Junction crack with the east wall. (Photo 125-127)
Wall 4(E)	Junction crack with the south wall. (Photo 128-131)
Floor	Clear
Ceiling	Clear

East Hallway

Wall 1(S)	Tape seam exposure near the first wall contour. (Photo 132-134) General photo of the exposed concrete block near the ceiling. (Photo 135)
Wall 2(W)	Clear
Wall 3(N)	Overview Photo of the top of the wall. (Photo 136) Vertical crack in the upper left quadrant. (Photo 137)
Wall 4(E)	Clear
Floor	Clear
Ceiling	Clear

SW Suite

Wall 1(E)	General photos taken from north to south. (Photo 138-143)
Wall 2(S)	General photos taken from east to west. (Photo 144-155) Step crack above the second window. (Photo 148) Step crack to the upper right of the second window. (Photo 151)
Wall 3(W)	General photos taken from north to south. (Photo 156-185) Hairline step crack to the upper right of the door lintel. (Photo 160) Overview of the basement pit being constructed along the west wall. (Photo 161-164) Roughly finished mortar joints on the upper left quadrant in the loft area. (Photo 173)
Wall 4(N)	General photos taken from west to east. (Photo 186-193)
Floor	Mortar joint crack near the entrance vestibule. (Photo 194) Overview facing south. (Photo 195)
Ceiling	Area near the northeast corner is in disarray. (Photo 196)

South Central Suite

Wall 1(W)	Spider cracks above the first door lintel. (Photo 197) General photos of the concrete and brick wall section. (Photo 198-199)
Wall 2(N)	General photos taken from west to east. (Photo 200-203)
Wall 3(E)	General photos taken from north to south. (Photo 204-211) Previously repaired step crack on the right side of the wall. (Photo 212-215)
Wall 4(S)	General photos taken from east to west. (Photo 216-223)
Floor	Crack extending from a central I-beam. (Photo 224)
Ceiling	Clear

Partition Room Near SE Room

Wall 1(N)	Placeholder for floor plans. (Photo 225-228) Overview photos of the brick wall section. (Photo 229-230)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Clear

Hallway to Bank Suite

Wall 1(E)	Tape seam exposure to the left of the first door frame. (Photo 231) Horizontal crack to the upper left of the door lintel. (Photo 232) Nail pop to the upper right of the first door lintel. (Photo 233) Junction crack along the left side of the second door frame. (Photo 234) Horizontal crack to the upper right of the second door lintel. (Photo 235)
Wall 2(S)	Junction crack with the east wall. (Photo 236-238) Separation above the door lintel. (Photo 239) Separation along the right side of the door frame. (Photo 240-242)
Wall 3(W)	Spider crack above a mid wall conduit access. (Photo 243)
Wall 4(N)	Junction crack with ceiling in the upper right quadrant. (Photo 244)
Floor	Clear
Ceiling	Peeling paint near a light fixture. (Photo 245) Cracks extending from the air register. (Photo 246-247)

Men's Bathroom (Photo 248)

Wall 1(N)	Overview of the exposed brick. (Photo 249)
Wall 2(E)	General photos of the exposed masonry. (Photo 250-253)
Wall 3(S)	Clear
Wall 4(W)	Overview of the exposed firebrick. (Photo 254)
Floor	In general disrepair. (Photo 255)
Ceiling	Clear

Women's Bathroom (Photo 256)

Wall 1(N)	Clear
Wall 2(E)	General photos from bottom to top. (Photo 257-258)
Wall 3(S)	General photos of the exposed brick. (Photo 259-260)
Wall 4(W)	Overview of the exposed firebrick. (Photo 261)
Floor	In general disrepair. (Photo 262)
Ceiling	Clear

Old Bank Area North Room

Wall 1(E)	Junction crack with the north wall. (Photo 263) Peeling paint at multiple points. (Photo 264-265)
Wall 2(S)	Vertical crack to the upper left of the archway lintel. (Photo 266) Junction crack with the west wall. (Photo 267-269)
Wall 3(W)	Clear
Wall 4(N)	Vertical crack to the upper left of the door lintel. (Photo 270)
Floor	Overview. (Photo 271)
Ceiling	In general disrepair. (Photo 272)

Teller Window Room

Wall 1(E)	Clear
Wall 2(S)	Step cracks to the left of the first window. (Photo 273-275)
Wall 3(W)	Clear
Wall 4(N)	Vertical cracks to the upper left and right of the archway lintel. (Photo 276-277) Nail pop to the lower right of the archway. (Photo 278) General photos of the exposed brick near the ceiling. (Photo 279-283)
Floor	Overview of the condition. (Photo 284)
Ceiling	Clear

Hallway Adjacent to “East Hallway”

Wall 1(S)	Placeholder photos of floor plans. (Photo 285-286) Mechanical damage and spider cracks found throughout the wall. (Photo 287-289) Vertical crack in the drywall on the right side of the wall. (Photo 290)
Wall 2(W)	Spider cracks to the left of the door. (Photo 291)
Wall 3(N)	Clear
Wall 4(E)	Clear
Floor	Overview photos taken from the west. (Photo 292-294)
Ceiling	General photos of the partially obstructed ceiling in disrepair. (Photo 295-299)

Basement – Northeast Areas

Basement Staircase

Wall 1(W)	Diagonal crack in the lower right quadrant. (Photo 300)
Wall 2(N)	Surface paint cracks in the upper right quadrant. (Photo 301)
Wall 3(E)	Spider cracks above the stairs. (Photo 302)
Wall 4(S)	Clear
Floor	Clear
Ceiling	Peeling paint near the north wall. (Photo 303)

Boiler Room (Photo 304)

Wall 1(S)	General photos taken from east to west. (Photo 305-314)
Wall 2(W)	General photos taken from south to north. (Photo 315-320)
Wall 3(N)	General photos taken from west to east. (Photo 321-327)
Wall 4(E)	General photos taken from north to south. (Photo 328-334) Previously patches diagonal crack extending from a mid wall pipe. (Photo 329-332)
Floor	Clear
Ceiling	Clear

Basement Bank Lobby

Wall 1(S)	Vertical crack behind the reception desk. (Photo 335) Trim seam separation to the upper left of the door lintel. (Photo 336) Junction crack with the west wall. (Photo 337-338)
Wall 2(W)	Junction crack with the ceiling trim. (Photo 339-340)
Wall 3(N)	Vertical crack on the right side of the wall. (Photo 341-343)
Wall 4(E)	Cracks to the upper left and right of the door lintel. (Photo 344-345) Surface paint crack to the lower left of the door lintel. (Photo 346) Vertical crack to the right of the door lintel. (Photo 347-349)
Floor	Marble cracks on the reception partition. (Photo 350)
Ceiling	Mechanical damage near the southwest corner. (Photo 351) Spider cracks near the reception desk. (Photo 352) Patched area showing new issues, centered near the south wall. (Photo 353)

West Viewing Room #1

Wall 1(S)	Clear
Wall 2(W)	Clear
Wall 3(N)	Clear
Wall 4(E)	Horizontal crack to the upper left of the first door lintel. (Photo 354) Vertical crack to the upper left of the second door lintel. (Photo 355)
Floor	Clear
Ceiling	Peeling paint. (Photo 356-357)

West Viewing Room #2

Wall 1(S)	Junction crack with the east wall. (Photo 358)
Wall 2(W)	Clear
Wall 3(N)	Clear
Wall 4(E)	Vertical crack to the upper right of the door lintel. (Photo 359)
Floor	Clear
Ceiling	Clear

West Storage #1

Wall 1(W)	Clear
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Vertical cracks to the upper left and right of the door lintel. (Photo 360-361)
Floor	Clear
Ceiling	Clear

West Storage #2

Wall 1(W)	Clear
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Vertical cracks to the upper left and right of the door lintel. (Photo 362-363)
Floor	Clear
Ceiling	Peeling paint present. (Photo 364-365)

Privacy Booth Hallway

Wall 1(W) Surface paint crack to the right of the eighth door. **(Photo 366)**
Junction crack with the north wall. **(Photo 367)**

Wall 2(N) Efflorescence along the base of the wall. **(Photo 368)**
Mechanical damage nearly centered on the wall. **(Photo 369)**
Spider crack in the upper left quadrant. **(Photo 370-371)**
Spider crack in the upper right quadrant. **(Photo 372)**

Wall 3(E) Spider cracks to the left of the bank vault door. **(Photo 373-377)**
Peeling paint in areas to the right of the vault door. **(Photo 378-379)**

Wall 4(S) Clear
Floor Clear
Ceiling Clear

Safe Deposit Viewing Booth #1-4 (Photo 380-383)

All Clear

Safe Deposit Viewing Booth #5 (Photo 384)

All Clear

Safe Deposit Viewing Booth #6 (Photo 385)

All Walls Clear
Floor Clear
Ceiling Peeling paint throughout. **(Photo 386-388)**

Safe Deposit Viewing Booth #7 (Photo 389)

Wall 1(N) Clear
Wall 2(E) Clear
Wall 3(S) Clear
Wall 4(W) Vertical crack to the upper left of the door lintel. **(Photo 390)**
Floor Clear
Ceiling Clear

Safe Deposit Viewing Booth #8 (Photo 391)

Wall 1(N) Junction crack with the HVAC on the left side of the wall. **(Photo 392)**
Wall 2(E) Vertical crack above the right partition wall. **(Photo 393)**
Wall 3(S) Clear
Wall 4(W) Vertical cracks to the upper left and right of the door lintel. **(Photo 394-395)**
Floor Clear
Ceiling Clear

Boiler Room – Part 2

Wall 1(N) *Previously documented above in “Boiler Room – Part 1)*
Wall 2(E) *Previously documented above in “Boiler Room – Part 1)*
Wall 3(S) *Previously documented above in “Boiler Room – Part 1)*
Wall 4(W) General photos taken from south to north. **(Photo 396-399)**
Floor In general disrepair. **(Photo 400)**
Ceiling Overview Photo. **(Photo 401)**

Room South of the South Staircase

Wall 1(E)	Clear
Wall 2(S)	General photos taken from east to west. (Photo 402-415) Previously repaired section mid wall. (Photo 407-410)
Wall 3(W)	General photos taken from bottom to top. (Photo 416-417)
Wall 4(N)	General photos taken from west to east. (Photo 418-423)
Floor	General photos taken from the east. (Photo 424)
Ceiling	Overview of the condition. (Photo 425)

Elevator Lobby

Wall 1(S)	Damaged tile to the right of the first door lintel. (Photo 426) Vertical crack to the upper right of the second door lintel. (Photo 427) Diagonal crack to the upper left of the archway partition, on the east side. (Photo 428) Damage at the base of the wall beneath the aforementioned defect. (Photo 429)
Wall 2(W)	Clear
Wall 3(N)	Spider cracks in the upper left quadrant. (Photo 430)
Wall 4(E)	Clear
Ceiling	Patched area on the east side of the area. (Photo 431)
Floor	Crack on the concrete pillar base. (Photo 432)

Storage Hallway

Wall 1(S)	Paint bubbling in the lower right quadrant. (Photo 433)
Wall 2(W)	Clear
Wall 3(N)	Paint bubbling in the lower left quadrant. (Photo 434)
Wall 4(E)	Clear
Floor	Clear
Ceiling	Peeling paint throughout. (Photo 435-436)

Storage Room

All Walls	Clear
Floor	Clear
Ceiling	Extensive damage throughout. (Photo 437-440)

Ladies Bathroom (Photo 441)

Wall 1(E)	Clear
Wall 2(S)	Clear
Wall 3(W)	Paint bubbling on the right side of the wall. (Photo 442-443)
Wall 4(N)	Vertical crack to the upper left of the door lintel. (Photo 444)
Floor	Clear
Ceiling	Water damaged ceiling tiles. (Photo 445)

Bank Marble Staircase

Wall 1(N)	Spider cracks on the left side of the wall. (Photo 446-447) Diagonal cracks to the left of the middle landing. (Photo 448-449)
Wall 2(E)	Several cracks near the middle landing. (Photo 450-451)
Wall 3(S)	Series of damaged marble tiles to the right of the middle landing. (Photo 452-455)
Wall 4(W)	Marble cracks on the stairs. (Photo 456-460)
Floor	Clear
Ceiling	Spider crack in the upper landing. (Photo 461)

First Floor – Southwest Area

Upper Landing

Wall 1(S)	General photos of the exposed marble. (Photo 462-467) Diagonal cracks above the final elevator door. (Photo 468-469)
Wall 2(W)	Clear
Wall 3(N)	General photos of the marble wall sections. (Photo 470-473)
Wall 4(E)	Clear
Floor	Overview of the upper landing. (Photo 474)
Ceiling	Clear

North-South Hallway & Vestibule

Wall 1(W)	Vertical crack beneath the first window set. (Photo 475) Diagonal crack above the first window set. (Photo 476) Horizontal crack to the upper right of the first window set. (Photo 477) Vertical crack above the second door lintel. (Photo 478)
Wall 2(N)	Spider cracks above the door lintel. (Photo 479-481)
Wall 3(E)	Junction crack near the ceiling with the south wall. (Photo 482) Spider cracks in the floor sections in the vestibule. (Photo 483-485) Vertical crack in the marble on the left side of the wall. (Photo 486) Three vertical cracks above the second window set. (Photo 487-489) Horizontal and diagonal crack between the second window and the door lintel. (Photo 490) Two vertical cracks above the third window lintel. (Photo 491-493) Vertical crack on a ceiling contour near the south wall. (Photo 494)
Wall 4(S)	Clear
Floor	General photos taken from south to north. (Photo 495-498)
Ceiling	Clear

Unfinished Central Areas

Wall 1(S)	Heavily damaged areas. (Photo 499)
Wall 2(W)	Heavily damaged areas. (Photo 500-501)
Wall 3(N)	Unfinished
Wall 4(E)	Unfinished
Floor	Overview of the area. (Photo 502)
Ceiling	General photos of the exposed concrete. (Photo 503-504)

Access Room (Photo 505)

All Clear

Illinois Center for Autism Suite (Photo 506-508)

All Walls	Clear
Ceiling	Overview of the exposed concrete taken from the west. (Photo 509)
Floor	Overview, largely obstructed. (Photo 510)

Construction Staging (Photo 511)

Wall 1(N)	Crack to the lower left of the first window. (Photo 512) Disheveled brick work beneath the first window set. (Photo 513) General photos of the unfinished right side of the wall. (Photo 514-515)
Wall 2(E)	General photos taken from north to south. Heavily damaged. (Photo 516-527)
Wall 3(S)	General photos of the exposed wall sections, taken from east to west. (Photo 528-531)
Wall 4(W)	Damaged at the base of the tank. (Photo 532-533) Diagonal cracks to the upper left and right of the first window lintel. (Photo 534-535) Damaged section above the sink. (Photo 536-537)
Floor	Clear
Ceiling	Clear

Hallway to Construction Staging

Wall 1(S)	Heavy damage in the lower left corner. (Photo 538) Spider cracks on the wall contour. (Photo 539)
Wall 2(W)	Clear
Wall 3(N)	Damaged window in the staircase door. (Photo 540) Diagonal crack to the upper right of the first door lintel. (Photo 541) Damage surrounding the door frame. (Photo 542-545)
Wall 4(E)	Clear
Floor	Clear
Ceiling	Peeling paint near the pipework. (Photo 546)

Bank Lobby

Wall 1(S)	Horizontal crack on the left side of the wall. (Photo 547) Horizontal crack to the left of the staircase access. (Photo 548) Vertical crack above the aforementioned defect. (Photo 549) Diagonal and vertical cracks above the storage door lintel. (Photo 550-551) Cracks along the staircase before the lower landing. (Photo 552-555)
Wall 2(W)	Cracked marble to the right of the door. (Photo 556) Horizontal crack to the right of the window. (Photo 557) Horizontal crack to the right of the metal grate. (Photo 558) Vertical crack above the revolving door. (Photo 559)
Wall 3(N)	Vertical crack to the left of the bank entrance. (Photo 560)
Wall 4(E)	Diagonal crack to the left of the staircase. (Photo 561) Series of several cracks on the steps. (Photo 562-564) Two horizontal cracks immediately to the right of the staircase. (Photo 565-566) Series of spider cracks to the left of the door. (Photo 567-568) Two larger horizontal cracks to the left of the door. (Photo 569-570)
Floor	Partially obstructed cracks near the staircase. (Photo 571-574)
Ceiling	Clear

Bank Vestibule

Wall 1(W)	Clear
Wall 2(N)	Damaged sections to the lower left and right of the door. (Photo 575-576)
Wall 3(E)	Clear
Wall 4(S)	Missing and damaged baseboard. (Photo 577-578)
Floor	Clear
Ceiling	Clear

Starbucks BOH Hallway

Wall 1(E)	Clear
Wall 2(S)	Paint bubbling to the upper left of the wall contour. (Photo 579)
Wall 3(W)	Clear
Wall 4(N)	Diagonal crack to the lower left of the access panel. (Photo 580) Tape seam exposures surrounding the wall contour on the right side of the wall. (Photo 581)
Floor	Clear
Ceiling	Clear

Starbucks BOH Storage

All Walls	Peeling paper to the left of the occupancy sign. (Photo 582)
Floor	Crack near the entrance to dry storage. (Photo 583)
Ceiling	Clear

Starbucks Café

All Walls	Clear
Floor	Clear
Ceiling	Painted over crack on a concrete ceiling joist. (Photo 584-586) Diagonal crack centered near the north wall. (Photo 587) Tape seam exposure to the upper right of the entrance door. (Photo 588-589) Spalling concrete in the northeast corner. (Photo 590) Crack near the exit sign. (Photo 591)

EXTERIOR

West Wall

General photos taken from south to north. **(Photo 592-724)**
Vertical cracks beneath the first window set. **(Photo 601)**
Diagonal crack to the lower right of the first window set. **(Photo 618)**
Junction crack along the left side of the bank door frame. **(Photo 624-625)**
Mortar joint separation in the tile to the south of the bank door frame. **(Photo 626)**
Missing mortar in joints beneath the right bank window. **(Photo 629)**
Step crack to the lower left of the bank entrance vestibule. **(Photo 661)**
Crack to the lower left of the eighth second floor window. **(Photo 670)**
Prominent horizontal crack at the base of the wall, beneath the aforementioned defect. **(Photo 671)**
Horizontal crack at the base of the wall, opposite the aforementioned defect. **(Photo 674)**
Horizontal cracks to the left of the final, first floor window. **(Photo 688-689)**
Crack to the lower left of the final second floor window. **(Photo 690)**
Three cracks to the upper right of the final first floor window lintel. **(Photo 693-694)**
Cracks on the underside of the final window vestibule. **(Photo 697-699)**
Step crack in the far lower right quadrant. **(Photo 700-703)**

South Wall

General photos taken from west to east. **(Photo 725-737)**
Step cracks level with the giant painted "B". **(Photo 727)**
Missing tile to the lower left of the drive thru. **(Photo 734)**

North Wall

General photos taken from west to east. Undergoing renovations. **(Photo 738-803)**

Damaged window near the fire stairs. **(Photo 774-775)**

Horizontal crack beneath the fire stairs. **(Photo 780)**

Crack at the base of the wall, to the lower left of the final first floor window. **(Photo 786)**

Diagonal crack to the upper left of the final first floor window. **(Photo 792)**

East Wall

General photos taken from north to south. **(Photo 804-855)**

Junction crack to the lower left of the first window. **(Photo 814)**

Crack beneath the Siamese connection. **(Photo 828)**



www.VibraTechinc.com

1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4850 N. Broadway
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4850 N. Broadway
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4850 N. Broadway
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4850 N. Broadway.

EXTERIOR

Building

- | | |
|------------|--|
| East Side | General overview of the Front Entryway to the building. (Photo 1)
General photos of the condition of the East side working South to North.
(Photos 2-76) |
| North Side | General photos of the condition of the North side working East to West.
(Photos 77-86) |
| West Side | General photos of the condition of the West side working North to South.
(Photos 87-152) |
| South Side | General photos of the condition of the South side working West to East.
(Photos 153-239) |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 21, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
4875 N Winthrop Ave
Chicago, IL

Inspection Date: June 16, 2021

Inspector: Ryne Robertson

Pre-Construction Inspection
4875 N Winthrop Ave
Chicago, IL
June 16, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4875 N Winthrop Ave
Chicago, IL
June 16, 2021

INTERIOR

First Floor

Entrance

All clear.

Lobby

Wall 1(N) Clear.

Wall 2(E) General photos of the condition of the brick portion (**Photos 1-4**)

Wall 3(S) Clear.

Wall 4(W) Clear.

Wall 5(N) Clear.

Wall 6(W) Clear.

Wall 7(S) Clear.

Wall 8(W) Clear.

Floor General photos of the condition (**Photos 5-9**)

Ceiling Clear.

Fitness Room

Wall 1(S) Clear.

Wall 2(W) Clear.

Wall 3(N) Clear.

Wall 4(E) General photos of patching and cracking on the brick portion (**Photos 10-11**)

Floor Clear.

Ceiling Clear.

N-S Hallway

Wall 1(N) Clear.

Wall 2(E) Clear.

Wall 3(S) Clear.

Wall 4(W) General photos of the condition of the brick on the left side of the wall (**Photos 12-16**)

General photos of the condition of the brick on the right side of the wall (**Photos 17-19**)

Floor General photos of the condition working from the South to the North (**Photos 20-25**)

Ceiling Clear.

Vending Room

Wall 1(N) Clear.

Wall 2(E) Clear.

Wall 3(S) Painted horizontal crack to the top left of the door (**Photo 26**)

Wall 4(W) Clear.
Floor General photos of the multiple cracks (**Photo 27**)
Ceiling Water damage and N-S crack between wall 1 and 3 (**Photo 28**)
Water damage in the NW corner (**Photo 29**)
Junction crack in the SW corner (**Photo 30**)

Mail Room

All clear.

South Hallway

Wall 1(N) Vertical crack to the top left of the door (**Photo 31**)
Vertical crack between door 1 and 2 (**Photos 32-34**)
Vertical crack to the top left of door 2 (**Photo 35**)
Vertical crack to the top right of door 2 (**Photo 36**)
Vertical crack to the top left of door 3 (**Photo 37**)
Vertical crack to the top left of door 4 (**Photo 38**)
Vertical crack to the top right of door 5 (**Photo 39**)
Wall 2(E) Clear.
Wall 3(S) Vertical crack to the top right of door 2 (**Photo 40**)
Vertical crack from the ceiling between door 2 and 3 (**Photo 41**)
Vertical crack to the top right of the door 3 (**Photo 42**)
Vertical crack to the top left of door 4 (**Photo 43**)
Vertical crack to the top right of door 4 (**Photo 44**)
Vertical crack between door 4 and 5 (**Photos 45-47**)
Wall 4(W) General photos of the condition (**Photos 48-49**)
Floor General photos of the condition from the West to the East (**Photos 50-65**)
Ceiling Clear.

North Hallway

Wall 1(W) Clear.
Wall 2(N) Vertical crack to the right of the first light (**Photos 66-68**)
Vertical crack 6ft right of the first crack (**Photos 69-71**)
Vertical crack left of the second emergency light (**Photos 72-75**)
Vertical crack 7ft right of the second light (**Photos 76-79**)
Vertical crack 10ft left of the third light (**Photos 80-83**)
Wall 3(E) General photos of the condition (**Photos 84-85**)
Wall 4(S) Vertical crack along the left edge (**Photos 86-88**)
Vertical crack to the top left of door 1 (**Photo 89**)
Vertical crack to the top left of Unit 111 (**Photo 90**)
Vertical crack to the top left of unit 112 (**Photo 91**)
Vertical crack to the top left of the last door (**Photo 92**)
Wall 5(E) Clear.
Wall 6(S) Clear.
Floor General photos of the condition from the West to the East (**Photos 93-110**)
Ceiling Clear.

“Stairs 2”

All walls are clear.

Floor General photos of the condition (**Photos 111**)
Ceiling Clear.

Middle Stairs by Vending Machine

All walls and floor are clear.

Ceiling Tape seam crack above the banister (**Photos 112-113**)

“Stairs 3”

Wall 1(E) Vertical crack about 4ft up (**Photo 114**)

Wall 2(S) Clear.

Wall 3(W) Clear.

Wall 4(N) Clear.

Floor General photos of the condition (**Photo 115**)

Ceiling Clear.

Mechanical Room

Wall 1(W) Clear.

Wall 2(N) Clear.

Wall 3(E) Cracking above the door (**Photos 116-117**)

Wall 4(S) General photos of the condition (**Photos 118-119**)

Floor Cracking in front of the door on wall 4 (**Photo 120**)

Ceiling Clear.

Trash Room

Wall 1(N) General photos of the patching and cracking (**Photos 121-123**)

Wall 2(E) General photos of the condition of the old brick portion (**Photos 124-125**)

Wall 3(S) General photos of the condition (**Photos 126-127**)

Wall 4(E) Clear.

Wall 5(S) General photos of the condition (**Photo 128**)

Wall 6(W) Cracking above the door (**Photos 129-130**)

Floor General photos of multiple cracks (**Photos 131-132**)

Ceiling General photos of the condition (**Photos 133-136**)

South Gas Meter Room

Wall 1(E) Clear.

Wall 2(S) Junction crack in the top left corner (**Photo 137**)

Wall 3(W) Clear.

Wall 4(N) Clear.

Floor Cracking in the middle (**Photos 138-139**)

Ceiling Clear.

Electrical Room

Wall 1(W) General photos of the condition of the brick portion (**Photos 140-142**)

Wall 2(N) Clear.

Wall 3(E) Clear.

Wall 4(S) Clear.

Floor General photos of the multiple cracks (**Photo 143**)

Ceiling Clear.

Electrical Meter Room

Wall 1(W) General photos of the condition of the older brick (**Photos 144-145**)

Wall 2(N) General photos of the efflorescence and condition of the older brick (**Photos 146-151**)

- Wall 3(E) General photos of the efflorescence and condition of the older brick (**Photos 152-153**)
- Wall 4(S) General photos of the efflorescence and condition of the brick near the ceiling (**Photo 154**)
- Wall 5(W) Clear.
- Wall 6(S) Clear.
- Floor General photos of multiple cracks (**Photos 155-162**)
- Ceiling General photos of the condition (**Photos 163-166**)

North Gas Meter Room

All walls are clear.

- Floor Crack in front of the door (**Photo 166**)
- Ceiling General photos of the condition (**Photos 167-168**)

EXTERIOR

Courtyard

- South Side General photos of the condition of the South side working West to East. (**Photos 169-229**)
- West Side General photos of the condition of the West side working North to South. (**Photos 230-233**)
- North Side General photos of the condition of the North side working East to West. (**Photos 234-277**)

Courtyard Pathway

General photos of the condition from the West to the East (**Photos 278-291**)

House

- West Side General photos of the condition of the West side working North to South. (**Photos 292-347**)
Cracking from at the bottom left corner (**Photos 299-301**)
- South Side General photos of the condition of the South side working West to East. (**Photos 348-361**)
- East Side General photos of the condition of the East side working South to North. (**Photos 362-387**)
- North Side General photos of the condition of the North side working East to West. (**Photos 388-426**)
Crack at the bottom left corner (**Photo 394**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 15, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
4910 N Winthrop – Unit 1S
Chicago, IL

Inspection Date: April 13, 2021

Inspector: Tara Poel

Pre Construction Inspection
4910 N Winthrop – Unit 1S
Chicago, IL
April 13, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
4910 N Winthrop – Unit 1S
Chicago, IL
April 13, 2021

INTERIOR

Unit 1S

Kitchen

All Walls and floor are clear

Ceiling North to south crack in the entryway of the hallway (**Photos 1-3**)

West Bedroom

All walls, floor, and closet are clear

Ceiling Water marks around the vent (**Photo 4**)

Water mark to the east of the fan (**Photos 5-6**)

Bathroom

Wall 1(W) Clear

Wall 2(N) Clear

Wall 3(W) Tape seam crack towards the ceiling (**Photo 7**)

Wall 4(N) Clear

Wall 5(E) Clear

Wall 6(S) Clear

Floor Clear

Ceiling Junction crack between the tile and the ceiling in the northeast corner (**Photos 8-10**)

Hallway

Wall 1(N) Vertical crack at the top west corner of the closet (**Photo 11**)

Horizontal crack off of door 3 (**Photos 12-13**)

Vertical crack on the diagonal (**Photos 14-16**)

Wall 2(E) Open

Wall 3(S) Clear

Wall 4(W) Open

Floor Clear

Ceiling North to south crack off of the diagonal on the south wall (**Photos 17-19**)

Furnace/Water Heater Closet

All Clear

Laundry Closet

Wall 1(W) Water marks with a junction crack between the wall and the ceiling (**Photo 20**)

Wall 2(N) Clear

Wall 3(E) Diagonal crack by the doorway (**Photo 21**)

Wall 4(S) Clear

Floor Clear

Ceiling Clear

East Closet

All Clear

Southeast Closet

Wall 1(E) Junction crack between walls 1 and 2 (**Photos 22-23**)

Wall 2(S) Clear
Wall 3(W) Clear
Wall 4(N) Clear
Floor Clear
Ceiling Clear

East Room

All walls, floor, and closet are clear

Ceiling Nail pops above the east wall (**Photos 24-28**)
Nail pops above the north wall (**Photos 29-36**)

Bathroom

Shower Area All Clear

Toilet Area

Wall 1(S) Clear

Wall 2(W) Open

Wall 3(N) Clear

Wall 4(E) Piece of the wall missing at the junction of walls 4 and 5 (**Photo 37**)

Wall 5(N) Clear

Wall 6(E) Clear

Floor Separation between the tile and the wood in the doorway (**Photos 38-39**)

Ceiling Clear

Living Room

Wall 1(N) Clear

Wall 2(E) Clear

Wall 3(N) Tape seam crack by the junction of walls 2 and 3 (**Photos 40-47**)

Wall 4(SE) Clear

Wall 5(E) Diagonal crack at the top north corner of the window (**Photo 48**)

Diagonal crack at the bottom south corner of the window (**Photo 49**)

Wall 6(SW) Horizontal crack at the top east of the window (**Photo 50**)

Wall 7(S) Diagonal crack at the bottom west corner of the window (**Photo 51**)

Wall 8(E) Clear

Wall 9(S) Clear

Wall 10(W) Clear

Floor Clear

Ceiling North to south crack off of the junction of walls 7 and 8 (**Photo 52**)

Tape seam crack on the vent by the window on wall 3 (**Photos 53-55**)

North to south crack by the junction of walls 2 and 3 (**Photos 56-58**)

Tape seam crack on the west side (**Photos 59-61**)

4910-12 N Winthrop - Common Areas

Entryway

All Clear

Bottom of Stairs

All walls and floor are clear

Ceiling Junction crack between the bottom of the stairs and the ceiling (**Photos 1-2**)

Closet No Access

West Storage Room

All Clear

EXTERIOR

Garage

Inside No Access

Outside

- Wall 1(W) Overview photos (**Photos 1-3**)
Separation between the wall and the wood on the garage port 1 (**Photos 4-8**)
Peeling paint to the north of garage port 1 (**Photo 9**)
Deterioration of the wood on the south side of garage port 1 (**Photo 10**)
Peeling paint above garage port 1 with horizontal cracks on the south side (**Photos 11-16**)
Horizontal crack with deteriorating wood at the bottom south corner of garage port 2 (**Photos 17-19**)
Broken piece of wall on the north side of garage port 2 (**Photos 20-22**)
Horizontal crack between garage ports 2 and 3 (**Photos 23-26**)
Deteriorating wood at the bottom south corner of garage port 3 (**Photo 27**)
Horizontal and vertical crack between garage ports 3 and 4 with peeling paint (**Photos 28-31**)
Horizontal crack on the south side of garage port 4 (**Photo 32**)
Diagonal crack from the pole to the garage (**Photos 33-34**)
Broken and deteriorated piece of wall at the bottom south corner (**Photos 35-37**)
Junction crack between the gutter and roof on the south side (**Photo 38**)
- Wall 2(S) Overview photos (**Photos 39-49**)
Broken pieces of wall with deteriorating stucco and peeling wall (**Photos 50-70**)
Vertical crack along the east side and horizontal crack above the enclosed door (**Photos 71-78**)
Broken pieces of wall towards the ceiling above the enclosed door (**Photos 79-81**)
Vertical crack at the junction of walls 3 and 4 (**Photos 82-83**)
- Wall 3(E) Overview photos (**Photos 84-93**)
Cracked and broken stucco on the south side (**Photo 94**)
Cracked and broken stucco with deteriorating stucco on the north side (**Photos 95-99**)
- Carport
- | | |
|-----------|---|
| Wall 1(S) | Broken siding on the east side (Photo 103) |
| Wall 2(W) | Clear |
| Wall 3(N) | Deterioration of the brick on the east side towards the ground (Photos 100-101)
Broken siding on the east side (Photo 102) |
- Wall 4(N) No Access
- Paved Parking Diagonal crack off of the south middle column by the bottom of the stairs (**Photos 104-105**)
North to south crack by the northwest corner (**Photos 106-110**)

Building

- Wall 1(W) Overview photos (**Photos 111-116**)
Diagonal crack off of bottom window 1 on the north side (**Photo 117**)
Deterioration of the mortar above first floor window 1 (**Photo 118**)
Diagonal crack in the brick towards the roof between top windows 1 and 2 (**Photo 119**)
Vertical crack above first floor window 1 from the south (**Photo 120**)
- Wall 2(S) No Access. Overview photos (**Photos 121-123**)
- Wall 3(E) Overview photos (**Photos 124-138**)

Vertical crack at the bottom east corner of second floor window 2 (**Photo 139**)
 Vertical crack at the bottom east corner of second floor window 2 (**Photos 140-141**)
 Diagonal crack off of the top south corner of bottom window 3(**Photo 142**)
 Step crack at the top north corner of first floor window 4 (**Photo 143**)
 Step crack at the top south corner of first floor window 5 (**Photo 144**)
 Vertical crack at the top west corner of bottom window 5 (**Photo 145**)
 Horizontal crack off of the top east corner of bottom window 5 (**Photo 146**)
 Horizontal crack off bottom window 4 (**Photo 147**)
 Diagonal crack below bottom window 5 (**Photo 148**)
 Vertical crack off of the bottom east corner of first floor window 6 (**Photo 149**)
 Vertical cracks above the entryway (**Photos 150-151**)
 Horizontal crack above first floor window 8 (**Photo 152**)
 Vertical crack at the bottom east corner of first floor window 8 (**Photo 153**)
 Vertical crack at the top west corner of bottom window 6 (**Photos 154-155**)
 Horizontal crack at the top west and east corner of bottom window 7 (**Photos 156-157**)
 Broken brick on the east side of bottom window 7 (**Photos 158-159**)
 Horizontal and vertical crack off of the top east corner of bottom window 8 (**Photos 160-162**)
 Diagonal crack off of the top north corner of first floor window 10 (**Photo 163**)
 Vertical at the bottom south corner and step crack at the top south corner of second floor window 10 (**Photos 164-165**)
 Step crack at the top north corner of second floor window 10 (**Photo 166**)
 Vertical crack at the top south corner of first floor window 11 (**Photo 167**)
 Broken and missing brick on the north side of the north door (**Photo 168**)
 Vertical crack going into a step crack below first floor window 1 from the north (**Photo 169**)
 Vertical crack off of the bottom of second floor window 1 (**Photo 170**)

Wall 4(N) No Access. Overview photos (**Photos 171-175**)

Sidewalk North to south crack by the entryway (**Photos 176-178**)
 East to west crack off of the door in the entryway (**Photo 179**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4916 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4916 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4916 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4916 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|---|
| East Side | General overview of the Front Entryway to the building. (Photo 1)
General photos of the condition of the East side working South to North.
(Photos 2-7) |
| North Side | General photos of the condition of the North side as seen from the east property line. (Photos 8-10) |
| West Side | General photos of the condition of the West side as seen from the alleyway.
(Photo 11) |
| South Side | Not visible. Obstructed by the adjacent building to the south. |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4918 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4918 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4918 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4918 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|---|
| East Side | General overview of the Front Entryway to the building. (Photo 1)
General photos of the condition of the East side working South to North.
(Photos 2-10) |
| North Side | North wall is partial obstructed by the adjacent building to the north. General photos of the condition of the North side as seen from the east property line.
(Photos 11-14) |
| West Side | General photos of the condition of the West side as seen from the alleyway.
(Photos 19-20) |
| South Side | South wall is partial obstructed by the adjacent building to the south. General photos of the condition of the South side as seen from the east property line.
(Photos 15-18) |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 17, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
4922 N Winthrop – Unit 1N
Chicago, IL

Inspection Date: April 9, 2021

Inspector: Tara Poel

Pre Construction Inspection
4922 N Winthrop – Unit 1N
Chicago, IL
April 9, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
4922 N Winthrop – Unit 1N
Chicago, IL
April 9, 2021

INTERIOR

4922 N Winthrop - Unit 1N

West Bedroom

All Clear
Bathroom
All Clear

East Bedroom

Wall 1(W) Clear
Wall 2(NE) Clear
Wall 3(N) Junction crack between walls 3 and 4 (**Photo 1**)
Wall 4(W) Clear
Wall 5(S) Clear
Floor Clear
Ceiling Nail pops above the west wall (**Photos 2-3**)
Closet Clear

Hallway

All Clear
West Closet Clear
East Closet
Wall 1(W) Junction crack between walls 1 and 2 (**Photos 4-7**)
Wall 2(N) Clear
Wall 3(E) Clear
Wall 4(S) Junction crack between the wall and the ceiling (**Photos 8-9**)
Floor Clear
Ceiling Nail pop next to the light (**Photo 10**)

Furnace Room/Laundry Room

All Clear

Bathroom

Wall 1(E) Clear
Wall 2(S) Bulging wall at the junction of the wall and the tub (**Photo 11**)
Wall 3(W) Clear
Wall 4(N) Junction crack between the tub and the tile (**Photos 12-13**)
Floor Clear
Ceiling Water mark at the southeast corner with a nail pop (**Photo 14**)

Living Room

Wall 1(SE) Clear
Wall 2(N) Clear
Wall 3(SE) Clear

Wall 4(E)	Clear
Wall 5(SW)	Clear
Wall 6(E)	Tape seam crack on the north side of the crossbeam (Photo 15)
Wall 7(S)	Clear
Wall 8(W)	Clear
Wall 9(S)	Clear
Wall 10(W)	Clear
Floor	Clear
Ceiling	Tape seam crack off of the east side of the crossbeam (Photos 16-18)

Kitchen

All Clear

4920-22 N Winthrop - Common Areas

Stairs/Entryway

Wall 1(S)	Clear
Wall 2(W)	Open
Wall 3(N)	Bannister
Wall 4(W)	Bannister
Wall 5(S)	Bannister
Wall 6(E)	Bannister
Wall 7(N)	Bannister
Wall 8(S)	Bannister
Wall 9(W)	Junction crack between the bottom of the stairs and the wall (Photo 1)
Wall 10(N)	Clear
Wall 11(E)	Clear
Wall 12(S)	Clear
Wall 13(W)	Clear
Wall 14(N)	Clear
Wall 15(E)	Clear
Floor	Clear
Ceiling	North to south crack above the junction of walls 5 and 6 (Photo 2) Junction crack between the bottom of the stairs and the ceiling on the bottom floor (Photo 3)

Pump Room

Wall 1(S)	Clear
Wall 2(W)	Deteriorating brick (Photos 4-6)
Wall 3(N)	Clear
Wall 4(E)	Clear
Floor	Clear
Ceiling	Clear

Stairs in the Front Entry

Wall 1(N)	Junction crack between walls 1 and 2 (Photos 7-10)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Clear

West Meter Room

Wall 1(W)	Separation between the wall and the floor (Photos 11-13)
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Vertical crack at the top east corner of the door (Photo 14) Vertical crack at the top west corner of the door (Photo 15) Separation between wall 4 and wall 1 (Photos 16-20)
Floor	East to west crack by the door (Photo 21) East to west crack off of the west wall (Photo 22)
Ceiling	Clear

Water Heater Room

Wall 1(E)	Junction crack between walls 1 and 2 (Photos 23-25)
Wall 2(SW)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Wall 5(N)	Deterioration of the wall on the west side (Photos 26-27)
Floor	Clear
Ceiling	Clear

Hallway Between the Meter Room and Water Heater Room

Wall 1(N)	Horizontal crack at the top west corner (Photo 28)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Junction crack between walls 4 and 1 (Photos 29-31)
Floor	Clear
Ceiling	Clear

EXTERIOR

Wall 1(N)	Overview photos (Photos 1-9) Deteriorated brick below the enclosed window (Photos 10-11) Mortar missing at the top of the second enclosed window (Photo 12) Deteriorated brick on the chimney (Photo 13) Effervescence to the east of bottom window 2 (Photos 14-15)
Wall 2(W)	Overview photos (Photos 16-26) Vertical crack at the bottom north corner of top window 1 (Photo 27) Horizontal crack on the south side of the bottom window to the north of the basement door (Photos 28-29) Vertical crack at the top south corner of the bottom window to the north of the basement door (Photo 30) Broken glass in the bottom window to the north of the basement door (Photo 31) Vertical crack in the middle of the north wall of the stairs to the basement door (Photos 32-33) Horizontal crack going into missing piece of wall on the west side of the north wall of the stairs to the basement (Photos 34-36) Diagonal crack on the east side of the north wall of the stairs (Photo 37) Deteriorating wall on the west side of the south wall of the stairs (Photos 38-40) Broken pieces of steps on the top four steps (Photos 41-44) Vertical crack towards the floor on the south side under the deck (Photo 45) Vertical crack at the bottom north corner of first floor window 2 (Photo 46)

- Vertical crack at the top south corner of first floor window 2 **(Photo 47)**
- Step crack at the bottom north corner of first floor window 6 **(Photo 48)**
- Wall 3(S) Overview photos **(Photos 49-57)**
- Deterioration of the window sill on top window 1 **(Photo 58)**
- Missing brick on the west side of the bottom window **(Photo 59)**
- Horizontal crack in the top step of the stairs to the door **(Photo 60)**
- Deteriorating wall around the door **(Photos 61-66)**
- Junction crack between the top of the door and the wall **(Photos 67-68)**
- Wall 4(E) Overview photos **(Photos 143-157)**
- Diagonal crack by first floor window 1 **(Photo 158)**
- Diagonal crack below first floor window 2 **(Photo 159)**
- Vertical crack by the top south corner of first floor window 1 that goes up to the roof **(Photos 160-164)**
- Diagonal crack above second floor window 1 **(Photo 165)**
- Diagonal crack by the top north corner of bottom window 2 **(Photos 166-169)**
- Diagonal crack off of bottom window 3 **(Photo 170)**
- Diagonal crack above second floor window 3 **(Photo 171)**
- Vertical crack at the top north corner of second floor window 3 **(Photos 172-173)**
- Missing mortar on the south and north side of the door **(Photos 174-179)**
- Diagonal crack off of the bottom north corner of bottom window 6 **(Photo 180)**
- Diagonal crack off of first floor window 7 at the bottom north corner **(Photos 181-184)**
- Vertical crack to the north of the north windows **(Photos 185-193)**
- Deterioration of bricks towards the roof on the east side of wall 1 **(Photo 194)**
- Broken stone in the north side of the garden **(Photo 195)**

Paved Areas/Parking

- Diagonal crack by the bottom window in the southwest corner **(Photos 69-71)**
- East to west crack by the southwest corner of the parking lot **(Photos 72-76)**
- North to south crack by the pillars near the stairs to the basement **(Photos 77-80)**
- North to south crack by the top of the stairs to the basement **(Photo 81)**
- East to west crack off of the east side of the stairs to the basement **(Photo 82)**
- Diagonal crack off of the south side of the basement area **(Photos 83-84)**
- North to south crack going into an east to west crack by the northeast corner of the parking area that junctions with another north to south crack **(Photos 85-96)**
- North to south crack on the east side of the middle of the parking area **(Photos 97-100)**
- East to west crack by the north side of the middle area **(Photos 101-102)**
- East to west crack near the middle of the middle area of the parking lot **(Photos 103-107)**
- North to south crack on the west side of the middle of the parking lot area **(Photos 108-115)**
- East to west crack by the west gate of the parking area **(Photos 116-118)**
- Two diagonal cracks off of the southwest corner of the parking area **(Photos 119-124)**
- East to west crack on the north side with north to south crack offshoots **(Photos 125-132)**
- North to south crack offshoot of the previous crack going towards the east **(Photos 133-137)**
- North to south crack off shoot on the west side **(Photos 138-140)**
- North to south crack off of a patch in the middle of the parking area **(Photos 141-142)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 17, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
4922 N Winthrop – Unit GN
Chicago, IL

Inspection Date: May 6, 2021

Inspector: Tara Poel

Pre Construction Inspection
4922 N Winthrop – Unit GN
Chicago, IL
May 6, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
4922 N Winthrop – Unit GN
Chicago, IL
May 6, 2021

INTERIOR

4922 N Winthrop - Unit GN

West Bedroom

All walls and floor are clear

Ceiling East to west crack off of the crossbeam by the door (**Photo 1**)

Bathroom

All Clear

East Bedroom

Wall 1(W) Clear

Wall 2(N) Clear

Wall 3(NE) Separation between the bottom border and the wall (**Photo 2**)

Wall 4(N) Clear

Wall 5(E) Clear

Wall 6(S) Clear

Floor Clear

Ceiling Clear

Closet

Wall 1(S) Nail pop towards the ceiling (**Photo 3**)

Wall 2(W) Clear

Wall 3(N) Clear

Floor Clear

Ceiling Clear

Bathroom

Wall 1(E) Clear

Wall 2(S) Water damage by the junction of the tub and the wall (**Photo 4**)

Wall 3(W) Clear

Wall 4(N) Clear

Floor Clear

Ceiling Clear

Furnace Room/Laundry Room

Wall 1(E) Clear

Wall 2(S) Clear

Wall 3(W) Clear

Wall 4(N) Tape seam crack above the door (**Photo 5**)

Floor Clear

Ceiling Clear

Hallway

Wall 1(N) Vertical crack by the door on the west side (**Photos 6-8**)

Wall 2(E) Open

Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Clear
Closets	Clear

Living Room

All walls and floor are clear

Ceiling Tape seam crack on the crossbeam on the east side **(Photos 9-10)**

Kitchen

All Clear

4920-22 N Winthrop - Common Areas

Stairs/Entryway

Wall 1(S)	Clear
Wall 2(W)	Open
Wall 3(N)	Bannister
Wall 4(W)	Bannister
Wall 5(S)	Bannister
Wall 6(E)	Bannister
Wall 7(N)	Bannister
Wall 8(S)	Bannister
Wall 9(W)	Junction crack between the bottom of the stairs and the wall (Photo 1)
Wall 10(N)	Clear
Wall 11(E)	Clear
Wall 12(S)	Clear
Wall 13(W)	Clear
Wall 14(N)	Clear
Wall 15(E)	Clear
Floor	Clear
Ceiling	North to south crack above the junction of walls 5 and 6 (Photo 2) Junction crack between the bottom of the stairs and the ceiling on the bottom floor (Photo 3)

Pump Room

Wall 1(S)	Clear
Wall 2(W)	Deteriorating brick (Photos 4-6)
Wall 3(N)	Clear
Wall 4(E)	Clear
Floor	Clear
Ceiling	Clear

Stairs in the Front Entry

Wall 1(N)	Junction crack between walls 1 and 2 (Photos 7-10)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Floor	Clear
Ceiling	Clear

West Meter Room

Wall 1(W)	Separation between the wall and the floor (Photos 11-13)
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Vertical crack at the top east corner of the door (Photo 14) Vertical crack at the top west corner of the door (Photo 15) Separation between wall 4 and wall 1 (Photos 16-20)
Floor	East to west crack by the door (Photo 21) East to west crack off of the west wall (Photo 22)
Ceiling	Clear

Water Heater Room

Wall 1(E)	Junction crack between walls 1 and 2 (Photos 23-25)
Wall 2(SW)	Clear
Wall 3(S)	Clear
Wall 4(W)	Clear
Wall 5(N)	Deterioration of the wall on the west side (Photos 26-27)
Floor	Clear
Ceiling	Clear

Hallway Between the Meter Room and Water Heater Room

Wall 1(N)	Horizontal crack at the top west corner (Photo 28)
Wall 2(E)	Clear
Wall 3(S)	Clear
Wall 4(W)	Junction crack between walls 4 and 1 (Photos 29-31)
Floor	Clear
Ceiling	Clear

EXTERIOR

Wall 1(N)	Overview photos (Photos 1-9) Deteriorated brick below the enclosed window (Photos 10-11) Mortar missing at the top of the second enclosed window (Photo 12) Deteriorated brick on the chimney (Photo 13) Effervescence to the east of bottom window 2 (Photos 14-15)
Wall 2(W)	Overview photos (Photos 16-26) Vertical crack at the bottom north corner of top window 1 (Photo 27) Horizontal crack on the south side of the bottom window to the north of the basement door (Photos 28-29) Vertical crack at the top south corner of the bottom window to the north of the basement door (Photo 30) Broken glass in the bottom window to the north of the basement door (Photo 31) Vertical crack in the middle of the north wall of the stairs to the basement door (Photos 32-33) Horizontal crack going into missing piece of wall on the west side of the north wall of the stairs to the basement (Photos 34-36) Diagonal crack on the east side of the north wall of the stairs (Photo 37) Deteriorating wall on the west side of the south wall of the stairs (Photos 38-40) Broken pieces of steps on the top four steps (Photos 41-44) Vertical crack towards the floor on the south side under the deck (Photo 45) Vertical crack at the bottom north corner of first floor window 2 (Photo 46)

- Vertical crack at the top south corner of first floor window 2 **(Photo 47)**
- Step crack at the bottom north corner of first floor window 6 **(Photo 48)**
- Wall 3(S) Overview photos **(Photos 49-57)**
- Deterioration of the window sill on top window 1 **(Photo 58)**
- Missing brick on the west side of the bottom window **(Photo 59)**
- Horizontal crack in the top step of the stairs to the door **(Photo 60)**
- Deteriorating wall around the door **(Photos 61-66)**
- Junction crack between the top of the door and the wall **(Photos 67-68)**
- Wall 4(E) Overview photos **(Photos 143-157)**
- Diagonal crack by first floor window 1 **(Photo 158)**
- Diagonal crack below first floor window 2 **(Photo 159)**
- Vertical crack by the top south corner of first floor window 1 that goes up to the roof **(Photos 160-164)**
- Diagonal crack above second floor window 1 **(Photo 165)**
- Diagonal crack by the top north corner of bottom window 2 **(Photos 166-169)**
- Diagonal crack off of bottom window 3 **(Photo 170)**
- Diagonal crack above second floor window 3 **(Photo 171)**
- Vertical crack at the top north corner of second floor window 3 **(Photos 172-173)**
- Missing mortar on the south and north side of the door **(Photos 174-179)**
- Diagonal crack off of the bottom north corner of bottom window 6 **(Photo 180)**
- Diagonal crack off of first floor window 7 at the bottom north corner **(Photos 181-184)**
- Vertical crack to the north of the north windows **(Photos 185-193)**
- Deterioration of bricks towards the roof on the east side of wall 1 **(Photo 194)**
- Broken stone in the north side of the garden **(Photo 195)**

Paved Areas/Parking

- Diagonal crack by the bottom window in the southwest corner **(Photos 69-71)**
- East to west crack by the southwest corner of the parking lot **(Photos 72-76)**
- North to south crack by the pillars near the stairs to the basement **(Photos 77-80)**
- North to south crack by the top of the stairs to the basement **(Photo 81)**
- East to west crack off of the east side of the stairs to the basement **(Photo 82)**
- Diagonal crack off of the south side of the basement area **(Photos 83-84)**
- North to south crack going into an east to west crack by the northeast corner of the parking area that junctions with another north to south crack **(Photos 85-96)**
- North to south crack on the east side of the middle of the parking area **(Photos 97-100)**
- East to west crack by the north side of the middle area **(Photos 101-102)**
- East to west crack near the middle of the middle area of the parking lot **(Photos 103-107)**
- North to south crack on the west side of the middle of the parking lot area **(Photos 108-115)**
- East to west crack by the west gate of the parking area **(Photos 116-118)**
- Two diagonal cracks off of the southwest corner of the parking area **(Photos 119-124)**
- East to west crack on the north side with north to south crack offshoots **(Photos 125-132)**
- North to south crack offshoot of the previous crack going towards the east **(Photos 133-137)**
- North to south crack off shoot on the west side **(Photos 138-140)**
- North to south crack off of a patch in the middle of the parking area **(Photos 141-142)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4926 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4926 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4926 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4926 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|---|
| East Side | General overview of the Front Entryway to the building. (Photo 1)
General photos of the condition of the East side working South to North.
(Photos 2-14) |
| North Side | North wall is partial obstructed by the adjacent building to the north. General photos of the condition of the North side as seen from the east property line.
(Photos 15-18) |
| West Side | General photos of the condition of the West side as seen from the alleyway.
(Photos 19-20) |
| South Side | Not visible. South wall is obstructed by the adjacent building to the south. |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4928 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4928 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4928 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4928 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|---|
| East Side | General overview of the Front Entryway to the building. (Photo 1)
General photos of the condition of the East side working South to North. (Photos 2-8) |
| North Side | North wall is partial obstructed by the adjacent building to the north. General photos of the condition of the North side as seen from the east property line. (Photos 9-13) |
| West Side | General photos of the condition of the West side as seen from the alleyway. (Photos 14-18) |
| South Side | Not visible. South wall is obstructed by the adjacent building to the south. General photo of the south wall of the garage. (Photo 19) |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: September 20, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
4930 N Winthrop Ave
Chicago, IL

Inspection Date: April 27, 2021

Inspector: Ryne Robertson

Pre-Construction Inspection
4930 N Winthrop Ave
Chicago, IL
April 27, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4930 N Winthrop Ave
Chicago, IL
April 27, 2021

INTERIOR

4930 N Winthrop Basement

Boiler Room

Wall 1(W) General photos of the condition of the wall (**Photos 1-4**)
Wall 2(N) General photos of the condition of the wall (**Photos 5-7**)
Wall 3(W) General photos of the condition of the wall (**Photos 8-10**)
Wall 4(N) General photos of the condition of the wall (**Photos 11-26**)
Wall 5(E) General photos of the condition of the wall (**Photos 27-32**)
Wall 6(S) General photos of the condition of the wall (**Photos 33-42**)
Floor Cracking South of the water heater (**Photo 43**)
Crack in front of the door on wall 6 (**Photos 44-45**)
Cracking in the middle of the room (**Photos 46-48**)
Ceiling General photos of the condition of the ceiling (**Photos 49-53**)

Landing

Wall 1(E) Cracking in the brick on the top half (**Photo 54**)
Wall 2(S) Cracking about 3ft up to the left of the door (**Photo 55**)
Cracking to the top right of the door (**Photo 56**)
Wall 3(W) Clear.
Wall 4(S) Cracking in the top left corner (**Photo 57**)
Cracking at the top right corner (**Photo 58**)
Wall 5(W) Clear.
Wall 6(N) Clear.
Floor Cracking at the top of the stairs (**Photo 59**)
Ceiling Clear.

4930 N Winthrop First Floor

South Storage Room

Wall 1(E) Vertical crack in the cement left of the stairs (**Photo 60**)
Wall 2(S) Damages at the bottom of the wall (**Photo 61**)
Wall 3(W) Tape seam crack on the right side of the wall (**Photos 62-65**)
Wall 4(E) Clear.
Wall 5(S) General photos of the condition of the wall (**Photos 66-71**)
Wall 6(W) General photos of the condition of the wall (**Photos 72-75**)
Wall 7(N) Horizontal crack to the top left of the door (**Photo 76**)
General photos of the condition of the wall to the bottom right of the door (**Photo 77**)
Wall 8(W) General photos of the condition of bottom of the wall (**Photo 78**)
Wall 9(S) Tape seam crack at the bottom left corner (**Photo 79**)
Hole at the bottom right (**Photo 80**)

Wall 10(W) General photos of the condition of the bottom of the wall (**Photo 81**)
Wall 11(N) Vertical crack to the left of the door (**Photo 83**)
Cracking to the top left of the door (**Photo 84**)
Floor Damaged floor in the SE corner (**Photo 85**)
Ceiling General photos of the condition (**Photos 86-90**)

Bathroom

Wall 1(W) Clear.
Wall 2(N) Vertical crack in the top right corner (**Photo 91**)
Wall 3(E) Damages behind the toilet (**Photo 92**)
Floor Clear.
Ceiling Clear.

Entrance Hallway

Wall 1(N) Junction crack to the top left of the door between the wall and the ceiling (**Photo 93**)
Junction crack to the top right of the door between the wall and the ceiling (**Photo 94**)
Wall 2(E) Vertical crack to the top left of the door (**Photo 95**)
Cracking to the top right of the door (**Photo 96**)
Vertical crack to the right of the door (**Photos 97-99**)
Junction crack in top right corner between the wall and ceiling (**Photo 100**)
Broken tiles along the base of the wall (**Photos 101-102**)
Wall 3(S) Nail pop in the middle about 6ft up (**Photo 103**)
Broken tile at the base of the wall (**Photo 104**)
Wall 4(W) Horizontal crack to the top left of the door (**Photo 105**)
Crack to the top right of the door (**Photo 106**)
Junction crack in the middle between the ceiling and the wall (**Photo 107**)
Floor General photos of the condition of the missing tiles (**Photos 108-109**)
Ceiling Cracking around the light (**Photos 110-111**)

Staircase Landing

Wall 1(W) General photos of paint cracking (**Photos 112-115**)
Wall 2(S) General photo of paint cracking (**Photo 116**)
Wall 3(W) General photo of paint cracking (**Photo 117**)
Wall 4(N) General photo of paint cracking (**Photos 118-120**)
Wall 5(E) General photos of paint cracking (**Photos 121-123**)
Wall 6(S) Paint cracking to the left of the door (**Photos 124-126**)
Floor Broken tile at the South end (**Photo 127**)
Ceiling General photos of the paint cracking (**Photos 128-132**)

Staircase

Wall 1(S) Clear.
Wall 2(N) Clear.
Wall 3(E) Clear.
Wall 4(S) General photos of multiple cracks (**Photos 133-136**)
Wall 5(W) General photos of paint cracking and the broken window (**Photos 137-139**)
Wall 6(N) General photos of paint cracking (**Photos 140-143**)
Wall 7(E) Clear.
Floor Clear.
Ceiling General photos of the condition (**Photos 144-145**)

4942 N Winthrop West First Floor

SW Room

Wall 1(E)	General photos of the condition of the wall (Photos 146-149)
Wall 2(S)	General photos of the condition of the wall (Photos 150-153)
Wall 3(W)	General photos of the condition of the wall (Photos 154-157)
Wall 4(N)	Clear.
Floor	Clear.
Ceiling	Clear.
Closet	Clear.

Hallway

All walls and floor are clear.

Ceiling	General photo of the cracking (Photo 158)
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Main Room

Wall 1(N)	General photos of the condition of the wall (Photos 159-162)
Wall 2(E)	General photos of the condition of the wall (Photos 163-166)
Wall 3(S)	General photos of the condition of the wall (Photos 167-172)
Wall 4(W)	General photos of the condition of the wall (Photos 173-178)
Floor	General photos of the condition of the SE corner (Photos 179-180)
Ceiling	Clear.

North Room

Wall 1(W)	General photos of the condition of the wall (Photos 181-182)
Wall 2(N)	General photos of the condition of the wall (Photos 183-185)
Wall 3(E)	General photos of the condition of the wall (Photos 186-187)
Wall 4(S)	Tape seam along the right side (Photos 188-189)
Wall 5(E)	General photos of the condition of the wall (Photos 190-192)
Wall 6(S)	Clear.
Floor	General photo of the condition (Photo 193)
Ceiling	Clear.

4942 N Winthrop East Basement

Boiler Room

Wall 1(S)	General photos of the condition of the wall (Photos 194-195)
Wall 2(W)	General photos of the condition of the wall (Photos 196-197)
Wall 3(N)	General photos of the condition of the wall (Photos 198-201)
Wall 4(E)	General photos of the condition of the wall (Photos 202-205)
Wall 5(S)	Step crack 4ft up on the right half (Photo 206)
Wall 6(E)	General photos of the condition of the top part of the wall (Photos 207-208) Displacement and deterioration of brick around the meters (Photos 209)
Wall 7(S)	General photos of the condition of the wall (Photos 210-212)
Wall 8(W)	General photos of the condition of the wall (Photos 213-216)
Wall 9(S)	General photos of efflorescence (Photos 217-219)
Wall 10(W)	Displacement and deterioration of brick in the top right corner (Photos 220)
Wall 11(S)	Clear.
Wall 12(W)	Cracking to the right of the door (Photos 222-223)
Floor	Cracking in the NE corner (Photo 224)

Cracking at the corner of wall 5 and 6 (**Photo 225**)
Crack between wall 6 and 10 (**Photo 226**)
Crack near the corner of wall 8 and 9 (**Photo 227**)
Broken concrete in the South portion (**Photo 228**)
General photos of the condition of stairs (**Photo 237**)
Ceiling General photos of the condition from South to North (**Photos 229-236**)

4942 N Winthrop East First Floor

Entrance

Wall 1(W) Clear.
Wall 2(N) Clear.
Wall 3(E) Clear.
Wall 4(S) Vertical crack to the top left of the window 1 (**Photo 238**)
Cracking at the bottom of window 1 (**Photo 239**)
Broken tile at the base of the wall under window 1 (**Photo 240**)
Vertical cracks above window 2 (**Photo 241**)
Vertical cracks under window 2 (**Photos 242**)
Floor General photos of the broken tiles (**Photos 243-244**)
Ceiling Junction crack in the SW corner (**Photo 245**)
Junction crack above the door on wall 2 (**Photos 246-247**)
Cracking West of the light (**Photo 248-249**)
Cracking to the top left of the door on wall 4 (**Photo 250**)

Room Before the Landing

Wall 1(W) Vertical cracks above the door (**Photos 251-252**)
Wall 2(N) Crack to the top right of the entryway (**Photo 253**)
Wall 3(E) Clear.
Wall 4(S) Clear.
Floor Broken tile in the entryway of wall 2 (**Photo 254**)
Ceiling Clear.

Bike Room

Wall 1(S) Crack in the top right corner (**Photo 255**)
Crack 5ft up on the right side (**Photo 256**)
Wall 2(W) Junction crack between wall 2 and 3 (**Photos 257-259**)
Crack in the middle near the ceiling (**Photo 260**)
Wall 3(N) Crack in the top left corner (**Photo 261**)
Wall 4(E) Clear.
Floor Clear.
Ceiling Junction crack around the SE corner (**Photos 262-264**)

Staircase landing

Wall 1(W) Cracking over the door (**Photo 265**)
Junction crack in the top right corner (**Photo 266**)
Wall 2(N) Cracking in the top left corner (**Photo 267**)
Horizontal crack at the top of the stairs (**Photo 268**)
Wall 3(E) Cracking to the top left of the door (**Photo 269**)
Paint cracking to the right of the door (**Photos 270-271**)
Wall 4(S) Nail pops above the entryway (**Photos 272-273**)
Cracking to the top right of the entryway (**Photo 274**)

Floor Cracking in the top right corner (**Photo 275**)
Cracking at the door on wall 3 (**Photo 290**)
Cracking at the top of the stairs (**Photo 291**)
Ceiling Clear.

Stairs

Wall 1(W) General photos of the paint cracks (**Photos 276-279**)
Wall 2(N) General photos of the paint cracks (**Photos 280-285**)
Wall 3(E) Clear.
Wall 4(S) Clear.
Floor Clear.
Ceiling General photos of the paint cracks (**Photos 286-289**)

North Exit

Wall 1(S) Clear.
Wall 2(W) Step crack to the right of the door (**Photo 292**)
Wall 3(N) Clear.
Wall 4(E) Cracking to the top left of the door (**Photo 293**)
Floor Cracking around the drain (**Photo 294**)
Ceiling Clear.

EXTERIOR

House

North Side General photos of the condition of the North side working East to West. (**Photos 295-336**)
West Side General photos of the condition of the West side working North to South. (**Photos 337-353**)
South Side General photos of the condition of the South side working West to East. (**Photos 354-388**)

Sidewalk

General photos of the condition working from the West to the East. (**Photos 389-399**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
4936-38 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
4936-38 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
4936-38 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 4936-38 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|---|
| East Side | General overview of the East Side of the building. (Photo 1)
General photos of the condition of the East side working South to North.
(Photos 2-15) |
| North Side | North wall is partial obstructed by the adjacent building to the north. General photos of the condition of the North side as seen from the east property line.
(Photos 16-26) |
| West Side | General photos of the condition of the West side as seen from the alleyway.
(Photos 27-46) |
| South Side | Not accessible and partially obstructed by the building to the south. General photos of the condition of the South side as seen from the alleyway outside the gate. (Photos 47-54) |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: February 6, 2020

Subject: Pre-Construction Inspection
CTA RPM Phase 1
4940 N Winthrop
Chicago, IL

Inspection Date: November 20, 2019

Inspector: Gene Janocik

Pre Construction Inspection
4940 N Winthrop
Chicago, IL
November 20, 2019

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
4940 N Winthrop
Chicago, IL
November 20, 2019

****The scope of this inspection is limited to common areas only.****

INTERIOR

Basement

SW Boiler Room

Wall 1(E) General photos of the condition of the wall. **(Photos 1-2)**
Wall 2(N) General photos of the condition of the wall. **(Photos 3-7)**
Wall 3(E) General photos of the condition of the wall. **(Photos 8-10)**
Wall 4(S) General photos of the condition of the wall. **(Photos 11-12)**
Wall 5(E) General photos of the condition of the wall. **(Photos 13-18)**
Wall 6(S) General photos of the condition of the wall. **(Photos 19-23)**
Wall 7(W) Clear.
Wall 8(S) General photos of the condition of the wall. **(Photos 24-26)**
Wall 9(SW) General photos of the condition of the wall. **(Photos 27-32)**
Wall 10(S) General photos of the condition of the wall. **(Photos 33-34)**
Wall 11(W) General photos of the condition of the wall. **(Photos 35-37)**
Wall 12(N) General photos of the condition of the wall. **(Photos 38-49)**
Floor General photos of the condition of the floor starting in front of wall 1 and working clockwise. **(Photos 50-61)**
Ceiling General photos of the condition of the ceiling starting in front of wall 1 and working clockwise. **(Photos 62-78)**

SW Storage / Tool Room

Wall 1(N) General photos of the condition of the wall. **(Photos 79-84)**
Wall 2(NE) General photos of the condition of the wall. **(Photos 85-87)**
Wall 3(E) General photo of the condition of the wall. **(Photo 88)**
Wall 4(S) General photos of the condition of the wall. **(Photos 89-92)**
Wall 5(W) General photos of the condition of the wall. **(Photos 93-98)**
Floor General photos of the condition of the floor starting in front of wall 1 and working East. **(Photos 99-101)**
Ceiling General photos of the condition of the ceiling starting in front of wall 1 and working clockwise. **(Photos 102-107)**

Basement Stairwell

Wall 1(W) General photos of the condition of the wall. **(Photos 108-113)**
Wall 2(N) General photos of the condition of the wall. **(Photos 114-118)**
Wall 3(E) General photos of the condition of the wall. **(Photos 119-120)**
Wall 4(S) General photos of the condition of the wall. **(Photos 121-123)**
Floor General photos of the condition of the floor working South to North. **(Photos 124-126)**
Ceiling General photos of the condition of the ceiling working South to North. **(Photos 127-131)**

First Floor

Main E-W Hallway

Wall 1(W)	Clear.
Wall 2(N)	Cracks in the brick on the far left of the wall. (Photo 132)
Wall 3(W)	Clear.
Wall 4(N)	Cracks at the lower right of apt 108. (Photo 133) Cracks at the lower left of apt 109. (Photo 134) Horizontal crack at the upper left of apt 109. (Photo 135) Vertical crack at the upper right of apt 109. (Photo 136) Repaired plaster between apt 109 and 110. (Photos 137-138) Vertical crack and repaired damage near the floor between apt 114 and 115. (Photo 139) Horizontal crack near the ceiling between apt 117 and 118. (Photo 140) Numerous cracks to the left of apt 119. (Photos 141-146) Horizontal crack at the upper right of apt 120. (Photos 147-148)
Wall 5(E)	Cracks at the upper left of the archway. (Photo 149)
Wall 6(S)	Cracks between the elevator and apt 100. (Photos 150-152) Cracks at the upper right and to the right of apt 100. (Photos 153-154) Cracks at the upper right of the door between apt 100 and 101. (Photo 155) Vertical cracks to the left of apt 101. (Photo 156) Cracks to the right of apt 101. (Photo 157) Cracks to the left of apt 102. (Photo 158) Cracks at the upper right of apt 102. (Photo 159) Cracks at the upper left of apt 105. (Photo 160) Horizontal crack at the upper left of apt 106. (Photo 161) Cracks between apt 107 and the stairwell door. (Photos 162-163) Cracks to the left of the stairwell door. (Photos 164-165) Cracks above the door to the stairwell. (Photo 166) Cracks at the upper right of the electrical room door. (Photo 167) Cracks to the right of the electrical room door. (Photo 168) Cracks above the steps on the West end of the hallway. (Photos 169-171)
Floor	General photos of the condition of the West end of the hallway. (Photos 172-173)
Ceiling	General photos of the condition of the ceiling working West to East. (Photos 174-202)

East Common Room

Wall 1(N)	General photos of the cracks on the wall. (Photos 203-209)
Wall 2(E)	General photos of the cracks on the wall. (Photos 210-219)
Wall 3(S)	General photos of the cracks on the wall. (Photos 220-225)
Wall 4(W)	General photos of the cracks on the wall. (Photos 226-236)
Floor	Numerous cracks in front of the elevator and hallway entrance. (Photos 237-238) N-S crack in front of the door to the stairwell. (Photo 239) N-S cracks in front of the door to the East entrance foyer. (Photo 240) E-W cracks in the room. (Photos 241-247)
Ceiling	General photos of the cracks on the ceiling starting in the NW corner and working clockwise. (Photos 248-260) General photos of the cracks on the middle of the ceiling working North to South. (Photos 261-264)

Stairwell

Wall 1(S)	Clear.
Wall 2(W)	General photos of the numerous cracks. (Photos 265-268)

Wall 3(N) General photo of the cracks on the wall. **(Photo 269)**
Wall 4(E) Vertical crack at the upper right of the door. **(Photo 270)**
Cracks at the lower right of the door. **(Photo 271)**
Floor General photo of the tile. **(Photo 272)**
Ceiling General photo of the ceiling. **(Photo 273)**

Reception Desk Room

Wall 1(E) Clear.
Wall 2(S) Cracks at the upper right of the wall. **(Photo 274)**
Wall 3(W) General photos of the cracks on the wall. **(Photos 275-278)**
Wall 4(N) Cracks at the upper left of the wall. **(Photo 279)**
Junction crack between the middle of the wall and the ceiling. **(Photo 280)**
Floor General photos of the condition of the floor. **(Photos 281-283)**
Ceiling Numerous cracks on the West end of the room. **(Photos 284-285)**
Cracks on the middle and East side of the room. **(Photos 286-287)**

Room between the Reception and East Common

Wall 1(E) General photo of the wall. **(Photo 288)**
Wall 2(S) General photos of the cracks on the wall. **(Photos 289-291)**
Wall 3(W) General photos of the condition of the wall. **(Photos 292-294)**
Wall 4(N) General photo of the condition of the wall. **(Photo 295)**
Floor General photo of the floor. **(Photo 296)**
Ceiling General photo of the damage on the ceiling. **(Photo 297)**

East Entrance Foyer

Wall 1(E) Damage on the left side of the wall. **(Photos 298-299)**
Cracks at the upper right of the door. **(Photo 300)**
Crack in the glass. **(Photo 314)**
Wall 2(S) General photos of the cracks on the wall. **(Photos 301-302)**
Wall 3(W) Vertical crack at the lower left of the window. **(Photo 303)**
Vertical crack at the upper left of the window. **(Photo 304)**
Junction crack between the wall and the ceiling. **(Photos 305-306)**
Cracks in the base tile at the lower right of the wall. **(Photo 307)**
Vertical crack at the upper right of the window. **(Photo 308)**
Wall 4(N) General photo of the cracks above the door. **(Photo 309)**
Floor General photos of the floor working North to South. **(Photos 310-311)**
Ceiling Nail pops on the North side of the ceiling. **(Photo 312)**
E-W crack in the middle of the ceiling. **(Photo 313)**

EXTERIOR

Building

South Side

Wall 1(E)

Crack at the upper right of the 3rd story window. **(Photo 315)**

Wall 2(S)

Cracks at the upper left of ground floor window 1. **(Photo 316)**

Vertical cracks in the sill of 2nd and 3rd story window 2. **(Photo 317)**

Cracks at the upper right of 2nd and 3rd story window 1. **(Photo 318)**

Crack at the lower right of ground floor window 1. **(Photo 319)**

Cracks between the tops of ground floor window 1 and 2. **(Photo 320)**

Crack in the sill of 3rd story window 4. **(Photo 321)**

Wall 3(W)

Clear.

Wall 4(S)

Cracks at the upper left and right of ground floor window 2. **(Photo 322)**

Deterioration below 4th story window 2 and 3. **(Photo 323)**

Cracks at the lower right of ground floor window 3. **(Photo 324)**

Crack in the sill of ground floor window 4. **(Photo 325)**

Cracks between the tops of ground floor window 4 and 5. **(Photo 326)**

Crack in the sill of ground floor window 5. **(Photo 327)**

Damage between the tops of 3rd story window 4-6. **(Photo 328)**

Step crack at the lower left of 2nd floor window 6. **(Photo 329)**

Crack in the sill of ground floor window 6. **(Photo 330)**

Wall 5(E)

Clear.

Wall 6(S)

Step crack at the lower left of ground floor window 1. **(Photo 331)**

Step crack above ground floor window 1. **(Photo 332)**

Step crack above 2nd story window 1. **(Photo 333)**

Crack at the lower right of ground floor window 4. **(Photo 334)**

Wall 7(W)

Vertical and step crack at the upper right of ground floor window 1 and a vertical crack below the 2nd story window. **(Photo 335)**

Crack in the sill of the ground floor window. **(Photo 336)**

Step crack above the 2nd story window. **(Photo 337)**

Step crack at the upper right of the 4th story window. **(Photo 338)**

Wall 8(S)

Step crack at the upper left of the wall. **(Photo 339)**

Cracks at the upper left of the window. **(Photo 340)**

East Side

General photos of the condition of the East side working South to North. **(Photos 341-352)**

North Side

General photos of the condition of the North side working East to West. **(Photos 353-395)**

West Side

General photos of the condition of the West side working North to South. **(Photos 396-416)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5012-16 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5012-16 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5012-16 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5012-16 N. Winthrop.

EXTERIOR

Building

East Side

General overview of the East Side of the building. **(Photo 1)**

General photos of the condition of the East side of the south half of building working South to North. **(Photos 2-60)**

Diagonal cracking at the bottom right of the 1st window to the left of the doorway on the north half of building. **(Photo 39)**

Horizontal crack at the bottom right of the 2nd window to the left of the doorway on the north half of building. **(Photo 40)**

Diagonal cracking at the upper right of the 1st window to the left of the doorway on the north half of building. **(Photo 41)**

Horizontal crack between the top corners of the two windows to the left of the doorway on the north half of the building. **(Photo 42)**

Diagonal crack at the upper left of the doorway on the north half of building. **(Photo 48)**

Horizontal crack at the upper left of the 1st window to the right of the doorway on the north half of building. **(Photo 53)**

Horizontal & diagonal cracking between the top corners of the two windows to the right of the doorway on the north half of the building. **(Photo 59)**

North Side

Not accessible and partially obstructed by the building to the north. General photos of the condition of the North side as seen from the east property line. **(Photos 60-66)**

General photos of the condition of the North side as seen from the alleyway at the west property line from outside the gate. **(Photos 67-72)**

West Side

General photos of the condition of the West side as seen from the alleyway. **(Photos 73-113)**

South Side

Not accessible and partially obstructed by the building to the south. General photos of the condition of the South side as seen from the alleyway outside the gate. **(Photos 114-124)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5022-30 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5022-30 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

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The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5022-30 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5022-30 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|--|
| East Side | General overview of the East Side of the building. (Photo 1)
General photos of the condition of the East side of the building working South to North. (Photos 2-63) |
| North Side | Not accessible and partially obstructed by the building to the north. General photos of the condition of the North side as seen from the east property line. (Photos 64-75)
General photos of the condition of the North side as seen from the alleyway at the west property line from outside the gate. (Photos 76-78) |
| West Side | General photos of the condition of the West side as seen from the alleyway. (Photos 73-114) |
| South Side | Not accessible and partially obstructed by the building to the south. General photos of the condition of the South side as seen from the alleyway outside the gate. (Photos 115-122) |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5032 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5032 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5032 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5032 N. Winthrop.

EXTERIOR

Building

- | | |
|------------|--|
| East Side | General overview of the East Side of the building. (Photo 1)
General photos of the condition of the East side of the building working South to North. (Photos 2-15) |
| North Side | Not accessible. General photos of the condition of the North side as seen from the east property line. (Photos 16-22) |
| West Side | General photo of the condition of the upper portions of the West side as seen from the alleyway. (Photo 23)
General photos of the condition of the West side of the garage as seen from the alleyway. (Photo 24-26) |
| South Side | Not accessible and partially obstructed by the building to the south. |



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: April 1, 2020

Subject: Pre-Construction Inspection
CTA RPM Phase 2
5036-5038 N Winthrop - Common Areas & Exterior
Chicago, IL

Inspection Date: November 7 & 8, 2019

Inspector: Tara Poel

Pre Construction Inspection
5036-5038 N Winthrop Common Areas & Exterior
Chicago, IL
November 7 & 8, 2019

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5036-5038 N Winthrop Common Areas & Exterior
Chicago, IL
November 7 & 8, 2019

INTERIOR - Common Areas

Part 1 Photos

Card 1

Basement

Storage Area Under 5036A N Winthrop

Wall 1(S)	Partially obscured
Wall 2(W)	Clear
Wall 3(N)	Clear
Wall 4(W)	Step crack on the north side going into separation between walls 3 and 4 (Photos 24-29)
Wall 5(N)	Effervescence below the window (Photos 30-32)
Wall 6(E)	Separation between bricks above the door (Photo 33) Step cracks on the south side of the wall (Photos 34-36)
Wall 7(N)	Horizontal crack at the top west corner of the door (Photos 37-38) Vertical crack at the top west corner of the door (Photo 39)
Wall 8(E)	Clear
Wall 9(N)	Clear
Wall 10(E)	Clear
Floor	Diagonal crack with diagonal crack offshoots by the door (Photos 40-48) East to west crack with diagonal crack offshoots coming off of the drain going towards the east (Photos 49-52) North to south crack starting from the north side that has east to west crack offshoots (Photos 53-60) Diagonal crack to the west of the drain (Photos 61-63)
Ceiling	East to west crack with a north to south crack going through it on the west side of the ceiling (Photos 64-68) North to south crack going through the middle of the ceiling (Photos 69-75) Cracked and missing ceiling on the north side (Photos 76-80) Cracked and missing ceiling at the junction of walls 6 and 7 (Photos 81-82) East to west crack with north to south crack offshoots on the east side (Photos 83-89)
Closet	
Wall 1(W)	Step crack in the middle of the wall (Photo 90) Missing piece of wall towards the ceiling (Photo 91)
Wall 2(N)	Clear
Wall 3(E)	Clear
Floor	Clear
Ceiling	Missing piece of ceiling with numerous cracks (Photos 92-93)

Basement Area Under 5036A N Winthrop

Wall 1(E)	Step crack and separation between the bricks above the meters (Photo 94) Step crack on the south side (Photos 95-97)
Wall 2(S)	Clear

Wall 3(W)	Clear
Wall 4(S)	Clear
Wall 5(E)	Effervescence towards the floor (Photos 98-99)
Wall 6(S)	Clear
Wall 7(W)	Step crack on the south and north side of the second storage unit (Photos 100-101)
Wall 8(N)	Clear
Wall 9(E)	Clear
Wall 10(N)	Clear
Wall 11(W)	Clear
Wall 12(N)	Clear
Floor	Spider cracking in the northeast corner (Photos 102-108) Hole in the floor with an east to west crack with a north to south crack offshoot by the junction of walls 3 and 4 (Photos 109-111) Diagonal crack in the southeast corner (Photo 112) Diagonal crack by the junction of walls 3 and 4 (Photo 113) North to south crack with east to west crack offshoots going into spider cracking to the north of wall 4 (Photos 114-118) Spider cracking by the southwest corner (Photos 119-120)
Ceiling	General photos of numerous cracks on the west half (Photos 121-129) General photos of numerous cracks by wall 4 (Photos 130-131) General photos of numerous cracks on the east half (Photos 132-140)

Storage Room

All walls are clear

Floor Diagonal crack by the doorway (**Photo 141**)

Basement Area Under 5036 N Winthrop

Wall 1(E)	Clear
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Deteriorated brick below the window (Photo 142)
Wall 5(W)	Clear
Wall 6(E)	Clear
Wall 7(S)	Clear
Wall 8(E)	Clear
Wall 9(N)	Clear
Wall 10(E)	Clear
Wall 11(S)	Horizontal cracks with missing piece of wall on the east side (Photos 143-145) Vertical crack on the west side (Photos 146-148)
Wall 12(W)	Clear
Wall 13(S)	Clear
Wall 14(E)	Step crack between the bricks (Photos 149-151)
Wall 15(N)	Clear
Wall 16(E)	Clear
Wall 17(S)	Effervescence on the east side (Photo 152) Vertical crack towards the ceiling on the east side (Photo 153) Effervescence on the west side by the water heater (Photo 154)
Wall 18(W)	Clear
Wall 19(N)	Effervescence on the west side of the wall (Photos 155-158)
Wall 20(E)	Effervescence along the bottom of the wall (Photos 159-160)
Wall 21(W)	Effervescence along the bottom of the wall (Photos 161-162)

Wall 22(N) Step crack with separation between the bricks around the door (**Photos 163-167**)
 Floor Spider crack by the door (**Photos 168-170**)
 Spider crack by the junction of walls 2 and 3 (**Photo 171**)
 Spider cracking in the middle area (**Photos 172-173**)
 East to west crack with broken pieces of floor at the junction of walls 14-15 (**Photos 174-175**)
 Broken pieces of floor on the west side (**Photos 176-179**)
 Broken pieces of floor by the old boiler (**Photos 180-181**)
 Ceiling Cracked and missing pieces of ceiling by walls 14, 15, and 16 (**Photos 182-184**)
Card 2
 Bulging and water damage above the old boiler (**Photos 1-2**)
 North to south crack above the door with mold (**Photos 3-5**)
 General photos of the ceiling in the southeast corner (**Photos 6-7**)

Part 2 Photos

West Walkway Before the Storage Rooms

Wall 1(S) Missing piece of brick with a step crack at the east corner of the doorway (**Photo 1**)
 Patching on the west side of door (**Photo 2**)
 Wall 2(W) Broken piece of wall towards the ceiling on the north side (**Photo 3**)
 Wall 3(N) Spider cracking throughout the wall (**Photos 4-12**)
 Wall 4(E) Separation between the bricks in the middle of the wall (**Photos 13-16**)
 Floor Clear
 Ceiling Patched diagonal crack on the east side (**Photo 17**)

Middle Walkway Before the Storage Rooms

Wall 1(N) Junction crack between the walls 1 and 2(**Photos 18-20**)
 Wall 2(E) Vertical crack towards the ceiling (**Photo 21**)
 Wall 3(S) Diagonal crack at the top east corner of the door (**Photo 22**)
 Wall 4(W) Clear
 Floor North to south crack with an east to west crack offshoot to the west of the door to the storage rooms (**Photo 23**)
 East to west crack with a north to south crack off of the doorway to the storage room (**Photos 24-27**)
 Diagonal crack by the east exit door (**Photo 28**)
 Ceiling East to west crack and north to south crack on the east side of the ceiling (**Photos 29-33**)

East Walkway

Wall 1(N) Spider cracking and effervescence throughout the west side of the wall (**Photos 34-38**)
 Step crack at the top west corner of the wall (**Photo 39**)
 Wall 2(E) Clear
 Wall 3(SE) Missing piece of wall towards the floor (**Photo 40**)
 Wall 4(S) Clear
 Wall 5(W) Clear
 Floor North to south crack by the door to the apartment (**Photo 41**)
 Ceiling Diagonal crack in the southeast corner (**Photo 42**)

First Floor

Entryway Stairway to 5038 N Winthrop

Wall 1(E)	Clear and Bannister
Wall 2(W)	Bannister
Wall 3(E)	Clear
Wall 4(S)	Clear
Wall 5(W)	Clear
Wall 6(N)	Clear
Wall 7(E)	Clear
Wall 8(S)	Diagonal crack at the bottom east corner of the door (Photo 43)
Wall 9(W)	Clear
Wall 10(N)	Clear
Floor	Clear
Ceiling	Clear

Entryway Stairway to 5036A N Winthrop

Wall 1(E)	Clear
Wall 2(W)	Clear
Wall 3(E)	Clear
Wall 4(S)	Piece of the wall missing where the wall meets the landing (Photo 44)
Wall 5(E)	Clear
Wall 6(N)	Clear
Wall 7(E)	Clear
Wall 8(S)	Clear
Wall 9(W)	Clear
Wall 10(N)	Hole in the wall by the light (Photo 45)
Floor	Clear
Ceiling	Clear

Entryway Stairway to 5036 N Winthrop

Wall 1(S)	Horizontal crack at the junction of walls 1 and 2 (Photo 46)
Wall 2(W)	Diagonal crack at the top south corner of the entryway (Photo 47)
Wall 3(S)	Clear
Wall 4(W)	Clear
Wall 5(N)	Horizontal crack at the top east corner of the door (Photo 48)
Wall 6(E)	Clear
Wall 7(N)	Clear
Wall 8(E)	Horizontal crack at the top south corner of the door (Photo 49)
Floor	Three diagonal cracks in the bottom landing by the exit door (Photos 50-54) North to south crack off of the north wall by the exit door (Photo 55) Diagonal crack by the junction of walls 3 and 4 (Photo 56)
Ceiling	Clear

EXTERIOR

Wall 1(S)	No access. Wall is free of damage. Overview photos (Photos 1-2)
Wall 2(W)	Overview photos (Photos 3-11) Step crack below window 1 (Photo 12) Step crack above window 2 (Photo 13) Separation between the bricks by the start of the fence (Photo 14)

- Vertical crack by the fence (**Photos 15-16**)
Effervescence towards the floor in the fenced area (**Photo 17**)
- Wall 3(N) Hard to see. Overview photos taken from west to east (**Photos 18-34**)
Vertical crack on the west side of the dividing wall between the building and the building to the north (**Photo 35**)
Junction crack between the window to 5036A N Winthrop - unit 1 and the wall (**Photo 36**)
Missing piece of wall towards the floor on the east side (**Photo 37**)
Step crack by the door to the basement for 5038 N Winthrop (**Photo 38**)
Vertical crack on the east side of the dividing wall between the building and the building to the north (**Photo 39**)
Spider cracking on the sidewalk between the walkways (**Photos 40-41**)
Hole in the sidewalk on the west side(**Photo 42**)
- Wall 3(E) Overview photos (**Photos 43-51**)
Two diagonal cracks in the pavement by the northeast corner (**Photos 52-53**)
Horizontal crack below the bottom windows with a vertical crack on the north side (**Photos 54-58**)
Diagonal crack below first floor window on the south facing part of the wall (**Photo 59**)
Diagonal crack above the Winthrop Apartment sign (**Photo 60**)
Deterioration of the brick above the top window on the south side (**Photo 61**)
- Wall 5(S) Overview photos (**Photos 62-85**)
Deteriorating brick towards the roof on the east side (**Photo 86**)
Horizontal crack on the middle trim on the east side (**Photo 87**)
Vertical crack at the bottom east corner of first floor window 1 (**Photo 88**)
Vertical crack above the door to 5038 N Winthrop (**Photo 89**)
Vertical crack on the east side of the door to 5038 N Winthrop (**Photo 90**)
Separation between the doorway and the step to 5038 N Winthrop (**Photos 91-93**)
Broken glass on bottom window 2 from the west wall (**Photo 94**)
Step crack above the bottom window by the junction of walls 5 and 6 (**Photos 95-97**)
Three vertical cracks below the bottom window by the junction of walls 5 and 6 (**Photos 98-99**)
- Wall 6(E) Overview photos (**Photos 100-102**)
Step crack off of the top north corner of bottom window 1 (**Photos 103-106**)
Step crack below first floor window 1 (**Photo 107**)
Step crack above the Winthrop Apartment sign (**Photos 108-109**)
Vertical crack at the top south corner of first floor window 1 (**Photo 110**)
Vertical crack in the step to the door to 5036 N Winthrop (**Photo 111**)
Diagonal crack and separation between the bricks on the south side of the door to 5036 N Winthrop (**Photo 112**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: April 1, 2020

Subject: Pre-Construction Inspection
CTA RPM Phase 2
5036A N Winthrop
Chicago, IL

Inspection Date: November 8, 2019

Inspector: Tara Poel

Pre Construction Inspection
5036A N Winthrop
Chicago, IL
November 8, 2019

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5036A N Winthrop
Chicago, IL
November 8, 2019

INTERIOR

First Floor Apartment

West Room

Wall 1(S) Clear
Wall 2(W) Clear
Wall 3(S) Diagonal crack at the top east corner of the entryway (**Photo 1**)
Tape seam crack at the top west corner of the entryway (**Photos 2-4**)
Wall 4(W) Clear
Wall 5(S) Clear
Wall 6(W) Clear
Wall 7(N) Tape seam crack at the top east corner of the window (**Photo 5**)
Vertical cracks on the window sill (**Photos 6-7**)
Vertical crack at the bottom east corner of the window (**Photo 8**)
Wall 8(E) Vertical crack at the top north corner of the door (**Photo 9**)
Vertical crack on the north side of the door (**Photos 10-13**)
Vertical crack at the top south corner of the door (**Photos 14-15**)
Floor Clear
Ceiling Step crack off of the junction of walls 4 and 5 (**Photos 16-17**)
Closet Clear

Furnace Room

No Access

West Bedroom

Wall 1(E) Horizontal crack above the closet (**Photos 18-20**)
Wall 2(S) Horizontal crack at the top east corner of the window (**Photo 21**)
Vertical crack at the top west corner of the window (**Photo 22**)
Wall 3(W) Clear
Wall 4(N) Vertical crack above the door (**Photo 23**)
Floor Hole in the floor (**Photo 24**)
Ceiling Clear
Closet Clear

Bathroom

Wall 1(W) Junction crack between the wall and the ceiling (**Photo 25**)
Mold at the junction of walls 1 and 2 (**Photo 26**)
Wall 2(N) Clear
Wall 3(E) Junction crack between the tub and the wall (**Photo 27**)
Wall 4(S) Clear
Floor Clear
Ceiling East to west crack above the shower (**Photo 28**)
Closet Clear

Hallway

Wall 1(S)	Junction crack between the wall and the ceiling above door 1 (Photo 29) Horizontal crack off of the top west corner of door 1 (Photo 30) Step crack at the top west corner of door 2 that goes into a horizontal crack to doorway 3 with a vertical crack offshoot going towards the ceiling (Photos 31-34)
Wall 2(W)	Clear
Wall 3(N)	Step crack at the top west corner of the door with a diagonal crack (Photo 35) Vertical crack going into a junction crack between the wall and the ceiling to the east of the bathroom door (Photo 36) Diagonal crack at the top east corner of the bathroom door (Photo 37) Junction crack between the wall and the ceiling on the east side of the wall (Photo 38)
Wall 4(E)	Open
Floor	Broken pieces of floor by the closet door (Photo 39)
Ceiling	North to south crack by doorway 3 on the south wall going towards the bathroom door (Photos 40-41) North to south crack above doorway 1 on the south wall (Photos 42-43) Diagonal crack going into a north to south crack on the entryway to the living room (Photos 44-46)

Living Room

Wall 1(NE)	Vertical crack at the bottom south corner of the door (Photo 47) Horizontal crack at the top north corner of the door (Photo 48)
Wall 2(N)	Diagonal crack at the top west corner of the entryway (Photo 49) Horizontal crack at the top east corner of the entryway (Photo 50)
Wall 3(E)	Junction crack between the wall and the ceiling (Photo 51)
Wall 4(S)	Junction crack between the wall and the ceiling (Photo 52)
Wall 5(E)	Junction crack between the wall and the ceiling (Photo 53)
Wall 6(N)	Clear
Wall 7(E)	Vertical crack off of the ceiling midway along the wall (Photos 54-56) Junction crack between walls 7 and 8 (Photos 90-91)
Wall 8(S)	Step crack at the top east corner of the window (Photos 57-58) Horizontal crack at the top of the window (Photos 59-60) Step crack at the top west corner of the window (Photo 61) Separation between the top of the window and the wall (Photos 62-64) Diagonal crack in the wood by the middle window (Photo 65)
Wall 9(W)	Tape seam crack at the top north corner of the wall (Photos 66-67) Horizontal crack towards the ceiling (Photo 68)
Floor	Clear
Ceiling	East to west crack off of the junction of walls 4 and 5 that goes into a north to south crack (Photos 69-74) Tape seam crack starting at the junction of the hallway and the living room (Photos 75-78) East to west crack and tape seam crack by the north vent by the east wall (Photos 79-81) Tape seam crack along the north side of the ceiling going into the east wall (Photos 82-88) Junction crack between the top of the ceiling and the ceiling above the south vent on the east wall (Photo 89)

Kitchen

Wall 1(W)	Horizontal crack at the north and south corner of the door (Photos 92-93) Horizontal crack above the window (Photo 94) Horizontal crack above the window by the cabinets (Photo 95) Junction crack between the wall and the ceiling (Photo 96)
Wall 2(N)	Clear
Wall 3(E)	Clear
Wall 4(S)	Horizontal crack at the top west corner of the entryway (Photo 97)
Floor	Clear
Ceiling	Clear

Dining Room

Wall 1(N)	Clear
Wall 2(SE)	Horizontal crack at the top east and west corner of the window (Photos 98-99)
Wall 3(E)	Clear
Wall 4(S)	Vertical crack at the top west corner of the door (Photos 100-101)
Wall 5(W)	Vertical crack at the top south corner of the entryway (Photos 102-104) Step crack at the top north corner of the entryway (Photos 105-106) Horizontal crack above the window to the kitchen (Photos 107-110) Horizontal crack below the window to the kitchen (Photos 111-113) Vertical crack below the bottom south corner of the window to the kitchen (Photo 114)
Floor	Broken piece of floor in the middle of the floor (Photo 115)
Ceiling	Junction crack between wall 5 and the ceiling that goes into a diagonal crack on the south wall (Photo 116)

East Bedroom

Wall 1(E)	Horizontal crack at the top north corner of the closet (Photo 117) Vertical crack by the top north corner of the closet by the ceiling (Photos 118-119) Vertical crack at the bottom south corner of the closet (Photos 120-121) Vertical crack at the top south corner of the closet (Photo 122)
Wall 2(S)	Cracked and peeling paint on the window sill (Photos 123-125) Vertical crack on the east side of the window (Photos 126-128) Horizontal crack at the top west corner of the window (Photo 129) Horizontal crack on the trim towards the ground at the junction of walls 2 and 3 (Photo 130)
Wall 3(W)	Clear
Wall 4(N)	Door is off the hinge (Photo 131)
Floor	Clear
Ceiling	North to south crack above the closet door (Photo 132)
Closet	Clear



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5040-48 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5040-48 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5040-48 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5040-48 N. Winthrop.

EXTERIOR

Building

- East Side General overview of the East Side of the building. **(Photo 1)**
General photos of the condition of the East side of the building working South to North. **(Photos 2-56)**
Diagonal cracking that has been patched at the upper right of the SE window. **(Photo 6)**
Vertical cracking that has been patched at the upper left of the SE window. **(Photo 7)**
- North Side Not accessible and partially obstructed by the building to the north. General photos of the condition of the North side as seen from the east property line. **(Photos 57-71)**
General photos of the condition of the North side as seen from the alleyway at the west property line from outside the gate. **(Photos 72-75)**
- West Side General photos of the condition of the West side as seen from the alleyway. **(Photos 76-125)**
- South Side Not accessible and partially obstructed by the building to the south. General photos of the condition of the South side as seen from the alleyway outside the gate. **(Photos 126-130)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5050 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5050 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5050 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5050 N. Winthrop.

EXTERIOR

Building

East Side	General overview of the East Side of the building. (Photo 1) General photos of the condition of the East side of the building working South to North. (Photos 2-10)
North Side	Not accessible and obstructed by the building to the north. General photo of the north wall of the garage. (Photo 14)
West Side	General photos of the condition of the West side as seen from the alleyway. (Photos 11-13, 15-17)
South Side	Not accessible and obstructed by the building to the south.



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 22, 2023

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage B
5052 N. Winthrop
Chicago, IL

Inspection Date: March 28, 2023

Inspector: Ryne Robertson

Pre-Construction Inspection
5052 N. Winthrop
Chicago, IL
March 28, 2023

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5052 N. Winthrop
Chicago, IL
March 28, 2023

INTERIOR

No access was granted to the interior of 5052 N. Winthrop.

EXTERIOR

Building

East Side	General overview of the East Side of the building. (Photo 1) General photos of the condition of the East side of the building working South to North. (Photos 2-10)
North Side	Not accessible and obstructed by the building to the north.
West Side	General photos of the condition of the West side as seen from the alleyway. (Photos 11-13)
South Side	Not accessible and obstructed by the building to the south.



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: June 17, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
5054 N Winthrop Ave
Chicago, IL

Inspection Date: May 13, 2021

Inspector: Gene Janocik

Pre Construction Inspection
5054 N Winthrop Ave
Chicago, IL
May 13, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5054 N Winthrop Ave
Chicago, IL
May 13, 2021

INTERIOR

First Floor

SE Entrance Foyer

Wall 1(S) Clear.
Wall 2(W) Clear.
Wall 3(N) Clear.
Wall 4(E) Junction crack between the door and the archway. **(Photo 1)**
Floor Damaged tiles in front of both doors. **(Photos 2-3)**
Ceiling Clear.

Main East Lobby Room

Wall 1(W) Junction crack between the door and the archway. **(Photo 4)**
Wall 2(N) Vertical crack at the upper right of the archway. **(Photo 5)**
Junction crack between the wall and the lower right of the ceiling soffit. **(Photo 6)**
Wall 3(E) Clear.
Wall 4(S) Clear.
Floor Clear.
Ceiling Clear.

Main E-W Hallway

Wall 1(W) Junction crack between the upper left of the wall and the ceiling. **(Photo 7)**
Wall 2(N) Vertical crack at the upper right of the doorway to the electrical room hallway. **(Photo 8)**
Vertical crack at the upper left of door 104. **(Photo 9)**
Vertical crack at the upper right of door 104. **(Photo 10)**
Cracks at the upper left of door 103. **(Photo 11)**
Cracks at the upper right of door 103. **(Photo 12)**
Cracks at the upper left of door 102. **(Photo 13)**
Wall 3(E) Junction crack at the upper right of the wall. **(Photo 14)**
Wall 4(S) Vertical crack at the upper left of the elevator door. **(Photo 15)**
Cracks at the lower right of the elevator door. **(Photo 16)**
Cracks at the upper right of door 109. **(Photo 17)**
Vertical crack near the ceiling about 2ft to the right of door 109. **(Photo 18)**
Vertical crack near the ceiling about 1ft to the left of door 108. **(Photo 19)**
Vertical cracks about the upper right of door 108. **(Photo 20)**
Vertical cracks near the ceiling about 5ft to the right of door 108. **(Photo 21)**
Fire extinguisher box is separating from the wall. **(Photo 22)**
Crack at the upper left of door 107. **(Photo 23)**
Crack above door 107. **(Photo 24)**
Crack at the upper right of door 107. **(Photo 25)**
Cracks above the upper left of door 106. **(Photo 26)**
Cracks at the upper right of door 106. **(Photo 27)**
Cracks about 4ft to the left of the stairwell and about 4ft up. **(Photo 28)**
Cracks at the upper right of door 105. **(Photo 29)**

Floor N-S crack in the middle of the tile. **(Photo 30)**
Ceiling Water stains around the junction box on the East side of the hallway. **(Photo 31)**
N-S crack to the East of the 2nd light from the East. **(Photo 32)**
N-S crack to the East of door 109. **(Photo 33)**
N-S crack above door 102. **(Photos 34-35)**
N-S crack above door 108. **(Photos 36-37)**
N-S crack above the upper right of door 108. **(Photo 38)**
N-S crack to the East of the 4th light from the East. **(Photos 39-40)**
Water stains between door 107 and 108. **(Photo 41)**
N-S cracks above door 107. **(Photos 42-43)**
N-S crack above door 104. **(Photo 44)**
N-S crack between door 106 and 107. **(Photos 45-46)**
N-S crack above the upper right of door 106. **(Photo 47)**
Cracks to the West of the door to the stairwell. **(Photo 48)**
Cracks above the door to the laundry room hallway. **(Photo 49)**

Laundry Room Hallway

Wall 1(W) Clear.
Wall 2(N) Clear.
Wall 3(E) Clear.
Wall 4(S) Clear.
Floor Clear.
Ceiling Clear.

Laundry Room

Wall 1(N) Clear.
Wall 2(E) Vertical crack above the door. **(Photo 50)**
Wall 3(S) Clear.
Wall 4(W) Clear.
Floor Cracks in the tile on the East end of the room. **(Photos 51-53)**
Ceiling Water stains. **(Photos 54-56)**

West Stairwell

Wall 1(E) Clear.
Wall 2(N) Clear.
Wall 3(E) Clear.
Wall 4(S) Clear.
Wall 5(W) Clear.
Wall 6(N) General photos of the cracks around the door. **(Photos 57-59)**
Floor Clear.
Ceiling Cracks around the post above the middle of wall 1. **(Photo 60)**
Cracks around the post at the corner of wall 1 and 2. **(Photo 61)**

East Stairwell

Wall 1(S) Clear.
Wall 2(E) Clear.
Wall 3(N) Clear.
Wall 4(E) Clear.
Wall 5(S) Vertical crack at the upper right of the window. **(Photo 62)**
Wall 6(W) Cracks at the corner of the lowered ceiling at the upper right of the wall. **(Photo 63)**
Wall 7(N) Clear.

Wall 8(E) Clear.
Floor Clear.
Ceiling Horizontal junction crack between the vertical part of the wall above the bottom of the stairs and the angled ceiling. **(Photo 64)**

EXTERIOR

Building

East Side General photos of the condition of the East side working South to North. **(Photos 65-80)**
North Side General photos of the condition of the North side working East to West. **(Photos 81-89)**
West Side General photos of the condition of the West side working North to South. **(Photos 90-110)**
South Side General photos of the condition of the South side working West to East. **(Photos 111-132)**



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: July 2, 2021 (Revised September 21, 2023)

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
5060-62 N. Winthrop Ave.
Chicago, IL
(Exterior & Common Areas)

Inspection Date: April 20 & 23, 2021

Inspector: Ryne Robertson & Tara Poel

Pre-Construction Inspection
5060-62 N. Winthrop Ave.
Chicago, IL
(Common Areas & Exterior)
April 20 & 23, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5060-62 N. Winthrop Ave.
Chicago, IL
(Common Areas & Exterior)
April 20 & 23, 2021

INTERIOR – COMMON AREAS

5062 N Winthrop Entryway Common Area

Hallway

Wall 1(S)	Broken pieces of wall in the entryway (Photo 1) Vertical crack towards the bottom of the entryway (Photo 2)
Wall 2(E)	Clear
Wall 3(N)	Clear
Wall 4(E)	Clear
Wall 5(N)	Step crack on the ceiling off of the junction of walls 4 and 5(Photo 3)
Wall 6(W)	Diagonal crack at the top north corner (Photo 4) Broken pieces of wall at the junction of walls 5 and 6 (Photos 5-7)
Wall 7(S)	Clear
Wall 8(E)	Open
Wall 9(S)	Clear
Wall 10(W)	Clear
Wall 11(N)	Junction crack between walls 11 and 12 (Photos 8-9)
Wall 12(E)	Broken pieces of wall on the south side of the door (Photos 10-11)
Floor	Clear
Ceiling	North to south crack above the first floor landing (Photo 12)
Closet	Clear

Building's Storage

Storage

Wall 1(S)	General photos of the condition of the wall (Photos 13-14)
Wall 2(W)	General photos of the condition of the visible wall (Photos 15-26)
Wall 3(N)	General photos of the condition of the wall (Photos 27-33)
Wall 4(E)	General photos of the condition of the wall (Photos 34-41)
Floor	N-S crack in the NE corner (Photo 42) Crack South of the North pole (Photo 43) Crack SE of the North pole (Photo 44) Crack SE of the middle pole (Photo 45) Crack going through the pipe in the middle South of the room (Photos 46-47) Crack SW of the South pole (Photo 48-49)
Ceiling	General photo of the condition around the pipes (Photo 50)

Landing

Wall 1(N)	General photos of the condition of the wall (Photos 51-61)
Wall 2(E)	General photos of the condition of the wall (Photo 62)
Wall 3(S)	General photos of the condition of the stairs (Photo 63)
Wall 4(W)	General photos of the condition of the wall (Photo 64)

Wall 5(S) General photos of the condition of the wall (**Photos 65-67**)
Wall 6(W) General photos of the condition of the wall (**Photos 68-71**)
Floor General photos of the condition (**Photos 72-75**)
Ceiling Clear.

Garden Level

Entrance

Wall 1(E) Clear.
Wall 2(S) Clear.
Wall 3(E) Crack in the banister (**Photo 139**)
Wall 4(N) Clear.
Wall 5(E) Clear.
Wall 6(S) Clear.
Wall 7(W) Clear.
Wall 8(N) Clear.
Floor General photos of the condition (**Photo 140**)
Ceiling Clear.

Maintenance Room

Wall 1(E) General photos of the condition of the wall (**Photos 141-143**)
Wall 2(S) General photos of the condition of the wall (**Photos 144-145**)
Wall 3(W) General photos of the condition of the wall (**Photos 146-149**)
Wall 4(E) General photos of the condition of the wall (**Photos 150-151**)
Floor General photos of the floor (**Photos 152-153**)
Ceiling Clear.

EXTERIOR

Courtyard

North Wall General photos of the condition of the South side working West to East. (**Photos 76-90**)
West Wall General photos of the condition of the West side working North to South. (**Photos 91-96**)
South Wall General photos of the condition of the North side working East to West. (**Photos 97-115**)
Walkway General photos of the condition of the ground working West to East (**Photos 116-138**)

Building

North Side General photos of the condition of the North side working East to West. (**Photos 154-175**)
Step crack at the top East corner of top window 3 from the East (**Photo 159**)
Step crack at the top West corner of second floor window 5 from the east (**Photo 163**)
Diagonal crack on the East side of the window above door 1(**Photo 167**)
Step crack below second floor window 1 from the West (**Photo 173**)
Step crack with broken pieces of brick at the bottom NW corner (**Photos 174-175**)

West Side General photos of the condition of the West side working North to South.
(Photos 176-192)

South Side General photos of the condition of the South side working West to East. **(Photos**
193-196)

East Side General photos of the condition of the East side working South to North. **(Photos**
197-200)

Sidewalk

General photos of the condition of the sidewalk on the East side. **(Photos 201-204)**

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: June 30, 2021 (Revised September 21, 2023)

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
5062 N Winthrop – Unit 1
Chicago, IL

Inspection Date: April 23, 2021

Inspector: Tara Poel

Pre Construction Inspection
5062 N Winthrop – Unit 1
Chicago, IL
April 23, 2021 (Revised September 21, 2023)

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5062 N Winthrop – Unit 1
Chicago, IL
April 23, 2021 (Revised September 21, 2023)

INTERIOR

Unit 1

Kitchen

Wall 1(S) Clear
Wall 2(E) Clear
Wall 3(S) Tape seam crack on the west side of the window (**Photos 1-3**)
Wall 4(W) Horizontal crack above the counter (**Photos 4-5**)
Wall 5(N) Horizontal crack above the counter (**Photo 6**)
Horizontal crack at the top west corner of the entryway (**Photo 7**)
Wall 6(E) Clear
Floor Clear
Ceiling Step crack above the north side of wall 4 (**Photo 8**)
Step crack off of the junction of walls 1 and 2 (**Photos 9-10**)

West Bedroom

Wall 1(W) Step crack at the top south side of the closet (**Photo 11**)
Junction crack between the wall and the ceiling above the bathroom door (**Photo 12**)
Wall 2(N) Clear
Wall 3(E) Junction crack between the wall and the ceiling on the north side (**Photo 13**)
Wall 4(S) Clear
Floor Clear
Ceiling Tape seam crack above wall 1 (**Photo 14**)
Closet
Wall 1(S) Clear
Wall 2(E) Obscured
Wall 3(S) Obscured
Wall 4(W) Clear
Wall 5(N) Watermark at the junction of the wall and the ceiling (**Photo 15**)
Horizontal water mark in the middle of the wall (**Photo 16**)
Floor Obscured
Ceiling Clear
Bathroom
All Clear

Hallway

Wall 1(N) Separation between the bottom trim and the wall (**Photos 17-22**)
Wall 2(E) Clear
Wall 3(S) Separation between the bottom trim and the wall (**Photos 23-28**)
Wall 4(W) Open
Floor Clear
Ceiling North to south crack off of the north wall on the east side (**Photos 29-31**)
Step crack on the west side (**Photos 32-33**)
Closet Clear

Main Bathroom

Wall 1(E)	Water mark at the top northeast corner at the junction of the corner and the ceiling (Photo 34)
Wall 2(S)	Clear
Wall 3(W)	Clear
Wall 4(N)	Clear
Floor	Clear
Ceiling	Clear

East Bedroom

All Clear

Laundry/Furnace Room

Wall 1(E)	Junction crack between walls 1 and 4 towards the ceiling (Photo 35)
Wall 2(S)	Horizontal crack towards the ceiling on the east side (Photo 36) Horizontal crack in the middle of the wall (Photos 37-38) Horizontal crack towards the floor (Photos 39-40)
Wall 3(W)	Junction crack between the wall and the ceiling (Photos 41-42)
Wall 4(N)	Vertical crack at the top west corner of the door (Photos 43-44)
Floor	Two north to south cracks by the doorway (Photos 45-46)
Ceiling	Water marks above the furnace (Photo 47)

Living Room

Wall 1(W)	Junction crack between the wall and the ceiling on the south side of the entryway (Photo 48) Junction crack between the wall and the ceiling on the north side of the entryway (Photo 49)
Wall 2(N)	Junction crack between the wall and the ceiling in the middle of the ceiling (Photo 50)
Wall 3(NE)	Vertical towards the ceiling on the west side (Photo 51)
Wall 4(N)	Junction crack between walls 4 and 5 (Photo 52)
Wall 5(SE)	Step crack at the top north corner of the window (Photo 53)
Wall 6(E)	Horizontal crack at the top north corner of the window (Photo 54) Diagonal crack at the bottom south corner of the window (Photo 55)
Wall 7(SW)	Horizontal crack at the top south corner of the window (Photo 56)
Wall 8(E)	Step crack on the north side of the crossbeam (Photos 57-58)
Wall 9(S)	Vertical crack above the door (Photos 59-60)
Floor	Clear
Ceiling	Diagonal crack in the south entryway (Photo 61) North to south crack in the middle of the crossbeam (Photos 62-64) Vertical crack on the south side of the crossbeam (Photo 65) North to south crack off of wall 2 (Photos 66-67)



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Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: August 6, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
5120 N Broadway Ave
Chicago, IL

Inspection Date: May 4, 2021

Inspector: Ryne Robertson

Pre-Construction Inspection
5120 N Broadway Ave
Chicago, IL
May 4, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible, and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances, and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre-Construction Inspection
5120 N Broadway Ave
Chicago, IL
May 4, 2021

INTERIOR

Basement

Main Room

Wall 1(N) General photos of the condition of the wall (**Photos 1-11**)
Wall 2(E) General photos of the condition of the wall (**Photos 12-13**)
Wall 3(S) Clear.
Wall 4(E) Clear.
Wall 5(N) Clear.
Wall 6(E) Efflorescence on the exposed brick (**Photo 14**)
Wall 7(S) General photo of the condition of the visible wall in the top right corner (**Photo 15**)
Wall 8(W) General photos of the condition of the wall (**Photos 16-18**)
Wall 9(S) General photos of the condition of the wall (**Photos 19-24**)
Wall 10(W) Clear.
Wall 11(S) Clear.
Wall 12(E) Clear.
Wall 13(S) General photos of the condition of the wall (**Photo 25**)
Wall 14(W) General photos of the condition of the visible wall (**Photos 26-30**)
Floor General photos of the condition working from the SW clockwise (**Photos 31-52**)
Ceiling General photos of the condition of the NE corner (**Photos 53-54**)

Storage Room

All clear.

Heating and Cooling Closet

Wall 1(E) General photo of the condition of the brick in the bottom right corner (**Photo 55**)
Wall 2(S) General photos of the condition of the bottom of the wall (**Photo 56**)
Wall 3(W) General photos of the condition of the bottom left of the wall (**Photo 57**)
Wall 4(N) Clear.
Floor General photos of the condition (**Photos 58-59**)
Ceiling Clear.

Staircase

Wall 1(E) Crack above the stairs (**Photos 60-63**)
Cracking near the light at the top of the stairs (**Photo 64**)
Wall 2(S) Cracking around the top of the door (**Photo 65**)
Wall 3(W) Cracking at the top left corner (**Photo 66**)
Cracking in the middle near the ceiling (**Photo 67**)
Cracking to the right of the coat hanger (**Photos 68-70**)
Wall 4(N) General photos of the condition of the wall (**Photos 71-72**)

Floor Clear.
Ceiling General photos of the condition of the ceiling (**Photos 73-78**)

First Floor

Entrance

Wall 1(S) Cracks in the middle near the ceiling (**Photo 79**)
Wall 2(W) Vertical crack above right side of the wood panel (**Photo 80**)
Wall 3(N) Cracking to the bottom left of the window (**Photos 81-82**)
Wall 4(NE) Cracking to the bottom right of the window (**Photo 83**)
Junction crack near the ceiling between wall 4 and 1 (**Photo 84**)
Floor Clear.
Ceiling Clear.

North Room

Wall 1(E) Clear.
Wall 2(S) Step crack under the first I-beam from the right (**Photo 85**)
Separation over the right side of the lowered ceiling (**Photo 86**)
Wall 3(W) Clear.
Wall 4(N) Clear.
Wall 5(E) Clear.
Wall 6(N) Cracking to the right of the exit sign (**Photo 87**)
Wall 7(E) Clear.
Wall 8(N) Clear.
Floor Clear.
Ceiling Clear.

South Room

Wall 1(E) Clear.
Wall 2(S) Vertical crack to the bottom right of door 1 (**Photo 88**)
Horizontal crack to the right of door 1 (**Photo 89**)
Vertical crack under window 1 (**Photo 90**)
Vertical crack 6ft right of the door over the radiator (**Photo 91**)
Wall 3(W) Vertical crack in the middle left of the wall (**Photos 92-93**)
Wall 4(N) Crack to the left of the vent (**Photo 94**)
Floor Clear.
Ceiling Nail pops and cracking in the NW corner (**Photo 95**)
E-W crack between the West beam and the beam East of it (**Photos 96-98**)
Damages around the NE light (**Photo 99**)
Cracking around the 3rd from the West light (**Photo 100**)

SE Office

All walls and floor are clear.
Ceiling Crack NW of the West light (**Photo 101**)

Cleaning Closet

Wall 1(W) Cracking above the sink (**Photo 102**)
Wall 2(N) Crack about 7ft up on the right side (**Photo 103**)
Wall 3(E) Clear.
Wall 4(S) Cracking to the right of the door (**Photos 104-106**)
Floor Clear.

Ceiling Cracking around the patching (**Photo 107**)

West Classroom

Wall 1(S) Crack above the closet doors (**Photo 108**)
Wall 2(E) Clear.
Wall 3(S) Clear.
Wall 4(W) Cracking above the door (**Photos 109-110**)
 Tape seam to the top left of the door (**Photo 111**)
Wall 5(N) Clear.
Wall 6(E) Clear.
Wall 7(S) Clear.
Wall 8(W) Clear.
Wall 9(N) Clear.
Wall 10(E) Clear.
Wall 11(N) Clear.
Wall 12(W) Clear.
Wall 13(N) Clear.
Wall 14(E) Clear.
Wall 15(S) Clear.
Wall 16(W) Clear.
Wall 17(N) Clear.
Wall 18(E) Horizontal crack about 4ft up to the right of door 2 (**Photos 112-115**)
Floor Clear.
Ceiling Crack and water damage in the SE corner (**Photo 116**)

Bathroom

Wall 1(S) Horizontal crack to the top right of window 2 (**Photo 117**)
Wall 2(W) Horizontal crack near the ceiling (**Photo 118**)
Wall 3(N) Clear.
Wall 4(E) Vertical crack to the right of the door (**Photos 119-120**)
Floor Clear.
Ceiling E-W between the lights (**Photos 121-122**)

Kitchen

Wall 1(S) Clear.
Wall 2(E) Clear.
Wall 3(S) Clear.
Wall 4(W) Clear.
Wall 5(N) Clear.
Wall 6(W) Crack to the top right of the door (**Photo 123**)
Wall 7(N) Clear.
Wall 8(E) Clear.
Floor Cracked tile in front of the stove (**Photo 124**)
 Cracked tile by the door on wall 3 (**Photo 125**)
Ceiling Crack to the top left of the window on wall 3 (**Photo 126**)
 E-W crack over the South end of the vent (**Photo 127**)
 Crack by the South light (**Photo 128**)
 Crack over the North end of the vent (**Photo 129**)

Kitchen Closet

No Access

Men's Bathroom

Wall 1(W)	Horizontal crack over the right urinal (Photo 130)
Wall 2(N)	Clear.
Wall 3(S)	Cracking over the stall door (Photo 131)
Wall 4(W)	Clear.
Wall 5(N)	Clear.
Wall 6(E)	Separation near the ceiling in the middle of the wall (Photo 132) Horizontal crack above the middle of the right side of the wall (Photo 133)
Wall 7(S)	Clear.
Floor	Clear.
Ceiling	Clear.

Women's Bathroom

Wall 1(E)	Clear.
Wall 2(S)	Clear.
Wall 3(W)	Clear.
Wall 4(N)	Clear.
Floor	Clear.
Ceiling	Clear.
Dividing Wall	Crack over the stall door (Photo 134)

First Floor Landing

Wall 1(W)	Clear.
Wall 2(N)	Clear.
Wall 3(E)	Crack in the middle of the wall about 4ft up (Photo 135)
Wall 4(S)	Clear.
Floor	Clear.
Ceiling	Cracking above the stairs (Photo 136)

EXTERIOR

House

East Side	General photos of the condition of the East side working North to South. (Photos 137-145)
South Side	General photos of the condition of the South side working West to East. (Photos 146-161)
West Side	General photos of the condition of the West side working North to South. (Photo 162)
North Side	General photos of the condition of the North side working East to West. (Photos 163-182)



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Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: June 3, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
5247 N Winthrop
Chicago, IL

Inspection Date: March 25, 2021

Inspector: Tara Poel

Pre Construction Inspection
5247 N Winthrop
Chicago, IL
March 25, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

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Pre Construction Inspection
5247 N Winthrop
Chicago, IL
March 25, 2021

INTERIOR

Basement

Northeast Furnace Room

Wall 1(N) Effervescence on the west side (**Photo 1**)
Effervescence and deterioration below the window (**Photo 2**)
Effervescence and deterioration in the northeast corner going onto the east wall (**Photos 3-5**)

Wall 2(E) Effervescence and a diagonal crack to the south of the electrical panel (**Photos 6-7**)

Wall 3(S) Diagonal crack along the west side behind the furnace (**Photo 8**)

Wall 4(W) Clear

Floor Spider cracking throughout the floor. General photos of the north side of the floor (**Photos 9-15**)
General photos of the south side of the floor (**Photos 16-20**)

Ceiling Clear

Northwest Room

Wall 1(S) Clear

Wall 2(W) Clear

Wall 3(N) Clear

Wall 4(E) Vertical crack at the top south and north corner of the door (**Photos 21-22**)

Floor Clear

Ceiling Clear

Southeast Laundry Room

Wall 1(N) Vertical crack on the west side (**Photo 24**)
Step crack on the west side of the vent (**Photo 25**)

Wall 2(E) Step crack at the top south corner of the vent (**Photo 26**)

Wall 3(S) Clear

Wall 4(W) Clear

Floor North to south crack by the door (**Photos 27-29**)
Spider crack throughout the floor. General photos going from west to east (**Photos 30-34**)

Ceiling Clear

Hallway by the Stairs

Wall 1(S) Step crack under the stairs on the east side (**Photos 35-36**)

Wall 2(W) Clear

Wall 3(N) Clear

Wall 4(E) Clear

Wall 5(N) Vertical crack to the east of the closet (**Photos 37-43**)

Wall 6(W) Clear

Wall 7(N) Open

Wall 8(E) Clear

Floor Diagonal crack by the sump pump in the southeast corner (**Photos 44-45**)

Ceiling Clear
Closet Clear

Stairs to the First Floor

Wall 1(N) Vertical crack off of the bottom middle of the wall (**Photos 46-48**)
Wall 2(E) Clear
Wall 3(S) Junction crack between the wall and the ceiling (**Photos 49-55**)
Vertical crack off of the ceiling to the west of the doorway (**Photos 56-57**)
Wall 4(W) Open
Floor Loose board at the bottom of the stairs (**Photo 58**)
Loose board towards the top of the stairs (**Photo 59**)
Ceiling Diagonal crack off of the doorway in the northeast corner (**Photo 60**)
Diagonal off of the junction of wall 3 and the ceiling above the entryway (**Photos 61-62**)
North to south crack off of the middle of wall 3 (**Photos 63-65**)

First Floor

South Hallway off of the Stairs to the Basement

All walls and floor are clear

Ceiling East to west crack in the entryway (**Photos 66-68**)

Kitchen

Wall 1(N) Clear
Wall 2(W) Clear
Wall 3(N) Vertical crack above doorway 1 (**Photo 69**)
Wall 4(E) Clear
Wall 5(S) Clear
Wall 6(W) Clear
Floor Clear
Ceiling Step crack by the junction of walls 1 and 2 (**Photo 70**)

Dining Room

All Clear

Living Room

All Clear

Bathroom

All Clear

Hallway by the Stairs to the Basement

All Clear

Entryway/Hallway by the Stairs

Wall 1(S) Separation between the bottom border and the wall (**Photos 71-73**)
Wall 2(E) Open
Wall 3(S) Clear
Wall 4(W) Diagonal crack at the top south corner of the door (**Photos 74-75**)
Wall 5(N) Horizontal crack between doorway 2 and 3 (**Photo 76**)
Wall 6(E) Clear
Floor Clear

Ceiling Clear
Closets Clear

Stairs to the Second Floor

Wall 1(N) Bannister
Wall 2(W) Clear
Wall 3(N) Open
Wall 4(E) Junction crack between walls 4 and 5 (**Photo 77**)
Wall 5(S) Junction crack between wall 5 and the top west wall (**Photos 78-79**)
Wall 6(W) Open
Floor Clear
Ceiling North to south crack by wall 2 (**Photos 80-82**)

Second Floor

Hallway

Wall 1(W) Clear
Wall 2(N) Vertical crack in the middle of the wall (**Photo 83**)
Wall 3(W) Clear
Wall 4(N) Clear
Wall 5(E) Vertical crack to the south of the door (**Photos 84-89**)
Diagonal crack towards the floor to the south of the door (**Photos 90-92**)
Junction crack between walls 5 and 6 (**Photo 93**)
Wall 6(SW) Clear
Wall 7(S) Clear
Floor Clear
Ceiling Clear

North Bedroom

Wall 1(W) Clear
Wall 2(N) Vertical crack at the bottom east corner of window 1 (**Photo 94**)
Wall 3(E) Clear
Wall 4(S) Clear
Wall 5(E) Clear
Wall 6(S) Clear
Floor Clear
Ceiling Clear
East Closet Clear
West Closet
Wall 1(E) Clear
Wall 2(S) Junction crack between walls 2 and 3 (**Photo 95**)
Wall 3(W) Clear
Floor Clear
Ceiling Clear

Bathroom

Wall 1(N) Clear
Wall 2(E) Junction crack between walls 2 and 3 (**Photos 96-100**)
Wall 3(N) Clear
Wall 4(E) Clear
Wall 5(S) Clear

Wall 6(W) Clear
Wall 7(S) Clear
Wall 8(W) Clear
Floor East to west and diagonal crack in the tile by the northwest corner (**Photos 101-102**)
North to south crack in the tile going from the tub to the south wall (**Photos 103-105**)
Ceiling Clear
Closet Clear

Southeast Bedroom

Wall 1(N) Vertical crack at the top east corner of the door (**Photo 106**)
Junction crack between walls 1 and 2 (**Photos 107-110**)
Wall 2(E) Diagonal crack in the middle of the wall (**Photos 111-113**)
Step crack at the top south corner of the wall going into a junction crack between walls 2 and 3 (**Photos 114-118**)
Wall 3(S) Diagonal crack at the top east corner of the window (**Photo 119**)
Wall 4(NW) Clear
Wall 5(W) Vertical crack at the top south corner of the door (**Photo 120**)
Wall 6(NE) Clear
Floor Clear
Ceiling Clear

West Bedroom

All Clear

Stairs to the Third Floor

All Clear

Third Floor

Hallway

Wall 1(W) Clear
Wall 2(N) Clear
Wall 3(E) Junction crack between the wall and the ceiling going into water damage (**Photos 121-125**)
Wall 4(S) Junction crack between the wall and the ceiling on the west side (**Photo 126**)
Floor Clear
Ceiling Clear

Bathroom

Wall 1(N) Clear
Wall 2(E) Clear
Wall 3(N) Junction crack between the counter and the wall (**Photos 127-129**)
Wall 4(E) Clear
Wall 5(S) Clear
Wall 6(W) Clear
Wall 7(S) Clear
Wall 8(E) Tile missing at the junction of walls 8 and 9 (**Photo 130**)
Wall 9(S) Clear
Wall 10(W) Separation at the top south corner of the doorway (**Photo 131**)
Floor East to west crack in the tile by the door (**Photo 132**)
East to west crack in the tile by the shower (**Photo 133**)

Ceiling Diagonal crack in the tile on the north side by the door (**Photo 134**)
Clear

North Bedroom

Wall 1(W) Clear
Wall 2(S) Clear
Wall 3(W) Junction crack between walls 3 and 4 (**Photos 135-136**)
Wall 4(N) Clear
Wall 5(E) Clear
Wall 6(S) Clear
Floor Clear
Ceiling Clear
Closet
Wall 1(N) Clear
Wall 2(E) Diagonal crack on the south side (**Photos 137-139**)
Wall 3(S) Missing piece of wood above the door (**Photos 140-142**)
Wall 4(W) Junction crack between the wall and the ceiling on the north side (**Photo 143**)
Floor Clear
Ceiling Bulging ceiling with cracking by the south corner (**Photo 144**)

West Bedroom

Wall 1(S) Clear
Wall 2(W) Separation between the window and the window sill at the top of the window (**Photos 145-148**)
Separation between the window and the window sill at the bottom south corner of the middle of the windows (**Photos 149-150**)
Cracking around the molding at the top of the south and north side windows (**Photos 151-153**)
Wall 3(N) Clear
Wall 4(E) Clear
Floor Separation between the wood on the west side (**Photos 154-155**)
Ceiling North to south crack off of the middle north side (**Photos 156-158**)
Closet
Wall 1(E) Clear
Wall 2(S) Diagonal cracks towards the ceiling on the east side (**Photo 159**)
Vertical and spider cracking on the west side (**Photos 160-162**)
Wall 3(W) Vertical crack below the light switch (**Photo 163**)
Wall 4(N) Separation between the doorway and the ceiling (**Photo 164**)
Diagonal crack off of the east side of the door (**Photo 165**)
Vertical crack above the door (**Photo 166**)
Floor Clear
Ceiling Diagonal cracks by the light (**Photos 167-168**)
Step crack by the door (**Photo 169**)
North to south and step crack off of the conduit for the light switch (**Photos 170-171**)

Garage

All walls and ceiling are clear
Floor East to west crack that goes into a north to south crack starting from the west side (**Photos 172-181**)
Diagonal crack in the southeast corner (**Photos 182-184**)

EXTERIOR

Garage

- Wall 1(N) No Access. Overview photos (**Photo 185**)
- Wall 2(E) Overview photos (**Photos 186-187**)
Numerous east to west cracks in the pavement in front of the garage door (**Photos 188-189**)
Cracked stone by the gate door (**Photo 190**)
East to west crack in the stone by the southeast corner (**Photo 191**)
- Wall 3(S) Overview photos (**Photos 192-193**)
Missing piece of pavement with a north to south crack by the east side (**Photo 194**)
North to south crack in the pavement to the east of the door (**Photo 195**)
Two diagonal cracks by the bottom east corner of the door (**Photos 196-197**)
- Wall 4(W) Wall is free of damage. Overview photos (**Photos 198-199**)

Sidewalk between the Garage and Home

- Diagonal and north to south crack by the garden bed (**Photos 200-201**)
North to south crack with a diagonal crack offshoot and a diagonal crack to the west of the previous crack (**Photos 202-203**)
Uneven sidewalk by the tree on the south side (**Photos 204-205**)

Home

- Wall 1(E) Overview photos (**Photos 206-209**)
Two vertical cracks in the brick behind the air conditioning unit (**Photos 210-211**)
Vertical crack in the brick behind the water spout (**Photo 212**)
Missing mortar between the bricks towards the ground on the north side (**Photo 213**)
- Wall 2(S) Overview photos (**Photos 214-231**)
Missing mortar to the east of bottom window 1 (**Photo 232**)
Deterioration of the wood on the enclosed window (**Photo 233**)
Vertical crack at the top of the arch of the front porch (**Photo 234**)
- Wall 3(W) Overview photos (**Photos 235-241**)
Step crack at the top of the south arch of the front porch (**Photo 242**)
Step crack at the top north corner of the south arch for the front porch (**Photo 243**)
Separation between the wood on the south column (**Photos 244-245**)
Separation between the wood on the middle north column (**Photo 246**)
Separation between the wood on the north column (**Photos 247-248**)
Vertical crack at the top of the north arch (**Photo 249**)
Junction crack between the brick and the cement below the north side of the stairs (**Photo 250**)
Separation of the wood on the ceiling of the front porch on the north side (**Photo 251**)
Separation of the wood on the ceiling of the front porch on the south side (**Photos 252-254**)
Step crack where the two types of brick meet on the north side below the front porch (**Photos 276-277**)
Diagonal crack on the cement below the north side of the stairs (**Photo 278**)
Step crack where the two types of brick meet on the south side (**Photo 279**)
Junction crack between the brick and the cement below the south side of the stairs (**Photo 280**)
- Wall 4(N) Overview photos (**Photos 255-265**)
Missing mortar to the east of bottom window 2 (**Photo 266**)
Deterioration of the mortar to the west of bottom window 2 (**Photos 267-268**)

Deterioration of the brick towards the bottom middle of the wall (**Photos 269-271**)
Deterioration of the mortar to the east of bottom window 1 (**Photo 272**)
Step crack along the mortar in the bottom northwest corner (**Photo 273**)
Step crack at the top of the arch of the front porch (**Photo 274**)
Separation between the wood at the bottom of the column on the northwest corner of the front porch (**Photo 275**)

West Sidewalk is all clear



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: May 25, 2021

Subject: Pre-Construction Inspection
CTA LBMM – Stage A
5400 N Winthrop
Chicago, IL

Inspection Date: April 23, 2021

Inspector: Tara Poel

Pre Construction Inspection
5400 N Winthrop
Chicago, IL
April 23, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

The condition of the inspected premises may change after the date of inspection due to factors such as weather, fire, moisture, leaks, actions taken by the owner or others, or simply by the passage of time. This report deals only with the conditions of the premises at the time of inspection.

Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5400 N Winthrop
Chicago, IL
April 23, 2021

INTERIOR

Common Areas:

Meter Room

All walls and ceiling are clear

Floor Diagonal crack by the stairs (**Photos 1-3**)

Northwest Room

No Access

Entryway of 1112-14 W Balmoral

Wall 1(W) Horizontal crack towards the ceiling (**Photos 4-6**)
 Vertical crack going into a horizontal crack to the south of the mail boxes (**Photos 7-9**)
 Two vertical cracks below the middle ornate window (**Photos 10-11**)
 Broken piece of wall above the mail boxes (**Photo 12**)
 Vertical crack below the mail boxes (**Photos 13-15**)

Wall 2(N) Clear

Wall 3(E) Peeling paint to the north of ornate window 1(**Photos 16-18**)
 Peeling paint between ornate windows 1 and 2 (**Photos 19-21**)
 Vertical crack below ornate window 2 (**Photo 22**)
 Vertical cracks with peeling paint between ornate windows 1 and 2 (**Photos 23-25**)
 Peeling paint on the south side (**Photos 26-28**)

Wall 4(S) Tape seam crack on the east side of the entryway (**Photos 29-30**)

Floor Clear

Ceiling Clear

Bottom of the Stairs

Wall 1(W) Clear

Wall 2(N) Clear

Wall 3(E) Clear

Wall 4(N) Clear

Wall 5(E) Broken wall at the junction of walls 5 and 6 (**Photo 31**)

Wall 6(N) Vertical crack by the junction of walls 5 and 6 with broken wall (**Photos 32-35**)
 Junction crack between the wall and the ceiling (**Photos 36-37**)

Wall 7(E) Clear

Wall 8(S) Junction crack between the wall and the ceiling above the doorway (**Photos 38-39**)
 Diagonal crack at the top west corner of the doorway (**Photo 40**)

Floor North to south crack off of the entryway (**Photos 41-43**)

Ceiling Clear

Entryway of 1110 W Balmoral

Wall 1(W) Horizontal crack at the top south corner (**Photo 44**)
 Peeling paint on the south side of ornate window 1 (**Photos 45-46**)
 Vertical crack below ornate window 1 (**Photos 47-48**)

Vertical crack going into a horizontal crack towards the ceiling above ornate window 2
(Photos 49-51)

Wall 2(N) Clear
 Wall 3(E) Junction crack between the wall and the bottom border on the north side **(Photos 53-55)**
 Vertical crack below the middle ornate window **(Photo 56)**
 Broken piece of wall around the mail box **(Photos 57-59)**
 Vertical crack at the top south corner **(Photo 60)**
 Wall 4(S) Junction crack between walls 3 and 4 towards the ceiling **(Photos 61-62)**
 Diagonal crack at the bottom east corner of the door **(Photo 63)**
 Vertical crack to the east of the door **(Photo 64)**
 Diagonal crack at the top east corner of the door **(Photo 65)**
 Floor Patched floor by the south door with an east to west crack **(Photo 66)**
 East to west crack off of the east wall **(Photos 67-68)**
 Ceiling Clear

Bottom of the Stairs

Wall 1(W) Clear
 Wall 2(N) Clear
 Wall 3(E) Clear
 Wall 4(N) Open
 Wall 5(E) Horizontal crack at the top south corner of the door **(Photo 69)**
 Wall 6(S) Clear
 Floor Clear
 Ceiling Clear

Entryway of 1106-08 W Balmoral

Wall 1(W) Diagonal crack at the top south corner of the wall **(Photos 70-73)**
 Diagonal crack between ornate windows 1 and 2 **(Photos 74-75)**
 Vertical crack below ornate window 2 **(Photos 76-77)**
 Diagonal crack at the top north corner of ornate window 2 **(Photos 78-80)**
 Horizontal crack between ornate windows 2 and 3 **(Photo 81)**
 Wall 2(N) Clear
 Wall 3(E) Horizontal crack above ornate window 1 **(Photo 82)**
 Diagonal crack at the top south corner of ornate window 1 **(Photos 83-84)**
 Horizontal crack by the bottom border on the north side **(Photo 85)**
 Vertical crack with peeling paint between ornate windows 2 and 3 **(Photos 86-87)**
 Diagonal crack at the bottom north corner of ornate window 3 **(Photo 88)**
 Vertical crack below ornate window 3 **(Photo 89)**
 Diagonal crack at the bottom south corner **(Photo 90)**
 Diagonal and horizontal crack off of the south side of ornate window 3 **(Photos 91-92)**
 Wall 4(S) Vertical crack by the junction of walls 4 and 1 **(Photos 93-94)**
 Step crack at the bottom west corner of the door **(Photo 95)**
 Floor Patched north to south crack in the south doorway **(Photo 96)**
 Ceiling Clear

Bottom of the Stairs

Wall 1(W) Clear
 Wall 2(N) Vertical crack on the east side along the pillar for the bottom of the stairs **(Photos 97-99)**
 Wall 3(E) Clear
 Wall 4(N) Open

Wall 5(E) Separation between the wall and the floor (**Photos 100-102**)
Wall 6(S) Junction crack between the wall and the ceiling (**Photos 103-104**)
Floor Separation between the tiles in the south doorway (**Photos 105-107**)
Ceiling Clear

Entryway of 5400-02 N Winthrop

Wall 1(S) Step crack towards the ceiling going from the east to west side (**Photos 108-117**)
Broken piece of wall below ornate window 1 (**Photo 118**)
Diagonal crack at the top east corner of ornate window 2 (**Photos 119-120**)
Vertical crack below ornate window 2 (**Photo 121**)
Vertical crack below ornate window 2 on the west side (**Photo 122**)
Broken piece of wall below ornate window 3 (**Photo 123**)
Diagonal crack at the top west corner of ornate window 2 (**Photo 124**)
Vertical cracks on the east side of ornate window 3 (**Photo 125**)
Wall 2(W) Vertical crack above the door (**Photo 126**)
Wall 3(N) Vertical crack below ornate window 1 (**Photo 127**)
Peeling paint with a horizontal crack between ornate windows 1 and 2 (**Photos 128-130**)
Step crack towards the ceiling going the length of the wall stepping down into a horizontal crack between ornate windows 2 and 3 (**Photos 131-139**)
Broken pieces of wall between ornate windows 2 and 3 (**Photo 140**)
Vertical crack at the bottom of and below ornate window 2 (**Photos 141-142**)
Paint peeling below the west side of ornate window 2 (**Photos 143-144**)
Step crack at the bottom east corner (**Photo 145**)
Diagonal crack at the bottom of ornate window 3 (**Photo 146**)
Cracked paint with a horizontal crack on the west side of ornate window 3 (**Photos 147-149**)
Paint peeling at the top east corner of ornate window 3 (**Photos 150-151**)
Junction crack between walls 3 and 4 (**Photos 152-159**)
Wall 4(E) Horizontal crack at the top north corner that steps up to the ceiling (**Photo 160**)
Curved crack above the door (**Photo 161**)
Floor North to south crack off of the north wall (**Photos 162-163**)
North to south crack off of the south wall (**Photos 164-165**)
Ceiling Clear

Bottom of the Stairs

Wall 1(S) Clear
Wall 2(E) Clear
Wall 3(S) Vertical crack at the top west corner of the door (**Photo 166**)
Wall 4(W) Clear
Wall 5(N) Junction crack between the bottom of the stairs and the wall (**Photos 167-169**)
Vertical crack at the top west corner of the door (**Photo 170**)
Wall 6(E) Vertical crack above the door (**Photo 171**)
Floor North to south crack in the entryway (**Photos 172-174**)
Ceiling Clear

EXTERIOR

Wall 1(E) Overview photos (**Photos 1-6**)
Step crack at the top north corner of bottom window 3 (**Photo 7**)
Diagonal crack at the top south corner of bottom window 3 (**Photo 8**)
Vertical crack to the south of bottom window 4 (**Photos 9-10**)

Wall 2(S)

Diagonal crack at the top north corner of the door (**Photo 11**)
Diagonal crack at the bottom south corner of the door (**Photo 12**)
Step crack below top window 5 (**Photo 13**)
Horizontal crack at the top north corner of bottom window 6 (**Photo 14**)
Vertical crack at the top south corner of bottom window 6 (**Photo 15**)
Vertical crack on the north side of bottom window 7 (**Photos 16-18**)
Vertical crack at the top north corner of bottom window 8 (**Photo 19**)
North to south crack in the sidewalk in front of the main doors with broken pieces of sidewalk (**Photos 20-22**)
North to south crack on the sidewalk by the gate (**Photos 23-24**)
Broken sidewalk by the gate (**Photos 25-26**)
Overview photos (**Photos 27-56**)
Step crack below first floor window 1 (**Photo 57**)
Missing mortar to the west of top window 1 (**Photo 58**)
Broken pieces of wall with a horizontal crack at the bottom west corner of bottom window 1 (**Photos 59-60**)
Vertical crack at the top west corner of bottom window 1 (**Photo 61**)
Broken pieces of tile with a vertical crack below bottom window 2 (**Photos 62-63**)
Vertical crack below bottom window 3 (**Photos 64-65**)
Step crack below first floor window 3 (**Photo 66**)
Horizontal crack by the ground going from bottom window 4 to bottom window 5 (**Photos 67-73**)
Step crack at the top east corner of bottom window 5 (**Photos 74-75**)
Broken and uneven tile below bottom window 5 (**Photos 76-79**)
Broken piece of the ornate design with patching between bottom windows 4 and 5 (**Photos 80-81**)
Broken piece of the ornate design at the top east corner of bottom window 5 (**Photo 82**)
Diagonal crack and cracking in the design at the top west corner of bottom window 5 (**Photos 83-85**)
Diagonal crack at the top east corner of the entrance to 1106-08 W Balmoral (**Photo 86**)
Vertical crack at the top west corner of the entrance to 1106-08 W Balmoral (**Photo 87**)
Patched vertical crack below the door to 1106-1108 W Balmoral (**Photo 88**)
Missing mortar on the west side of the door to 1106-1108 W Balmoral (**Photo 89**)
Broken pieces of mortar at the bottom west corner of the door to 1106-08 W Balmoral (**Photos 90-91**)
Patched diagonal and vertical crack going into a vertical crack at the top east corner of bottom window 6 (**Photos 92-94**)
Broken tile below bottom window 6 (**Photos 95-96**)
Vertical crack at the top west corner of bottom window 6 (**Photos 97-99**)
Broken piece of stone by the bottom west corner of bottom window 6 (**Photo 100**)
Vertical cracks below bottom window 6 towards the ground (**Photos 101-104**)
Patching with cracking and a vertical crack at the top east corner of bottom window 7 (**Photos 105-106**)
Horizontal cracks in the stone with uneven stones below bottom window 7 (**Photos 107-108**)
Vertical crack between bottom windows 7 and 8 (**Photos 109-112**)
Crack in the stone at the bottom east corner of bottom window 8 (**Photo 113**)
Broken piece of stone below bottom window 8 (**Photos 114-116**)
Cracked ornate piece of the top west corner of bottom window 8 that goes into a step crack (**Photos 117-121**)
Broken stone to the west of bottom window 8 (**Photo 122**)

- Vertical crack in the ornate design at the top west corner of bottom window 8 (**Photo 123**)
- Vertical crack at the top east corner of the door to 1112-14 W Balmoral (**Photo 124**)
- Broken piece of stone at the bottom west corner of door to 1112-14 W Balmoral (**Photo 125**)
- Horizontal crack and broken piece of stone to the bottom west of the door to 1112-14 W Balmoral (**Photos 126-127**)
- Vertical crack along the indent to the west of the door to 1112-14 W Balmoral (**Photos 128-133**)
- Step crack below the first floor window by the southwest corner (**Photos 134-135**)
- Diagonal crack on the shield towards the roof (**Photo 136**)
- Broken piece of stone by the bottom southwest corner (**Photo 137**)
- Vertical crack in the indent by the southwest corner (**Photos 138-144**)
- Wall 3(W) Overview photos (**Photos 145-156**)
- Deterioration and missing mortar between the brick and the south façade towards the roof (**Photo 157**)
- Vertical crack off of the south conduit (**Photo 158**)
- Deterioration of the brick on the bottom south side (**Photos 159-164**)
- Vertical crack at the top south and north corner of the bottom enclosed door (**Photos 165-166**)
- Step crack between bottom and middle enclosed windows (**Photo 167**)
- Step crack below the bottom window (**Photo 168**)
- Step crack between the middle and bottom window (**Photo 169**)
- Step crack between the middle and top window with deterioration above the top window (**Photos 170-171**)
- Vertical crack in the window sill of the bottom window (**Photo 172**)
- Vertical crack in the window sill of the middle window (**Photo 173**)
- Vertical crack in the window sill of the top window (**Photo 174**)
- Deteriorating brick at the top north corner of the middle window (**Photo 175**)
- Deteriorated brick at the top north corner (**Photo 176**)
- Broken brick at the bottom northwest corner (**Photo 177**)
- Wall 4(N) Overview photos (**Photos 178-182, 231-236**)
- Deteriorated and uneven slanting dividing wall (**Photos 183-184**)
- Cracking in the sidewalk by the gate (**Photos 185-186**)
- Vertical crack at the top east corner of bottom door 1 (**Photos 187-188**)
- Vertical crack in the window sill of first floor window 1 (**Photo 189**)
- Diagonal crack off of the post to the west of stairs 1 (**Photo 190**)
- Vertical crack in the window sill of bottom window 2 (**Photo 191**)
- Vertical crack at the bottom east corner of bottom window 2 (**Photo 192**)
- North to south crack in the sidewalk between bottom windows 2 and 3 (**Photos 193-195**)
- Step crack above bottom window 3 (**Photos 196-198**)
- Vertical crack on the window sill of the first floor window above bottom window 3 with deteriorating mortar (**Photo 199**)
- Step crack above the first floor window above bottom window 3 (**Photo 200**)
- North to south crack in the sidewalk to the east of bottom window 3 (**Photos 201-202**)
- Vertical crack in the window sill of bottom window 5 (**Photo 203**)
- Horizontal crack at the top west and east corner of second floor window above bottom window 5 (**Photos 204-205**)
- Broken brick at the top west corner of the entryway (**Photo 206**)
- Broken sidewalk in the entryway (**Photos 207-208**)
- Vertical crack in the window sill of bottom window 6 (**Photo 209**)

Step crack above bottom window 6 (**Photos 210-212**)

Cracking at the top north corner of the top window above bottom window 6 (**Photos 213, 237**)

Step crack above the second floor window above bottom window 6 (**Photo 214**)

Diagonal crack at the top south corner of bottom window 6 (**Photo 215**)

Vertical crack between the façade of the east wall and the wall (**Photos 238-245**)

Deterioration of the brick towards the ceiling on the top east corner (**Photo 246**)

Entryway on the North Wall:

Wall 1(E) Broken pieces of brick on the north side towards the ceiling (**Photo 216**)

Wall 2(N) Clear

Wall 3(E) Clear

Wall 4(S) Clear

Wall 5(W) Clear

Wall 6(S) Open

Wall 7(W) Vertical crack at the bottom south and north corner of the door to the meter room (**Photos 217-218**)

Vertical crack towards the ground to the north of the door (**Photo 219**)

Separation between the wall and the floor on the north side with a horizontal crack towards the ground (**Photos 220-221**)

Wall 8(N) Clear

Floor East to west crack to the north of the door on wall 7 (**Photos 222-224**)

Cracking on the step by the north entryway (**Photos 225-227**)

Horizontal crack off of the step on wall 1 (**Photo 228**)

Ceiling Ceiling coming loose on the north side (**Photos 229-230**)



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1263 Hamilton Parkway
Itasca, IL 60143

Phone 630.858.0681

Report

To: Walsh-Flour Design-Build Team
190 S. LaSalle St., Ste. 2200
Chicago, IL 60603

Report Date: February 18, 2021

Subject: Pre-Construction Inspection
CTA RPM LBMM Stage A
5718 N. Broadway
Chicago, IL

Inspection Date: January 14, 2021

Inspector: Gene Janocik

Pre Construction Inspection
5718 N. Broadway
Chicago, IL
January 14, 2021

CONDITIONS

The following report is based upon an examination of only those portions of the premises which were readily accessible and which could be visually inspected. No inspection was made in area obstructed or requiring dismantling, removal or movement of any object including, but not limited to, floor and wall coverings, sidings, ceilings, appliances and furniture.

It should be noted that the sole purpose of the inspection report is to document the existing conditions of the buildings adjacent to the project site. The inspection report does not evaluate the integrity of the structure or its vulnerability to any existing and/or external loads induced by proposed nearby construction activities. The inspection report will not perform any calculations, or a structural evaluation of the building or its components. In addition, the report will not evaluate compliance with the building code.

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Unless otherwise noted, the wall numbers indicated below are typically inspected in a clockwise direction starting with the wall to the left of the entrance door of a room. Digital photographs are provided separately.

The condition of this structure as documented on the inspection date is as follows:

Pre Construction Inspection
5718 N. Broadway
Chicago, IL
January 14, 2021

INTERIOR

Basement

NW Storage Room

Wall 1(S) Efflorescence on the right side of the wall. **(Photos 1-3)**
Wall 2(W) Deterioration at the upper left of the wall. **(Photo 4)**
Deterioration at the upper right of the wall. **(Photo 5)**
Wall 3(N) General photo of the cracks on the right side of the wall. **(Photo 6)**
Wall 4(W) General photos of the condition of the wall. **(Photo 7)**
Wall 5(S) General photos of the condition of the wall. **(Photos 8-10)**
Wall 6(W) Clear.
Wall 7(N) General photos of the condition of the wall. **(Photos 11-17)**
Wall 8(E) Clear.
Floor Clear.
Ceiling SE-NW crack in the SW quadrant of the room extending from wall 1 to wall 3. **(Photos 18-22)**
N-S crack in the NE quadrant of the room extending from wall 7 to the middle East of the room. **(Photos 23-27)**

First Floor

Basement Stairwell Hallway

Wall 1(N) General photos of the condition of the brick on the left side of the wall. **(Photos 28-31)**
Wall 2(E) Clear.
Wall 3(S) Horizontal cracks to the left of the door. **(Photos 32-33)**
Wall 4(W) General photo of the condition of the wall near the ceiling. **(Photo 34)**
Wall 5(S) General photos of the condition of the wall near the ceiling. **(Photos 35-36)**
Wall 6(W) Step crack at the upper right of the wall. **(Photo 37)**
Wall 7(S) Clear.
Wall 8(W) Clear.
Floor Cracks at the top of the stairs. **(Photo 38)**
Ceiling Clear.

Bathroom / Storage Room

Wall 1(N) Clear.
Wall 2(E) Clear.
Wall 3(S) L-cracks at the upper right of the wall. **(Photos 39-40)**
Wall 4(W) Clear.
Floor Chips in the tile on the West side of the room. **(Photo 41)**
Ceiling General photo of the East side of the ceiling. **(Photo 42)**

Break Room / File Room

Wall 1(S) Clear.
Wall 2(W) Clear.

Wall 3(N) Vertical crack at the upper left of the door. **(Photo 43)**
Horizontal crack at the upper right of the door. **(Photo 44)**

Wall 4(E) Clear.
Floor Clear.
Ceiling Clear.

West Office

Wall 1(S) Clear.
Wall 2(W) Junction crack between wall 1 and 2 near the ceiling. **(Photo 45)**
Cracks at the upper left of window 2. **(Photo 46)**
Cracks above window 2. **(Photo 47)**
Vertical crack at the lower left of window 2. **(Photo 48)**

Wall 3(N) Clear.
Wall 4(W) Clear.
Wall 5(N) Clear.
Wall 6(E) Clear.
Wall 7(N) Clear.
Wall 8(E) Clear.
Floor Clear.
Ceiling Clear.

North Office

Wall 1(W) Vertical crack on the right side of the wall. **(Photos 49-50)**
Wall 2(N) Vertical and horizontal cracks at the lower left of the wall. **(Photos 51-53)**
Wall 3(E) Clear.
Wall 4(N) Clear.
Wall 5(E) Clear.
Wall 6(N) Clear.
Wall 7(E) Clear.
Wall 8(S) Clear.
Floor Clear.
Ceiling Clear.

Main West Warehouse Area

Wall 1(N) Vertical and horizontal crack at the upper left and middle of the wall. **(Photos 54-55)**
Wall 2(E) Junction crack between wall 1 and 2 about 10ft up. **(Photo 56)**
Wall 3(N) Cracks above the vent. **(Photo 57)**
Wall 4(E) Deterioration of the brick at the upper left of the first entrance to the showrooms. **(Photo 58)**
Damage to the brick to the right of the first entrance to the showrooms. **(Photo 59)**

Wall 5(S) Step crack on the far right side of the wall. **(Photo 60)**
Wall 6(W) Step crack to the right of window 2. **(Photo 61)**
Damage to the brick at the upper left of the wall. **(Photos 62-63)**
General photos of the brick near the ceiling. **(Photos 64-65)**
Efflorescence underneath the electrical boxes. **(Photos 66-67)**
General photos of the condition of the brick around the garage door. **(Photos 68-71)**

Wall 7(N) General photo of the wall. **(Photo 72)**
Wall 8(W) Mortar cracks at the upper left of the wall. **(Photo 73)**
Floor General photos of the floor starting at the NE corner of the room and working clockwise. **(Photos 74-90)**
Ceiling General photos of the condition of the ceiling. **(Photos 91-97)**

SE Showroom

Wall 1(N)	Cracks at the top column 1. (Photo 98) Cracks at the top of column 2. (Photo 99) Cracks at the top of column 3. (Photos 100-102) Diagonal crack at the upper left of the entrance foyer door. (Photo 103) Cracks at the upper right of the wall. (Photo 104)
Wall 2(E)	General photos of the numerous cracks on the wall. (Photos 105-117)
Wall 3(S)	Highly obstructed by carpet.
Wall 4(W)	General photos of the numerous cracks. (Photos 118-124)
Floor	Clear.
Ceiling	General photos the condition of the ceiling starting in the NW corner and work to the East and then snaking up and down the aisles. (Photos 125-166)

Middle Hallway Between the East Showrooms

Wall 1(W)	Cracks above the ceiling tiles. (Photos 167-168)
Wall 2(N)	Clear.
Wall 3(E)	Cracks above the ceiling tiles. (Photo 169)
Wall 4(S)	Clear.
Floor	Clear.
Ceiling	Clear.

Bathroom Hallway (Bookshelves)

Wall 1(S)	Clear.
Wall 2(W)	Clear.
Wall 3(N)	Clear.
Wall 4(E)	Clear.
Floor	Clear.
Ceiling	Clear.

Bathroom

Wall 1(S)	Clear.
Wall 2(W)	Clear.
Wall 3(N)	Clear.
Wall 4(E)	Cracks above the toilet tank. (Photo 170)
Floor	Clear.
Ceiling	Clear.

NE Showroom

Wall 1(W)	Crack at the upper left of the wall. (Photo 171) Cracks on the left side of the warehouse entrance door. (Photos 172-175) Cracks at the upper right of the wall. (Photo 176)
Wall 2(N)	Cracks at the upper left of the wall. (Photo 177) Junction crack between the upper left of the wall and the ceiling. (Photos 178-179) Cracks at the top of column 1. (Photos 180-181) Cracks at the top of column 2. (Photos 182-184) Cracks on the left side of column 3. (Photo 185) Junction crack between the wall and the top of column 6. (Photo 186) Diagonal crack at the lower left of the vent. (Photo 187)
Wall 3(E)	Numerous cracks on the left side of the wall. (Photos 188-191) General photos of the numerous cracks near the ceiling. (Photos 192-199)
Wall 4(S)	General photos of the cracks near the ceiling. (Photos 200-209)

Floor Vertical crack at the upper left the data room door. **(Photo 210)**
Clear.
Ceiling Cracks above the entrance to the warehouse. **(Photos 211-212)**
Cracks in the NW quadrant of the room. **(Photos 213-214)**
Cracks around a vent in the middle West of the room. **(Photo 215)**
Cracks in the middle of the room. **(Photos 216-218)**
Cracks in the NE quadrant of the room. **(Photos 219-220)**
Cracks and damage in the middle East to SE quadrant of the room. **(Photos 221-227)**
E-W crack in the support beam in the SE quadrant of the room. **(Photo 228)**
E-W crack in the support beam in the middle South of the room. **(Photo 229)**
N-S cracks above the middle of wall 4. **(Photos 230-231)**
Cracks above the doorway to the middle hallway. **(Photos 232-233)**

Data Room

Wall 1(E) Clear.
Wall 2(S) Clear.
Wall 3(W) Clear.
Wall 4(N) Clear.
Floor Clear.
Ceiling Cracks in the ceiling above the tile. **(Photo 234)**

Reception Office

Wall 1(E) Vertical crack above the ceiling tile. **(Photo 235)**
Wall 2(S) Cracks at the upper left and right of the archway. **(Photos 236-237)**
Cracks above the upper right of the archway above the ceiling tile. **(Photo 238)**
Wall 3(W) Cracks above the ceiling tiles. **(Photo 239)**
Wall 4(N) Cracks at the upper left and right of the archway. **(Photos 240-241)**
Junction crack between wall 4 and 1 near the ceiling. **(Photo 242)**
Floor Clear.
Ceiling Clear.

East Foyer Entrance

Wall 1(E) General photos of the condition of the large glass window. **(Photos 243-246)**
Wall 2(S) Junction crack between the wall and the ceiling. **(Photo 247)**
Paint cracks at the lower right of the wall. **(Photo 248)**
Wall 3(W) Junction crack between wall 2 and 3 near the ceiling. **(Photo 249)**
Cracks at the lower left of the wall. **(Photo 250)**
Cracks at the middle right of the wall. **(Photo 251)**
Wall 4(N) Junction crack between the wall and the ceiling. **(Photo 252)**
Cracks at the upper right of the archway. **(Photo 253)**
Floor Clear.
Ceiling Cracks above the large window. **(Photo 254)**

EXTERIOR

Building

- East Side General photos of the condition of the East side working South to North. (**Photos 255-276**)
- North Side General photos of the condition of the North side working East to West. (**Photos 277-300**)
- West Side General photos of the condition of the West side working North to South. (**Photos 301-319**)
- South Side General photo of the condition of the SW corner. (**Photo 320**)