

BUILDING ANALYSIS

<u>BUILDING:</u>	11475 County Highway A, Sparta, Wisconsin
<u>DATE OF INSPECTION:</u>	August 22, 2025
<u>MEASUREMENTS:</u>	30' x 125'
<u>TOTAL GROSS AREA:</u>	3,750 SF
<u>NO. STORIES OR HEIGHT:</u>	14' Sidewalls
<u>AGE:</u>	2020
<u>TYPE OF CONSTRUCTION:</u>	Pre-Engineered Steel
<u>TYPE OF ROOF:</u>	Gable
<u>ROOFING:</u>	Standing Seam Steel
<u>EXTERIOR WALLS:</u>	Standing Seam Steel
<u>FOUNDATION WALLS:</u>	Concrete
<u>BASEMENT:</u>	None
<u>BASEMENT FLOOR:</u>	None
<u>HEATING SYSTEM:</u>	Gas FA in office/breakroom area. Suspended Modine furnace in Shop.
<u>AIR CONDITIONING:</u>	Central air in the office/breakroom area only.
<u>ELECTRIC SERVICE:</u>	800 amp, 600 volt, 3-Phase
<u>WATER PIPE:</u>	PEX
<u>FLOOR DRAINS:</u>	None
<u>FLOOR FRAMING:</u>	Concrete
<u>SUB FLOOR:</u>	Concrete
<u>FINISH FLOORS:</u>	Epoxy over concrete in office/breakroom area. Sealed concrete in shop and refrigerated warehouse.
<u>INTERIOR:</u>	
<u>WALLS:</u>	Drywall in the office/breakroom area. Standing seam steel in shop area. Glass board in refrigerated warehouse.
<u>CEILINGS:</u>	Drywall in office/breakroom, Acoustic tile in restroom, vinyl faced insulation in shop area, Glass board in refrigerated warehouse area.
<u>DOORS:</u>	Wood
<u>TRIM:</u>	Wood
<u>WINDOWS:</u>	Sliders
<u>FLOOR PLAN:</u>	48% refrigerated warehouse, 29% shop area, 23% office/breakroom
<u>PLUMBING:</u>	Typical restroom
<u>INSULATION:</u>	Assume adequate
<u>BUILDING QUALITY:</u>	Average
<u>INTERIOR CONDITION:</u>	Good
<u>EXTERIOR CONDITION:</u>	Good
<u>DESCRIPTION OF ROOMS:</u>	Refrigerated warehouse/terminal
