

April 20, 2026

2650 N. Lakeview Fan Coil Unit Educational Event, purchase information, and link to recording

Unilux Suite Solutions is pleased to offer replacement fan coils and accessories for homeowners at 2650 N. Lakeview. The orders for Phase 1 of Unilux's work in the building will be taken through **May 31, 2026**. Orders placed on or before that date will be installed beginning in August 2026 and thereafter.

Please visit the Unilux/2650 N. Lakeview project website at www.uniluxpayments.com/2650nlakeview or use this QR code to access that site:



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Page 41 – Full Scope of Work

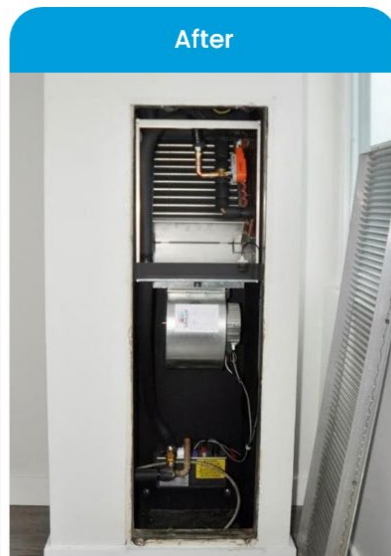
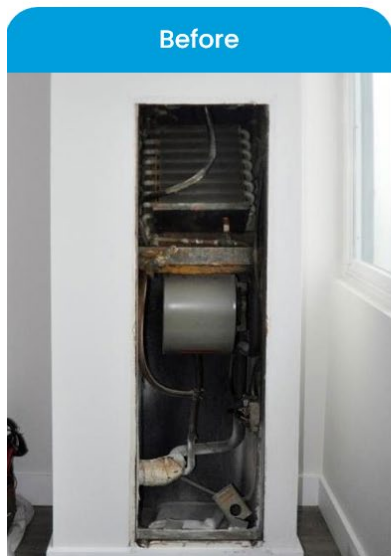
Page 42 to 43 – Manual Order Form

Program summary

- Existing fan coils are 50+ years old, well past their useful life of 25 years.
- The fan coil units' current access panel is too small for the existing unit to be serviced and/or replaced.
- The deadline to sign up is **Sunday May 31st, 2026**
- OPTION 1 -- \$5,900 per fan coil unit system replacement (includes \$1,000 temporary manufacturer's discount).
- The fan coil unit replacement project target starts in August.
- OPTION 2 -- \$585 per fan coil access door replacement-ONLY. If you then choose Unilux to replace your FCU within 12 months of the door, we will subtract \$200 from your fan coil unit price (fan coil unit price subject to change).
- The access panel door-ONLY replacements begin in June.



Benefits of Fan Coil Unit replacement




Improved Indoor Air Quality:

- Closed cell anti-microbial foam insulation
- Improved air flow and ventilation
- Existing microbial growth is remediated

New High Efficiency ECM Motor:

- Energy efficient
- Quieter operation

Reduced Risk of Flooding:

- Drain pan with a 3-sided angled design
- Flood sensor



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Fan Coil Unit Educational Event

2650 N. Lakeview
April 15, 2026

Fan Coil Unit



About Unilux



- Established in 1972
- Offices in Chicago, Toronto, and Maryland

- Over two million units built
- Largest FCU manufacturer in North America



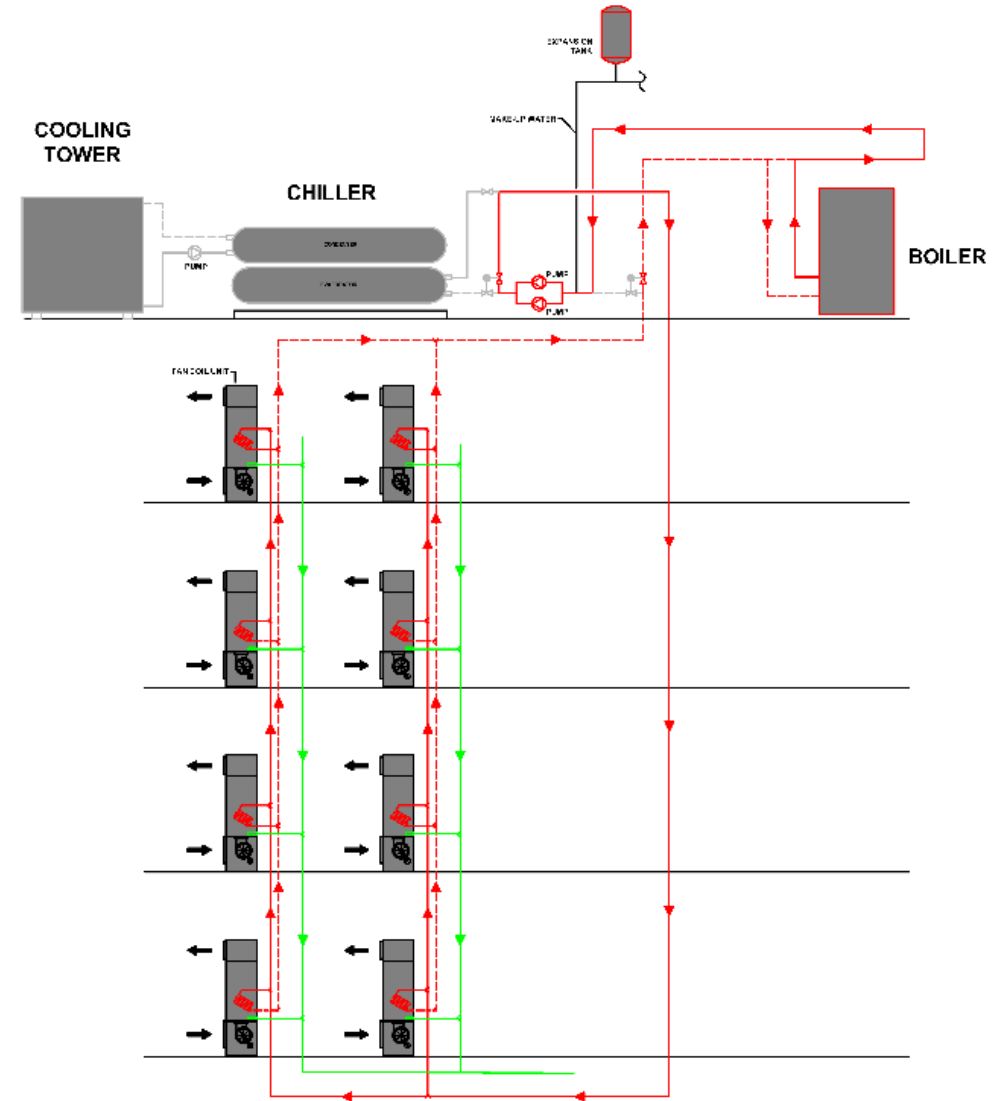
Building System HVAC Overview

Your **Fan Coil Unit (FCU)** filters your air and provides your condo with heating and air conditioning.

In the winter, a **boiler** produces hot water which is pumped throughout the building through a series of vertical pipes called **risers**.

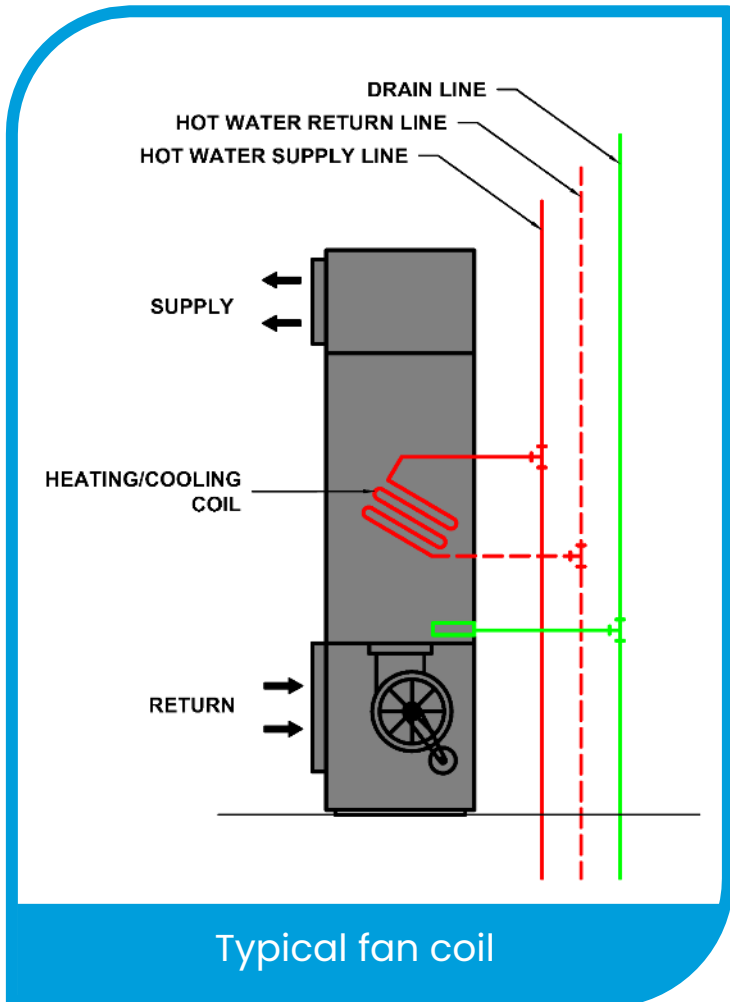
In the summer, a **chiller** produces cold water.

Your FCU is connected to one of the many risers, the same **riser** as the unit above and below you.



**RISER DIAGRAM - TWO PIPE SYSTEM
(WINTER)**

Equipment Overview



Typical fan coil

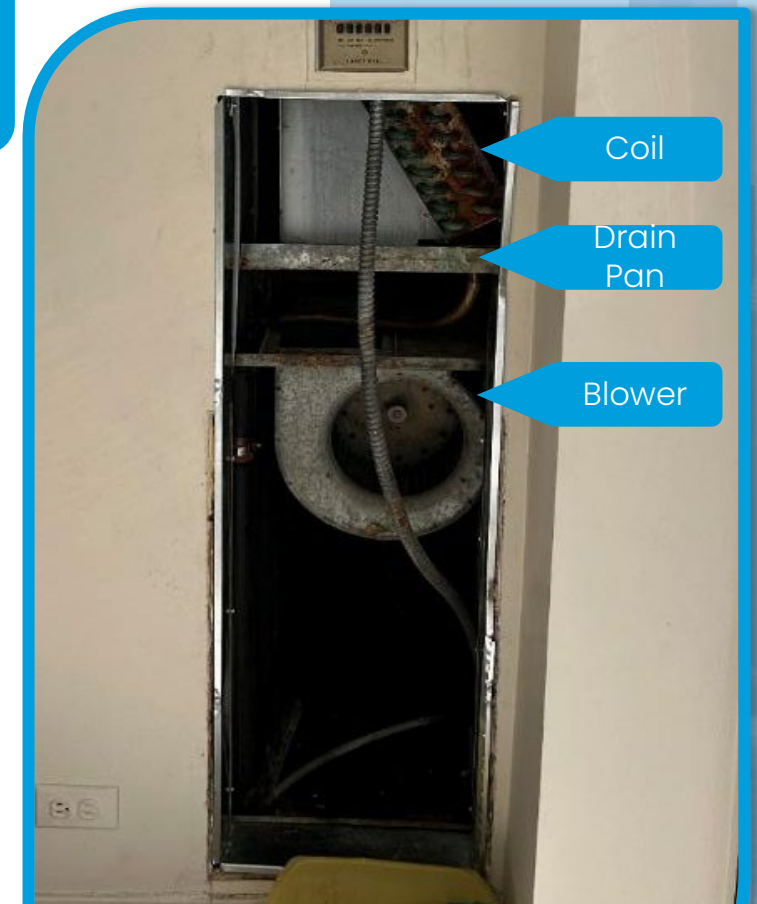


Existing fan coil

Coil (not accessible)

Drain Pan (unseen, accessible only by feel)

Blower



Coil

Drain Pan

Blower

Existing fan coil after new door cuts made

Risks with fan coils **over 25 years old**



Fiberglass deterioration



Leaks from compromised
drain pans



Microbial growth



Reduced air flow and
efficiency

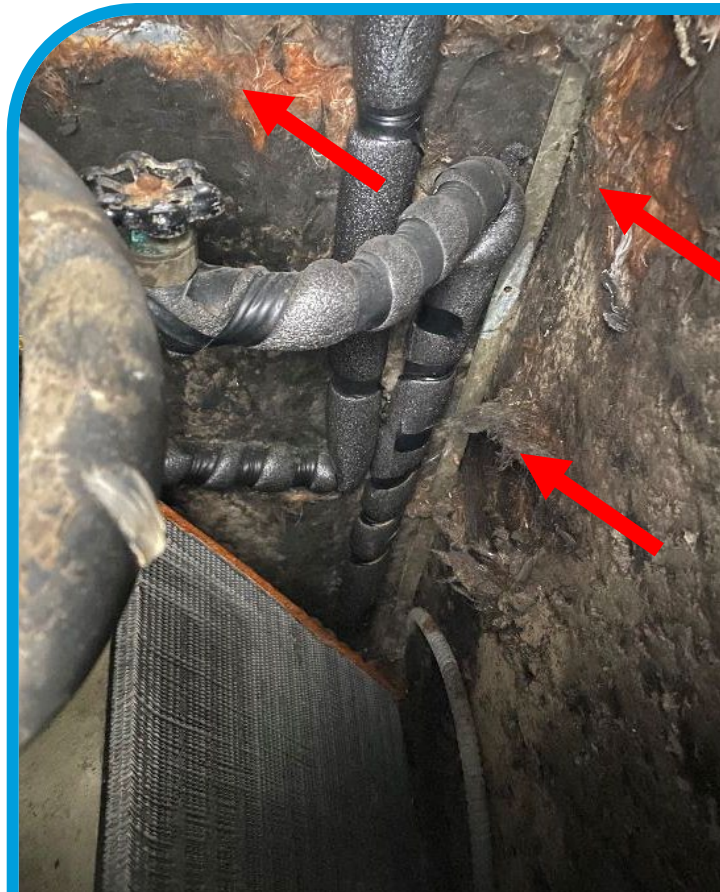


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Deteriorating fiberglass insulation



Lower Cabinet



Cabinet Walls

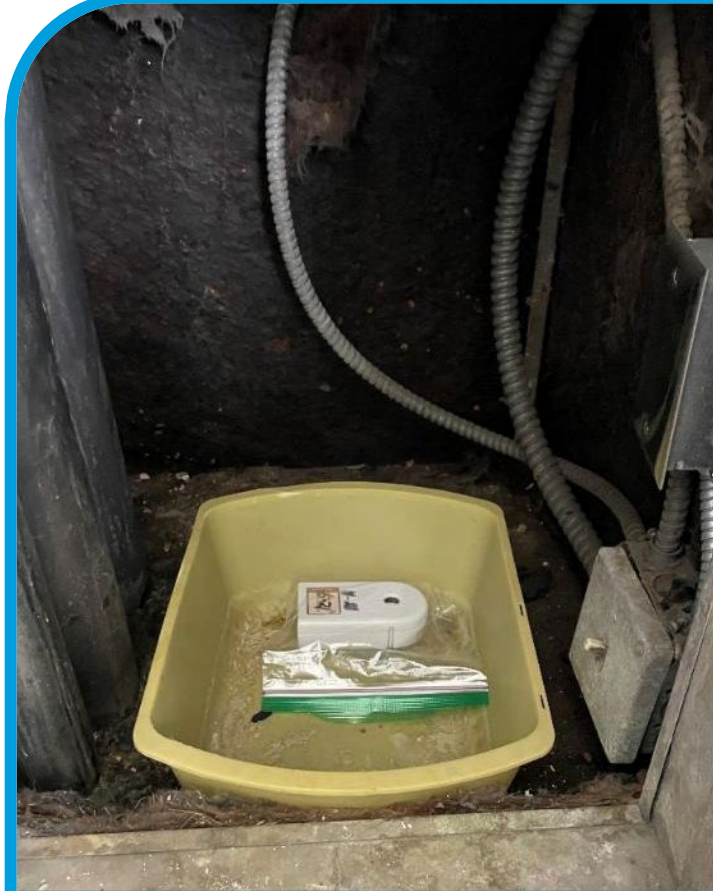


Upper Cabinet Wall

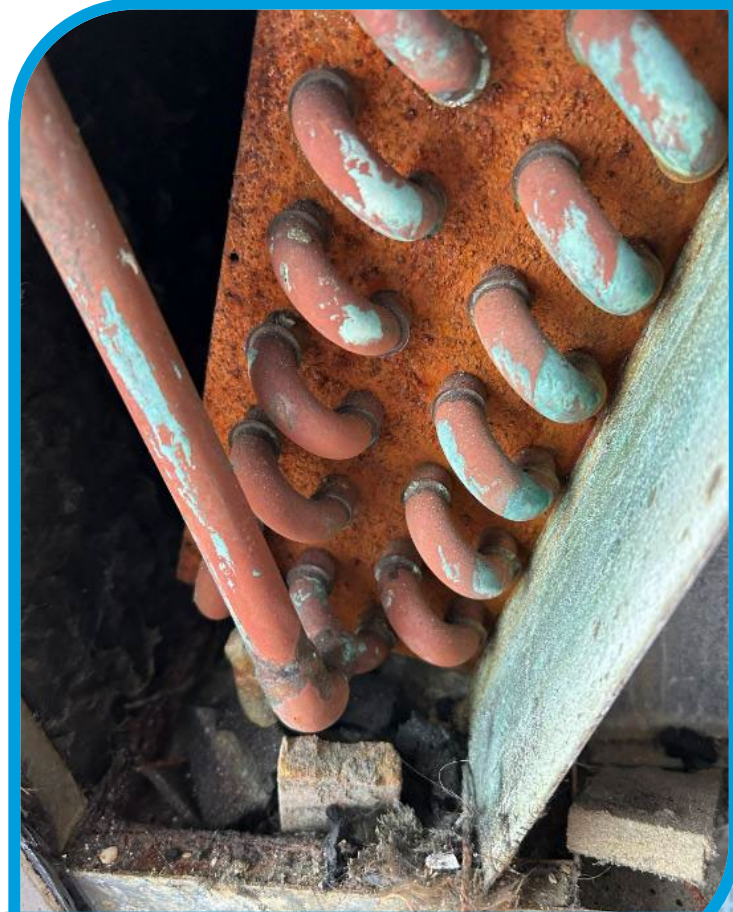
Increased **Flood Risk**



Drain pan



Drain pan compromised

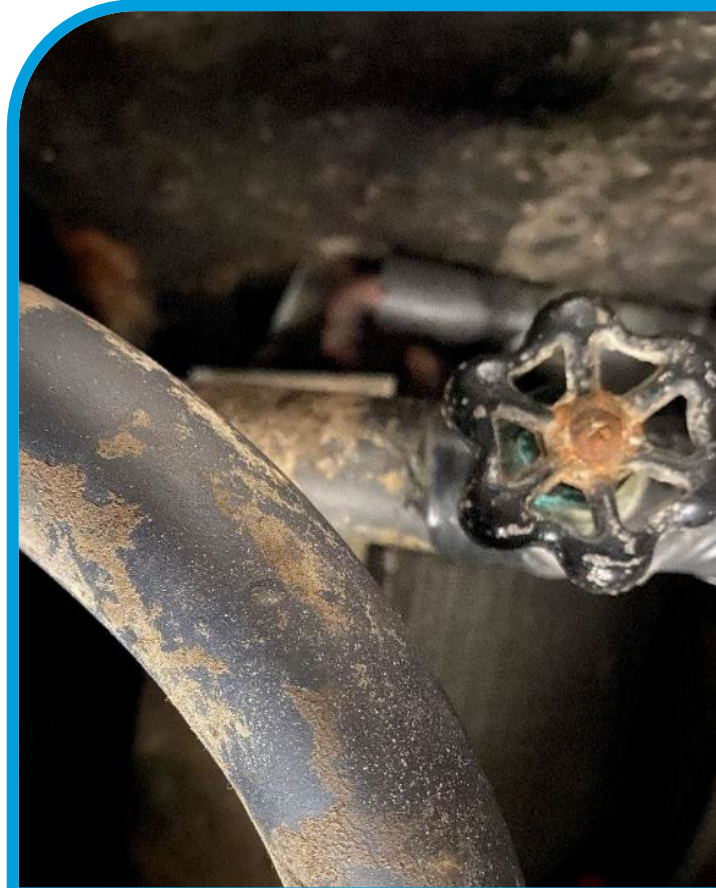


Rusted coil and metal

Corroded **isolation valves**



Rusted and seized



Rusted and seized

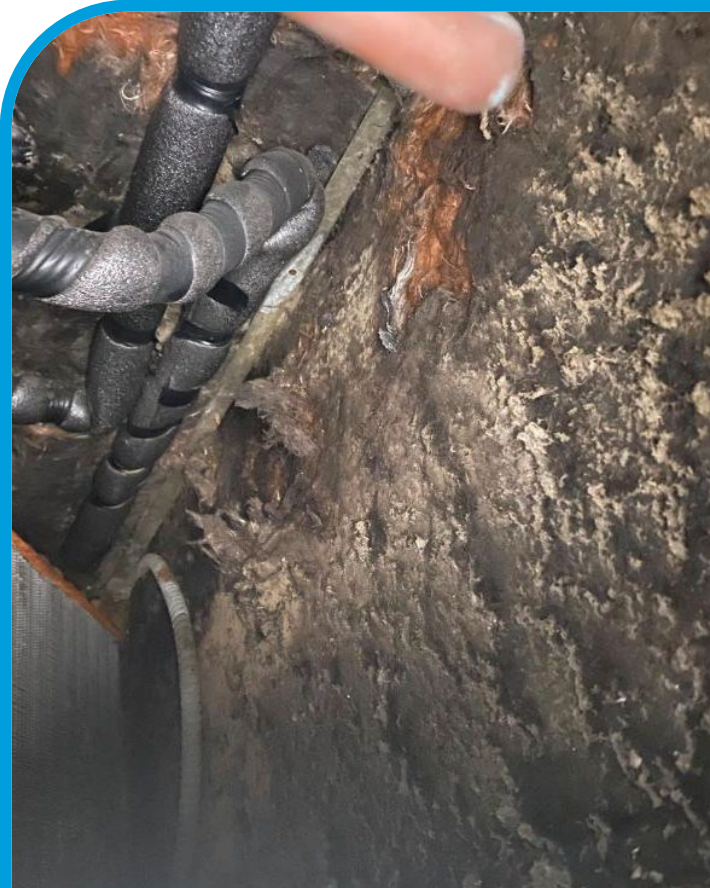


Rusted and seized

Visible **microbial growth**



On hose insulation



Cabinet walls



On Insulation throughout



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Mold report



EMSL Analytical, Inc.

4140 Litt Drive Hillside, IL 60162
Tel/Fax: (773) 313-0099 / (773) 313-0139
<http://www.EMSL.com> / chicago@emsl.com

EMSL Order: 262411045
Customer ID: ULUX23
Customer PO:
Project ID:

Attention: Gary Cwik
Unilux Suite Solutions
5455 N Northwest Highway
Chicago, IL 60630

Phone: (872) 400-1508
Fax:
Collected Date:
Received Date: 12/04/2024
Analyzed Date: 12/08/2024

Project: 2650 N LAKEVIEW # [REDACTED] LIVING ROOM FCU

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Bulk Samples (EMSL Method MICRO-SOP-200)

Lab Sample Number:	262411045-0001				
Client Sample ID:	1				
Sample Location:	LIVING ROOM				
Spore Types	Category				
Alternaria (Ulocladium)	-				
Ascospores	-				
Aspergillus/Penicillium++	-				
Basidiospores	-				
Bipolaris++	-				
Chaetomium++	-				
Cladosporium	*High*				
Curvularia	-				
Epicoccum	-				
Fusarium++	-				
Ganoderma	-				
Myxomycetes++	-				
Pithomyces++	-				
Rust	-				
Scopulariopsis/Microascus	-				
Stachybotrys/Memnoniella	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Aspergillus	*High*				
Hyphal Fragment	-				
Insect Fragment	-				
Pollen	-				
Fibrous Particulate	Medium				

Category: Counter area analyzed - Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

- Denotes Not Detected.
- ++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.
- * = Sample contains fruiting structures and/or hyphae associated with the spores.

Andrei Poluchowicz, Microbiology Technical Manager
or other Approved Signatory

No discernable field blank was submitted with this group of samples.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Samples analyzed by EMSL Analytical, Inc. Hillside, IL AHA LAP, LLC-EMSLAP Accredited #102992

Initial report from: 12/06/2024 12:00 PM

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

Test Report DEVER1-2.0.0 Printed 12/06/2024 12:00 PM

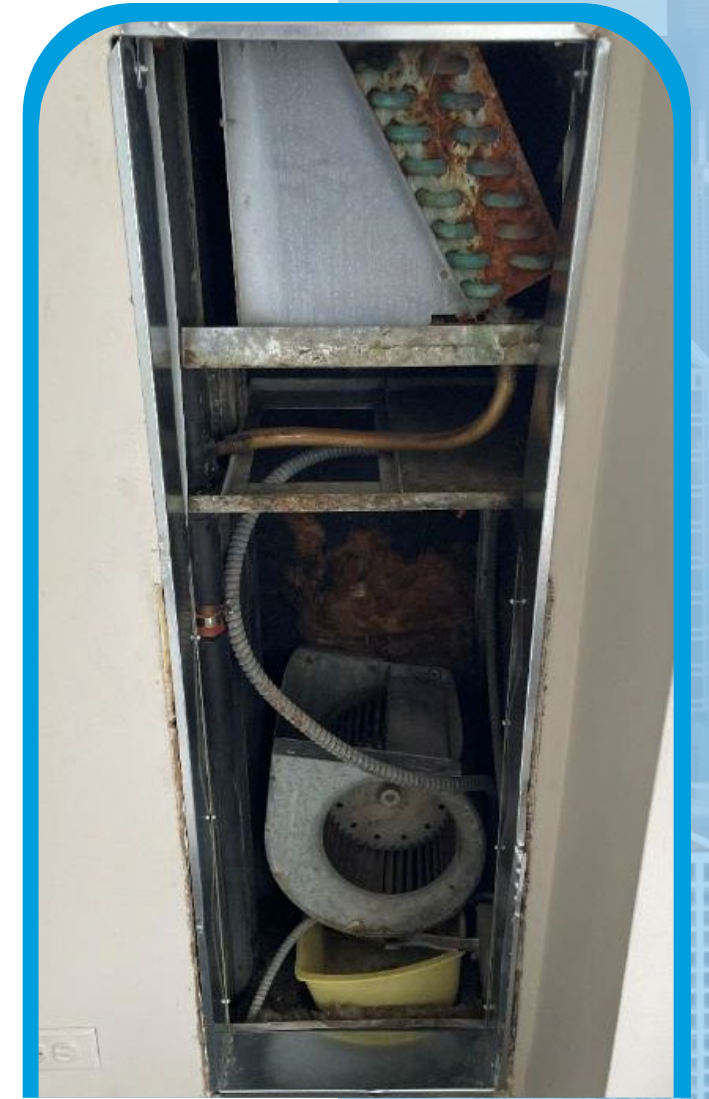
Fan Coil Access Problem

- The existing access panel is too small to maintain/service the FCU.
- The drain pans not accessible in event of emergency

What's visible

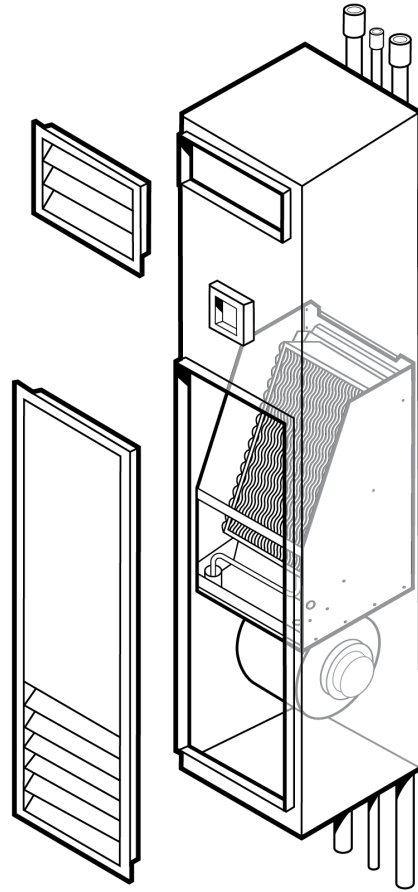


Behind the wall





Part Two: **door** **replacement**



Access Panel Door Replacement **Visual**



Access Panel Door Replacement Process



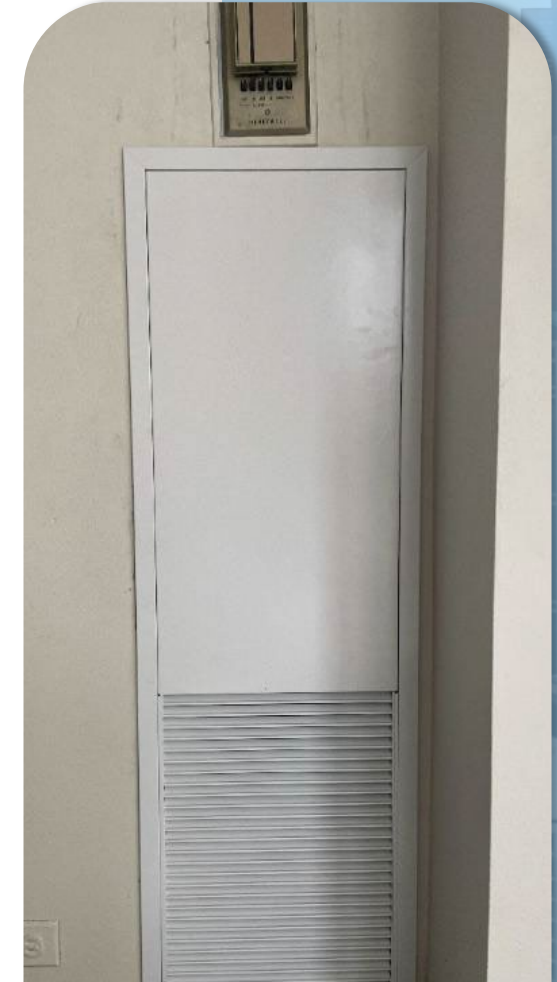
Current FCU Access



Wall cut to 4'



Metal Trim Installed

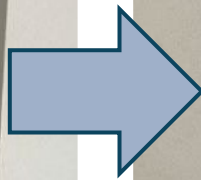


New Door, Tstat moved

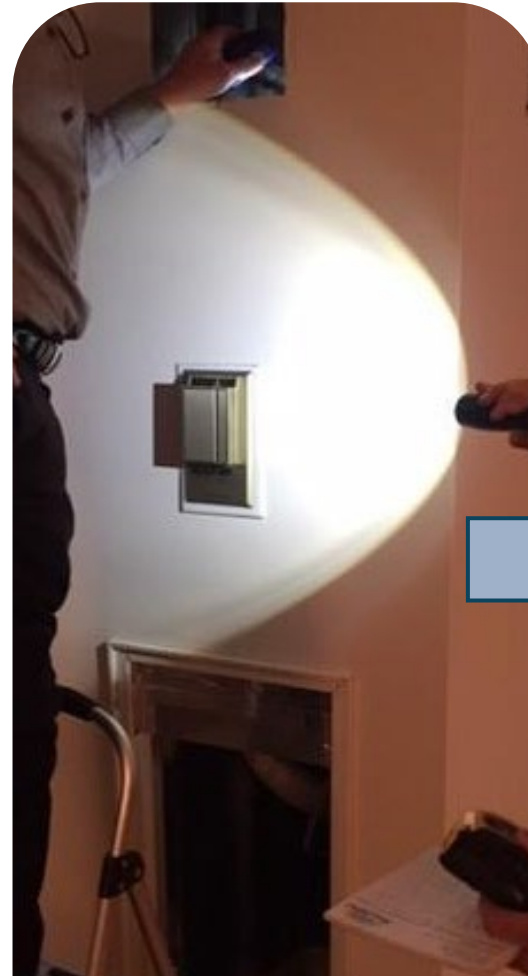
Before & After Access Door Replacement at **2650**



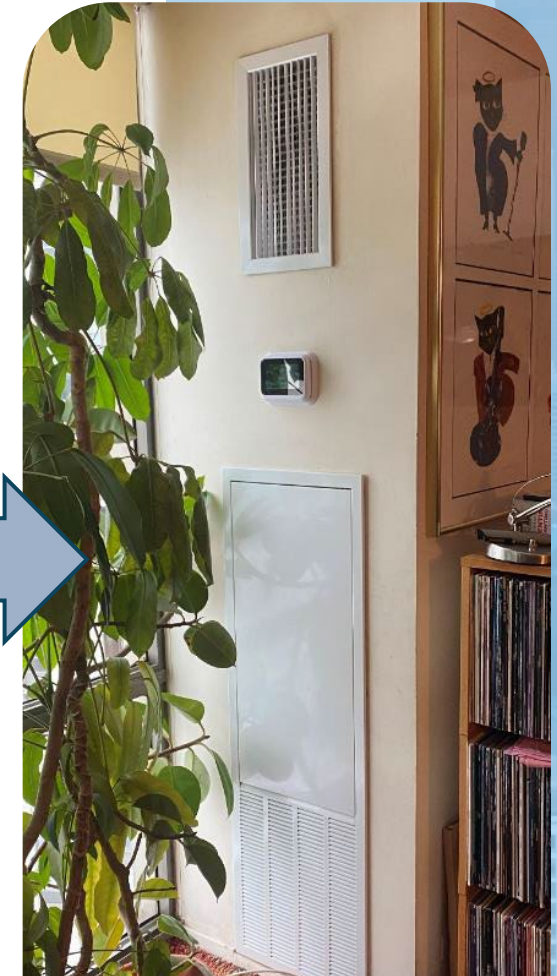
Before



After

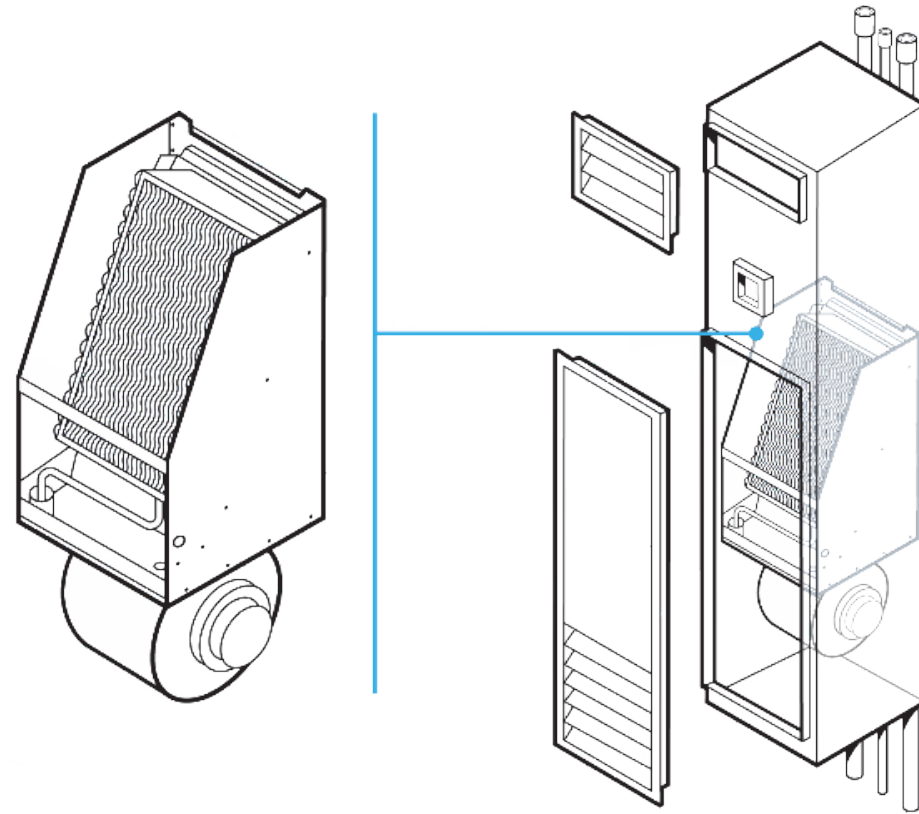


Before



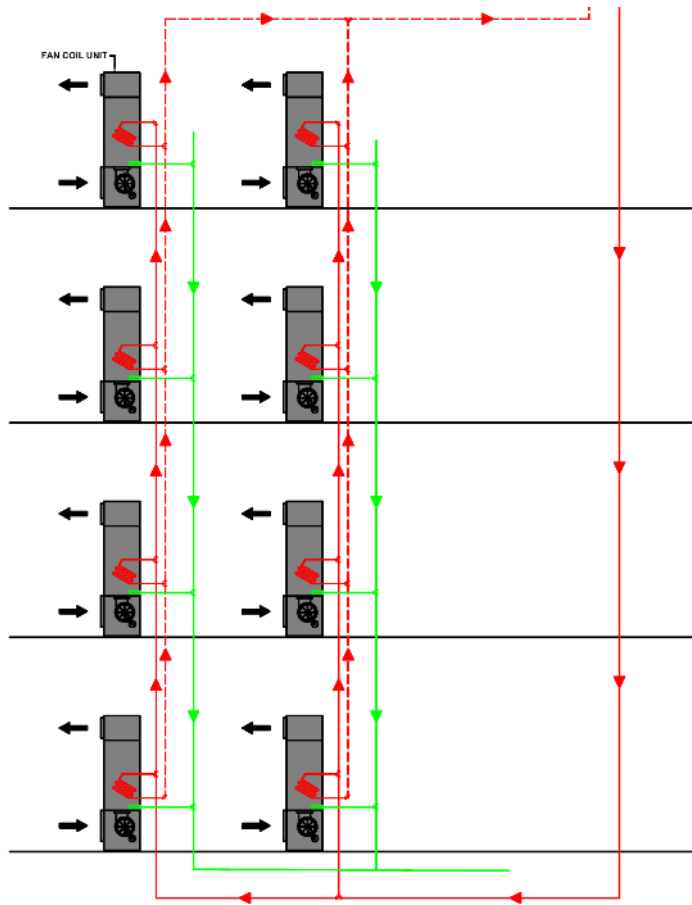
After

Part Three: FCU Replacement



3-step replacement **process**

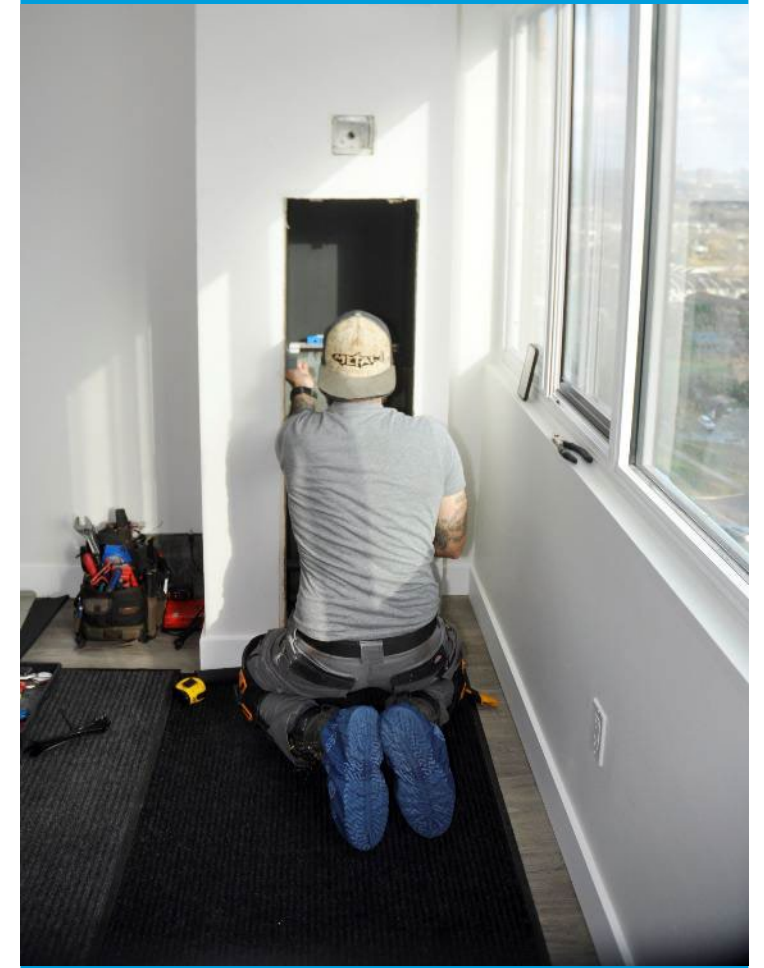
1. Drain risers



2. Valves and FCU Removal

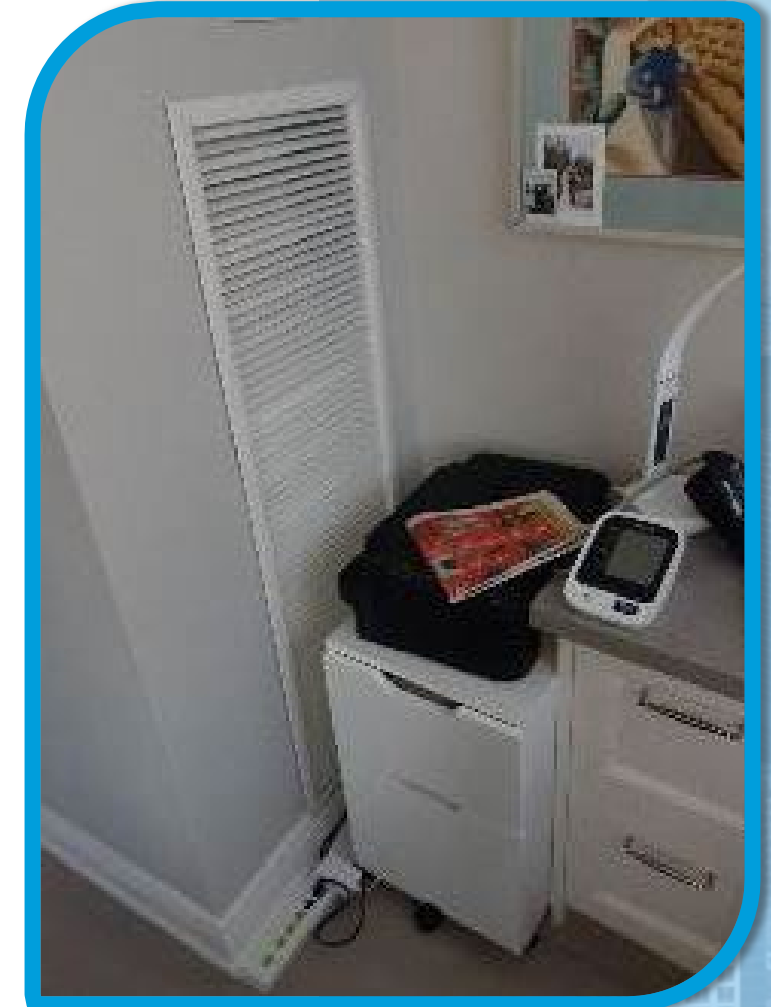


3. Cut Wall, FCU Installation



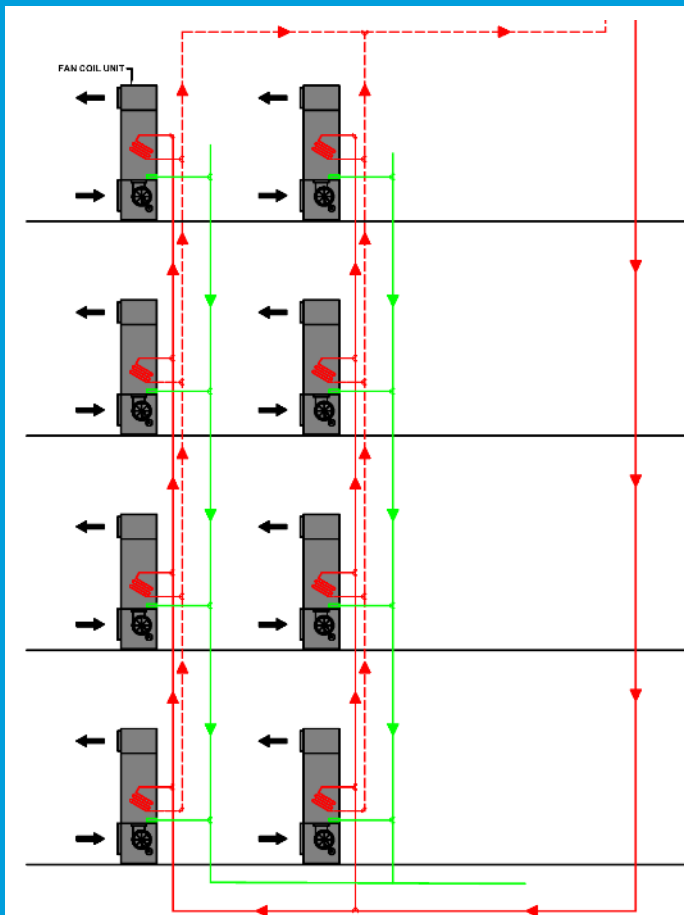
How to **prepare for Unilux technicians**

- Clear path from the door to the fan coil unit wide enough (3' +) to fit a technician and their tools.
- Remove any pictures or wall mounted items in both rooms front and back of the fan coil unit.
- We require a 4' x 6' working area in front of the fan coil but understand walls and windows can get in the way.



Riser draining

1. Valves



- Once the appropriate riser is drained, Unilux will replace your FCU's isolation valves.
- This is the first step in your FCU replacement process.
- FCUs cannot be replaced without valve replacement.
- Air pressurized to test safety and return visit by Unilux.



Fan coil **removal**

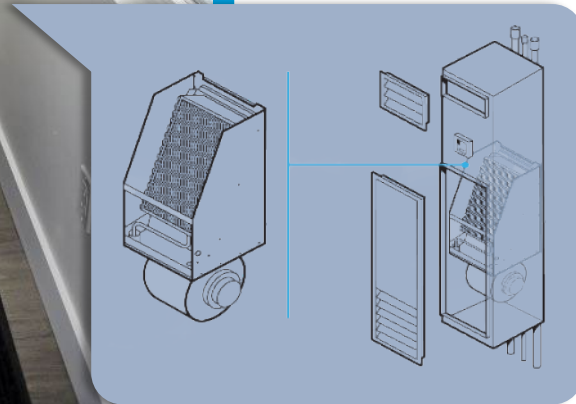
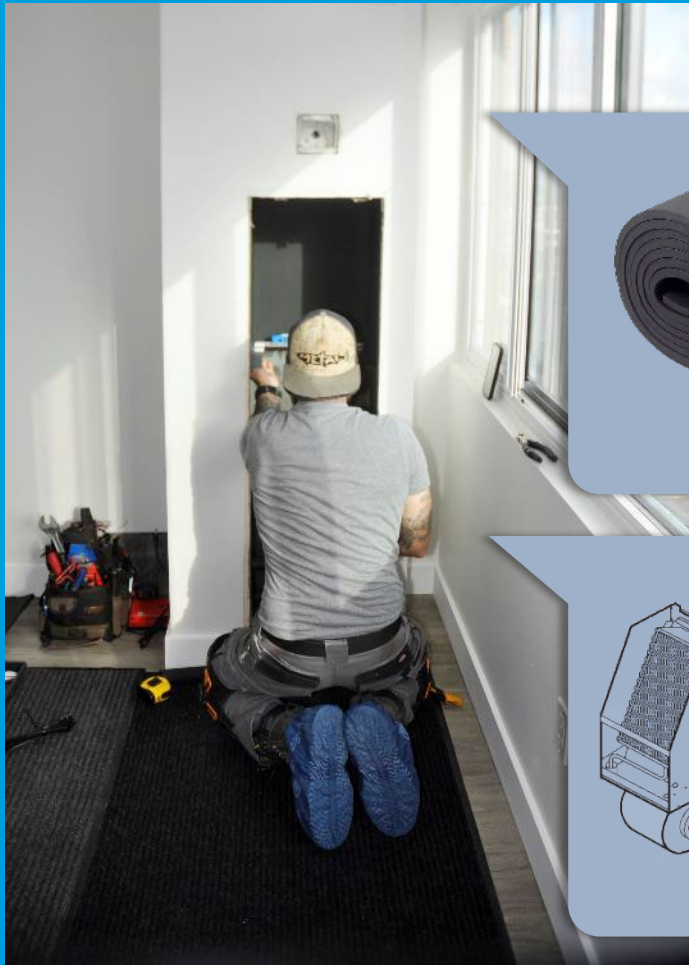
2. FCU Removal



- Floor coverings provided
- Remediation done under Illinois Department of Health guidelines
- Negative Pressure from vacuum protects the indoor environment
- Waste bagged within the tent and removed
- Technicians wear full hazmat suits and respirators
- Residents are safe to be within the condo

Fan coil **installation**

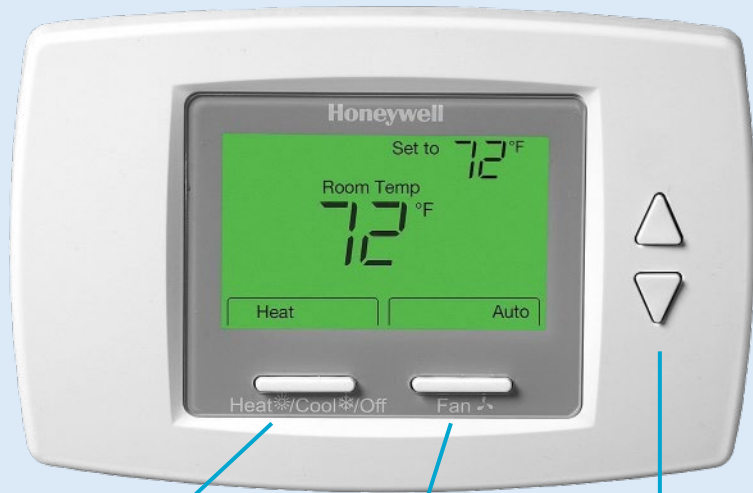
3. Installation



- Cabinet cleaned and reinsulated with closed cell foam insulation
 - Does not absorb moisture
 - Anti-microbial properties
 - Thermal barrier
 - Sound dampening

New included **Thermostat**

Included Honeywell TB8575 A1000



Heat / Cool /
Auto / Off

Fan speed

Temperature
Up/Down



Part Four: **Next steps**

1

Signing up

The sign-up process

2

Financing

Options

3

Benefits

Benefits of replacement

Owner Participation Program

- Order here:



www.uniluxpayments.com/2650nlakeview

Cost

- **OPTION 1** -- Cost for EACH FCU System replacement is \$6,900 less a \$1,000 manufacturer's discount = \$5,900.
- **OPTION 2** -- Cost for Access Panel Door Installation with FCU Audit is \$585.
- If we replace your FCU within 12 months of the door installation, there is an additional \$200 discount.
- Please note that Unilux pricing is temporary and subject to change after the sign-up deadline.

Timing

- **Deadline** to sign up for 2026 replacements is **SUNDAY May 31st, 2026**
- Access Panel-ONLY door replacements begin in June.
- Fan Coil Unit System replacements begin in August.

UNILUX suite solutions

2650 N Lakeview

UNILUX suite solutions

What is a fan coil?

Questions?

Products	Price	Quantity	Add To Cart
Option 1 - Fan Coil Replacement Model# G00/000-2650 (includes new access panel door)	\$5,900.00	1	Add To Cart
Option 2 - Access Panel Door Replacement ONLY - Includes complimentary fan coil audit	\$585.00	1	Add To Cart

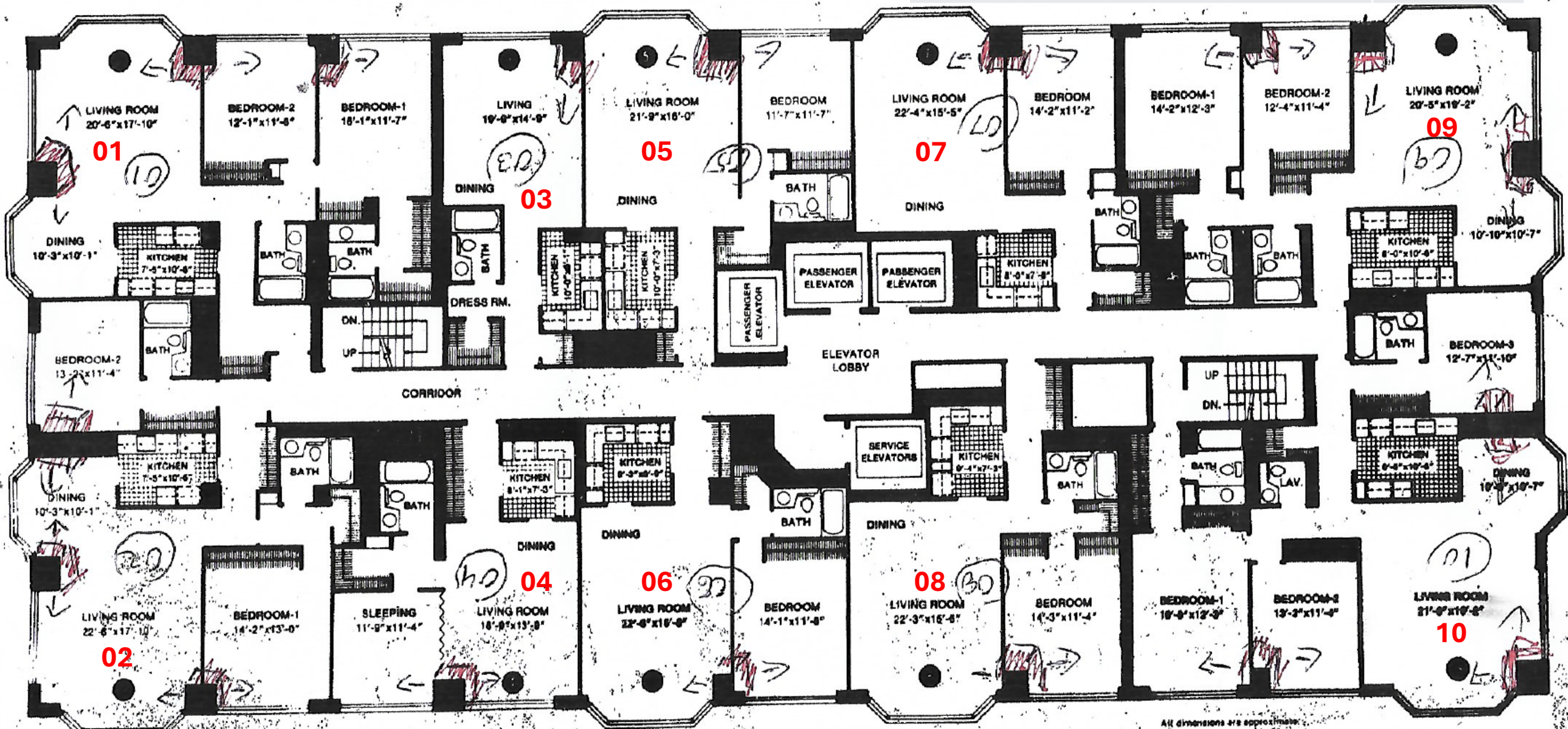
Optional Accessories	Price	Quantity	Add To Cart
Escobee Premium	\$275.00	1	Add To Cart
Additional 3-Year Warranty (5-Year Total Warranty) for 1 Fan Coil	\$395.00	1	Add To Cart

Proceed To Cart



How many FCUs do I have?

Unit type	# of FCU
Corner units: 01, 02, 09, 10	3
All others: 03, 04, 05, 06, 07, 08	1



All dimensions are approximate. Specifications, equipment and brands are subject to change without advance notice.

Using the portal – Step 1

Products	Price	Quantity	Add To Cart
Option 1 - Fan Coil Replacement Model 600/800-2650 (includes new access panel door)	\$5,900.00	<input type="text" value="1"/>	Add To Cart
Option 2 - Access Panel Door Replacement ONLY - Includes complimentary fan coil audit	\$585.00	<input type="text" value="1"/>	Add To Cart

Optional Accessories	Price	Quantity	Add To Cart
Ecobee Premium	\$275.00	<input type="text" value="1"/>	Add To Cart
Additional 3-Year Warranty (5-Year Total Warranty) for 1 Fan Coil	\$395.00	<input type="text" value="1"/>	Add To Cart

[Proceed To Cart](#)

1. Select product option and quantity
2. Add product(s) to cart
3. Select optional accessories and quantities
4. Add accessories to cart
5. Click "Proceed To Cart" button



Using the **portal** – Step 2

Installation Address?

Onsite contact first name *

Onsite contact last name *

Onsite Phone number *

Onsite Phone number

Onsite Email *

Onsite email

Country / Region *

United States (US)

Street address *

2650 N Lakeview

Suite *

Suite

City *

Chicago

Zip Code *







60614

State *

Illinois

Your order

Product	Subtotal
Option 1 - Fan Coil Replacement Model 600/800-2650 (includes new access panel door) × 1	\$5,900.00
Subtotal	\$5,900.00
Total	\$5,900.00

Credit Card      

Billing address needs to be same as credit card address

Card Number *

.....

Expiration (MM/YY) * Card Security Code *

MM / YY CSC

I have read and agree to the website [terms and conditions](#) *

1. Enter your contact information
2. Enter your suite number (your installation address is pre-populated)
3. Click link to copy over billing address or enter a different one
4. Choose payment plan
5. Enter credit card details

Using the paper form



2650 N. Lakeview: Fan Coil Sign Up Form

Thank you for choosing Unilux to replace your aging HVAC fan coil units.

To sign up, please order here <https://uniluxpayments.com/2650nlakeview> (preferred) or complete the below form. Payments will be processed upon receipt. Deliver the form and deposit check (if applicable) to Unilux at:

Unilux Suite Solutions
5545 N. Northwest Hwy
Chicago, IL 60630

Step 1:

Please enter desired quantity and model #s. To determine quantity and model #, please refer to the accompanying floor plan. Please calculate the subtotal and deposit amount (teal columns) and the total deposit amount (green).

Product	Quantity	Cost Per	Subtotal	Deposit %	Deposit Amount
Option 1 -- Fan Coil Replacement Model 600/800 CFM - 2650					
Includes New Access Door Panel		X \$5,900 =		X30%=	
Option 2 -- Access Panel Door Replacement ONLY					
Includes Complimentary Fan Coil Audit		X \$585 =		X30%=	
Ecobee Smart Premium Pro Thermostat Upgrade (Optional)		X \$275 =		X30%=	
Extended Warranty (Optional)		X \$395 =		X30%=	
Total					

Step 2:

Please choose a payment option:

- Payment Option A:
 - 30% down payment required during sign-up period.
 - Remaining 70% balance due upon completion.
 - No Financing

- Payment Option B:
 - 30% down payment required during sign-up period.
 - Remaining 70% balance split across 12 equal monthly payments.
 - Additional \$300 finance charge will be added to total cost. There is 0% interest.

- Payment Option C (for purchases that include FCUs ONLY):
 - 0% down. 100% of financing through our banking partner, Regions Bank.
 - Entire Cost of Fan Coil and Accessories purchase can be financed at 9.99%* for 5 years* (*subject to prevailing interest rates and credit approval).
 - Unilux will contact you to provide further instructions.




Step 3.

Please complete the form below by **May 10, 2026**.

If paying by credit card: the deposit will be charged upon receipt. The balance will be charged after installation.

If paying by check: deliver a check for the deposit amount along with this form to the management office. We will call you to collect the balance after completion.

Name of Suite Owner(s):	
Installation Address:	2650 N. Lakeview
Suite #	
30% Total Deposit Amount (calculated on previous page in green column)	
Phone #	
Email Address:	
Payment Method: (Check or Credit Card)	<input type="checkbox"/> Credit Card  <input type="checkbox"/> Check
Payment Details: <i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i> <i>If you would like to leave your credit card details blank for privacy concerns, we can call you to take them over the phone.</i>	Check # Credit Card Holder Name: Credit Card # Exp. Date: CVC Code: Billing Address for Credit Card:
Owner's Signature:	
Date of Acceptance:	

Questions? Call or email us at

P. 800-337-3967 | E. info@uniluxsutesolutions.com

Optional **items**

1. Ecobee Premium Smart Thermostat Pro


- Wireless sensor for other rooms
- Built in Alexa; works with Google Assistant and Apple Home
- Built in speaker



\$275

2. Additional 3 years of warranty (5-year total warranty)

- Standard 2-year warranty already included
- Option to upgrade warranty for an extra 3 years (total 5-year warranty)



Limited Warranty for Retrofit Fan Coils & Heat Pumps

FOR WARRANTY, SERVICE OR REPAIR:

PRODUCT REGISTRATION: Register your product online at www.uniluxsolutions.com/warranty.

Model No./Serial No: _____

Date of Installation (MMDD/YYYY): _____

Homeowner Name: _____

Address of Installation: _____

Email and Phone Number: _____

Unilux Suite Solutions (hereinafter "Company") warrants this product against failure due to defect in materials or workmanship under normal use and maintenance as follows. All warranty periods begin on the date of original installation. If a part fails due to defect during the applicable warranty period, Company will provide a new part to replace the failed defective part at no charge for the part, as well as the labor to install the defective part. Except as otherwise stated herein, those are Company's exclusive obligations under this warranty for a product failure. This limited warranty is subject to all provisions, conditions, limitations and exclusions listed below in this document.

RESIDENTIAL APPLICATIONS:

This warranty is to the original purchasing owner and is transferable only to the extent and as stated in the Warranty Conditions and below. The warranty period is two (2) years. The warranty covers materials and labor to repair the fan coil due to defects on any stationary, mechanical, or electrical components.

WARRANTY CONDITIONS:

1. To purchase an extended warranty period please contact info@uniluxsolutions.com or 1-800-337-5967.
2. If the date of original installation cannot be verified, then the warranty period begins ninety (90) days from the date of product manufacture (as indicated by the model and serial number). Proof of purchase may be required at time of service.
3. Product must be installed properly and by a certified Unilux Suite Solutions installer.

5545 N. Northwest Highway, Chicago, IL 60630
P: 800-337-5967 | E: info@unilux.com
www.unilux.com

\$395

Payment options

30% down, 70% upon completion (No financing, no additional fee)

Example with
ONE \$5,900 fan coil unit

30% down: **\$1,770**
70% balance: **\$4,130**

30% down, remaining 70% upon completion spread across 12 equal monthly payments at 0% (\$300 admin fee)

Example with
ONE \$5,900 fan coil unit

30% down: **\$1,860**
70% balance: **\$361.66 x 12 months**

3rd-Party Financing through our banking partner, Regions Bank

- **9.99% APR for 60 monthly payments (subject to credit approval)**

Example with
ONE \$5,900 fan coil unit

0% down
60 monthly payments of \$125.33

Benefits of Fan Coil Unit replacement



Before



After



Improved Indoor Air Quality:

- Closed cell anti-microbial foam insulation
- Improved air flow and ventilation
- Existing microbial growth is remediated

New High Efficiency ECM Motor:

- Energy efficient
- Quieter operation

Reduced Risk of Flooding:

- Drain pan with a 3-sided angled design
- Flood sensor

Program summary

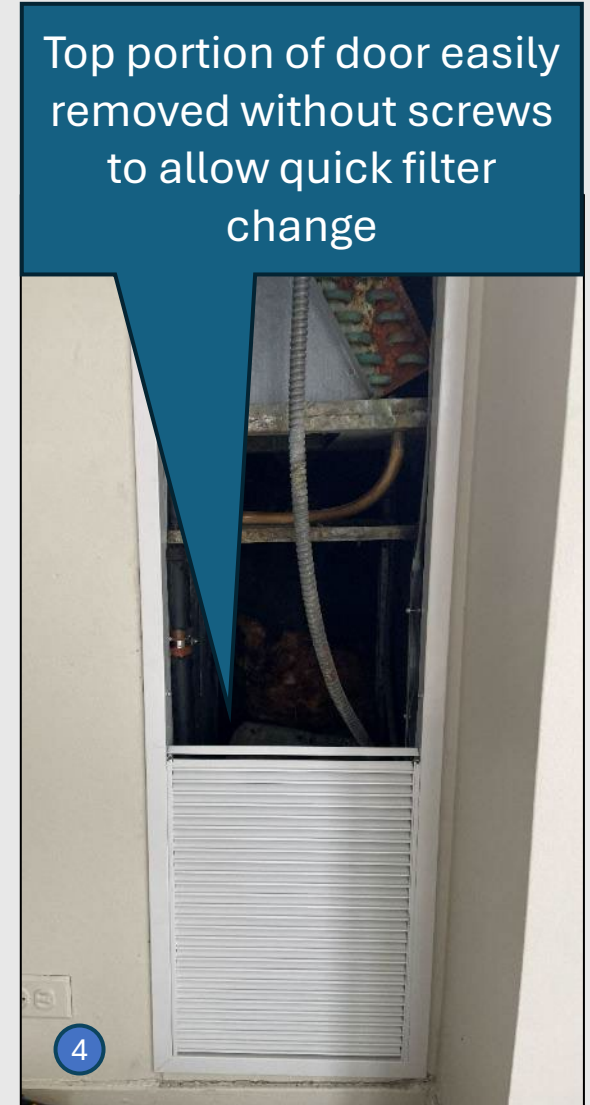
- Existing fan coils are 50+ years old, well past their useful life of 25 years.
- The fan coil units' current access panel is too small for the existing unit to be serviced and/or replaced.
- The deadline to sign up is **Sunday May 31st, 2026**
- OPTION 1 -- \$5,900 per fan coil unit system replacement (includes \$1,000 temporary manufacturer's discount).
- The fan coil unit replacement project target starts in August.
- OPTION 2 -- \$585 per fan coil access door replacement-ONLY. If you then choose Unilux to replace your FCU within 12 months of the door, we will subtract \$200 from your fan coil unit price (fan coil unit price subject to change).
- The access panel door-ONLY replacements begin in June.



www.uniluxpayments.com/2650nlakeview

Appendix

A closer look at Access Panel Door replacement



Access Door Replacement Callouts



If Unilux causes any damage, we will repair it

Old plaster can fall apart easily (not included)

Some owners have installed doors with larger trim or have caulked the edge



Access Door Replacement Callouts



Existing baseboard needed to be cut to fit access door (included)



Existing and new trim are similar size but some owners have installed custom panels that could leave a gap (not included)

Scope of Work for Fan Coil Unit System replacements at 2650 N. Lakeview

1. Remediation and Removal

- Protect floors and walls around fan coil with mats and plastic sheets
- Cover all existing supply grilles from the fan coil unit to ensure other rooms aren't affected
- Erect negative-pressure tent to prevent fiberglass, dust, and microbes from contaminating the suite
- Disconnect existing equipment from power and water supply
- Cut open wall to gain access to fan coil cabinet
- Further open wall to accommodate for the replacement of the fan coil access door (47"X14")
- Frame new door size, add baffle
- Remove original equipment and interior cabinet components including coil, blower, drain pan, fan housing, wiring, control box, and fiberglass insulation
- Remediation in accordance with Illinois Department of Health Indoor Air Quality guidelines

2. Supply and Install

- Install closed-cell foam anti-microbial insulation along cabinet walls and on existing piping
- Install two new branch line isolation valves
- Install false wall using sheet metal to cover existing risers inside cabinet
- Supply and install Unilux retrofit fan coil unit to match building existing specifications. Includes:
 - All stainless-steel components
 - Drain pan fully welded and positively sloped to center
 - ECM Motor, 600/800 CFM coil, 3 speed fan with Auto option, hoses, flood sensor, control box, wiring, aquastat, Honeywell TB8575 thermostat (option to upgrade), 3-way valve and actuator, and 14"X47" access door to cover wall cut out
- Reconnect system to power and shutoff valves
- 2-year parts and labor warranty (option to extend)



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Step 1:

Please enter desired quantity and model #s. To determine quantity and model #, please refer to the accompanying floor plan. **Please calculate the subtotal and deposit amount (teal columns) and the total deposit amount (green).**

Product	Quantity	Cost Per	Subtotal	Deposit %	Deposit Amount
Option 1 -- Fan Coil Replacement Model 600/800 CFM - 2650					
Includes New Access Door Panel		X \$5,900 =		X30%=	
Option 2 -- Access Panel Door Replacement ONLY					
Includes Complimentary Fan Coil Audit		X \$585 =		X30%=	
Ecobee Smart Premium Pro Thermostat Upgrade (Optional)		X \$275 =		X30%=	
Extended Warranty (Optional)		X \$395 =		X30%=	
Total					

Step 2:

Please choose a payment option:

- **Payment Option A:**

- 30% down payment required during sign-up period.
- Remaining 70% balance due upon completion.
- No Financing

- **Payment Option B:**

- 30% down payment required during sign-up period.
- Remaining 70% balance split across 12 equal monthly payments.
- Additional \$300 finance charge will be added to total cost. There is 0% interest.

- **Payment Option C (for purchases that include FCUs ONLY):**

- 0% down. 100% of financing through our banking partner, Regions Bank.
- Entire Cost of Fan Coil and Accessories purchase can be financed at 9.99%* for 5 years* (*subject to prevailing interest rates and credit approval).
- Unilux will contact you to provide further instructions.









UNILUX
suite solutions

Step 3.

Please complete the form below by **Sunday May 31st, 2026**

If paying by credit card: the deposit will be charged upon receipt. The balance will be charged after installation.

If paying by check: deliver a check for the deposit amount along with this form to the management office. We will call you to collect the balance after completion.

Name of Suite Owner(s):	
Installation Address:	2650 N. Lakeview
Suite #	
30% Total Deposit Amount (calculated on previous page in green column)	
Phone #	
Email Address:	
Payment Method: (Check or Credit Card)	<p><u>Credit Card</u>       <u>Check</u></p> <p><input type="checkbox"/> <input type="checkbox"/></p>
Payment Details: <i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i> <i>If you would like to leave your credit card details blank for privacy concerns, we can call you to take them over the phone.</i>	<p>Check #</p> <p>Credit Card Holder Name:</p> <p>Credit Card #</p> <p>Exp. Date:</p> <p>CVC Code:</p> <p>Billing Address for Credit Card:</p>
Owner's Signature:	
Date of Acceptance:	

Questions? Call or email us at

P. 800-337-3967 | **E.** info@uniluxsutesolutions.com