



## FAN COIL UNIT (in-condo HVAC systems) EDUCATIONAL EVENT FOLLOW UP

Dear Homeowners at 4343 N Clarendon,

Thank you to those who attended our educational event Thursday evening. We hope you were able to learn more about the state of the building's fan coil units and Unilux's options for potential replacement or preventative maintenance.

An FCU is the equipment that delivers your in-suite heating and cooling. The FCUs in your building are over 50 years old, well past their life expectancy of 25 years. They are owned by the homeowner, and maintaining, repairing, and replacing them is the homeowner's responsibility.

- If you wish to learn more about Unilux's custom design/engineered/manufactured fan coil unit retrofit replacements, please visit our dedicated website for the building at [www.uniluxpayments.com/4343clarendon](http://www.uniluxpayments.com/4343clarendon).
- There, you will find a copy of the presentation, the below recording of the educational event, and the spot to place orders. The deadline to place orders to take advantage of this phase of bulk manufacturing pricing is **Sunday October 25<sup>th</sup>**.
- **Preventative Maintenance:** If you're not interested in FCU replacement but want Unilux to do preventative maintenance on your existing fan coil unit(s), please call our office at 773-891-7565 or email [info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com). We will be doing Preventative Maintenance in your building the last Friday of each month. If you have an original unit, the cost will be \$100 per fan coil unit. Completing these on a specific day allows us to keep the cost of these low.



### Educational Event Zoom Recording

Zoom replay link

[https://us06web.zoom.us/rec/share/l1Lc2mR2DAjlvvFO6p\\_2kZH1X04e0ExEq0Ryh81zEtyEN8bLBiaA49MTSxo-YV4d.7aUAEIDCe4tNcmn8](https://us06web.zoom.us/rec/share/l1Lc2mR2DAjlvvFO6p_2kZH1X04e0ExEq0Ryh81zEtyEN8bLBiaA49MTSxo-YV4d.7aUAEIDCe4tNcmn8)

### About us

Unilux, established in 1972, is one of the largest manufacturers and installers of fan coils and heat pumps in North America. For more information, please visit [www.uniluxsuitsolutions.com](http://www.uniluxsuitsolutions.com) or contact us at [info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com).

The presentation will begin in a few minutes



# Fan Coil Unit (FCU) HVAC Educational Event

**4343 N. Clarendon**  
September 24, 2026  
6pm

# About Unilux



- Established in 1972
- Offices in Chicago, Toronto, and Maryland
- Design, Engineering, Manufacturing, Installation, and Service

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



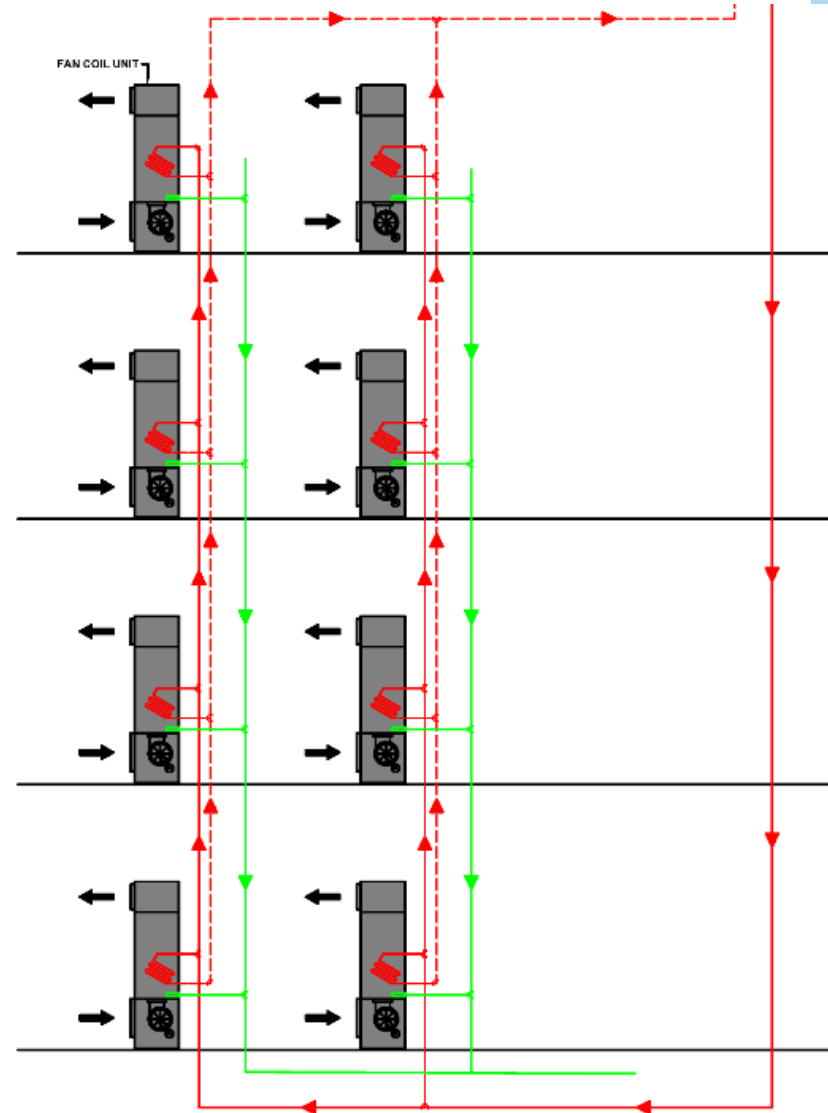
# Building System HVAC Overview

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

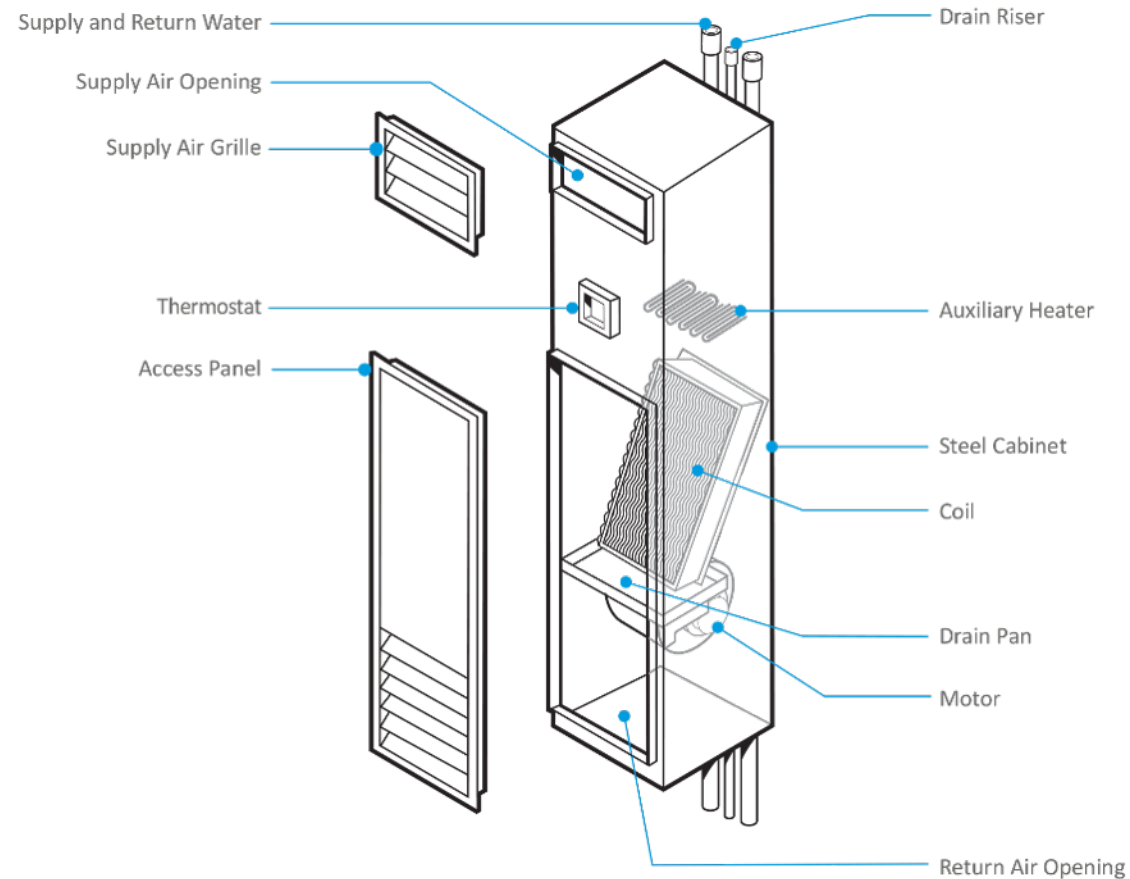
In the winter, a **boiler** produces hot water which is pumped throughout the building through a series of vertical pipes called **risers**.

In the summer, a **chiller** produces cold water pumped through the same risers.

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



# Existing 50+ year old Equipment **Overview**



# Risks with fan coils **over 30 years old**



Fiberglass deterioration



Leaks from compromised  
drain pans and coils



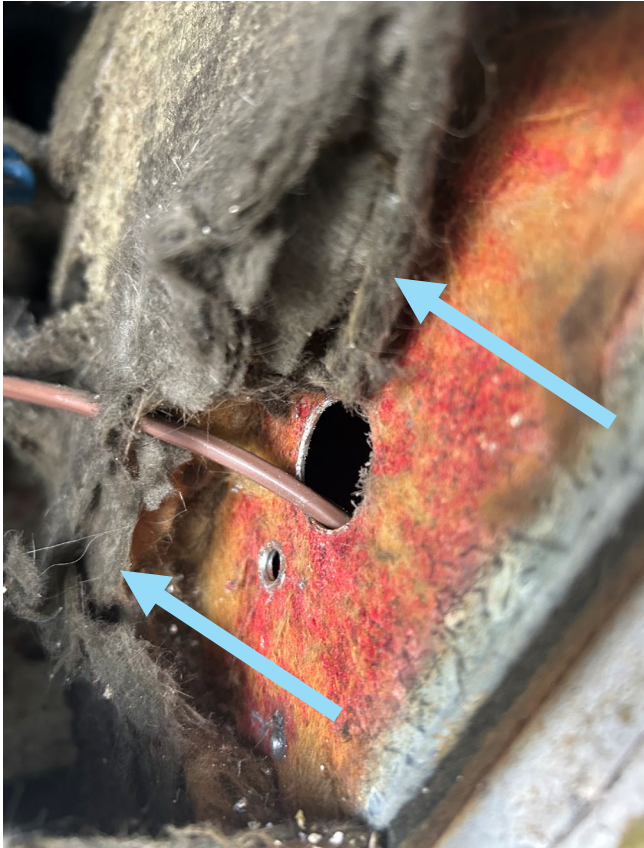
Microbial growth



Reduced air flow and  
efficiency



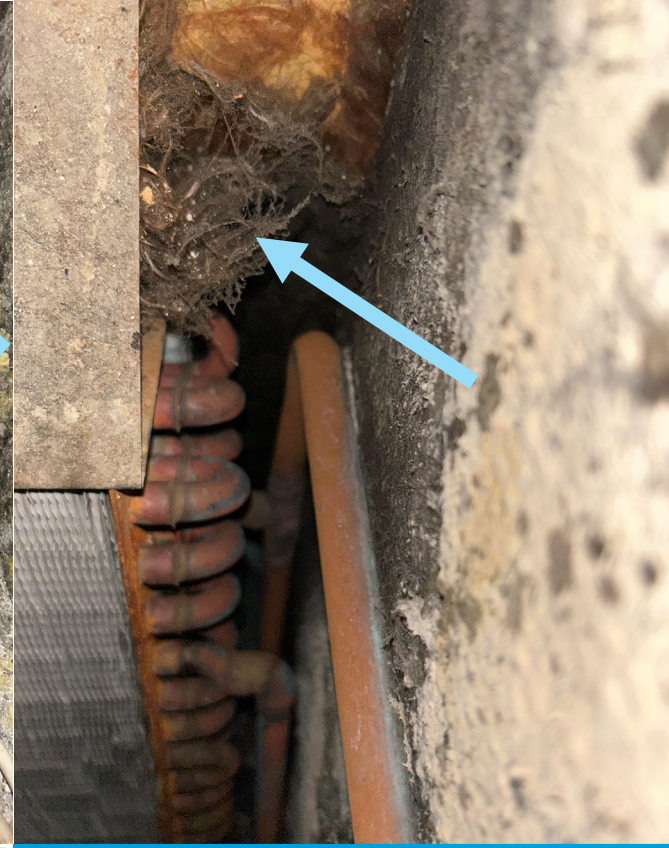
# Deteriorating fiberglass insulation



Cabinet Side Wall



Bottom of Cabinet

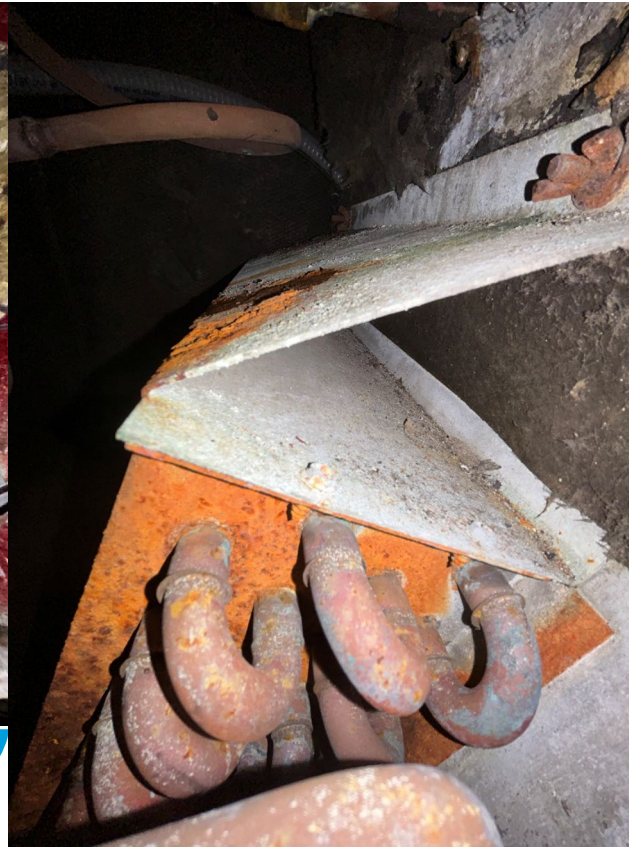


Cabinet Side Wall

# Increased Flood Risk



Rusting throughout



Rust on Coil and Side Walls



Valves should function in the event of a service emergency.

# Visible **microbial growth**



Microbial Growth throughout



Cabinet Side Wall



Cabinet Side Wall

# 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](mailto:chicago@emsl.com)

EMSL Order: 262508156  
Customer ID: ULUX23  
Customer PO:  
Project ID:

Attention: Gary Cwik  
Unilux Suite Solutions  
5545 N Northwest Highway  
Chicago, IL 60630

Phone: (872) 400-1508  
Fax:  
Collected Date:  
Received Date: 08/29/2025  
Analyzed Date: 09/03/2025

Project: 4343 N CLARENDON unit redacted

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

|                           |                 |  |  |  |  |
|---------------------------|-----------------|--|--|--|--|
| Lab Sample Number:        | 262508156-0001  |  |  |  |  |
| Client Sample ID:         | SAMPLE 1        |  |  |  |  |
| Sample Location:          | LR FCU          |  |  |  |  |
| <b>Spore Types</b>        | <b>Category</b> |  |  |  |  |
| Alternaria (Ulocladium)   | -               |  |  |  |  |
| Ascoosporia               | -               |  |  |  |  |
| Aspergillus/Penicillium++ | -               |  |  |  |  |
| Basidiospores             | -               |  |  |  |  |
| Bipolaris++               | -               |  |  |  |  |
| Chaetomium++              | -               |  |  |  |  |
| Cladosporium              | *High*          |  |  |  |  |
| Curvularia                | -               |  |  |  |  |
| Epicoecium                | -               |  |  |  |  |
| Fusarium++                | -               |  |  |  |  |
| Ganoderma                 | -               |  |  |  |  |
| Myxomycetes++             | -               |  |  |  |  |
| Pithomyces++              | -               |  |  |  |  |
| Rust                      | -               |  |  |  |  |
| Scoptariopsis/Microascus  | -               |  |  |  |  |
| Stachybotrys/Memnoniella  | -               |  |  |  |  |
| Unidentifiable Spores     | -               |  |  |  |  |
| Zygomycetes               | -               |  |  |  |  |
| Penicillium/Talaromyces   | *High*          |  |  |  |  |
| Hyphal Fragment           | -               |  |  |  |  |
| Insect Fragment           | -               |  |  |  |  |
| Pollen                    | -               |  |  |  |  |
| Fibrous Particulate       | Medium          |  |  |  |  |

Category: Count/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.

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



Andrei Poluchowicz, Microbiology Technical Manager  
or other Approved Signatory

# 4-step replacement **process**

1. Unable to Access  
FCU through  
narrow opening



2. Wall cut to standard  
height. Old Insulation  
removed



3. Cabinet cleaned and  
reinsulated

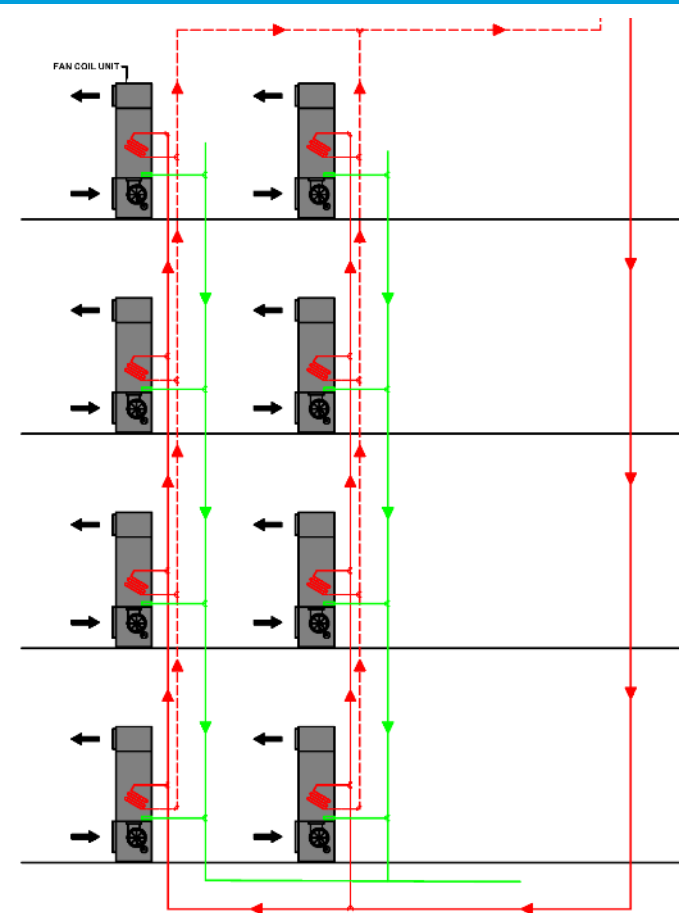


4. New FCU, Thermostat  
and Door Installed



# Isolation **Valve** Replacement

## Valve Replacement



- 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.



# Wall cut, fan coil **removal,** **remediation, reinsulation**

## FCU Removal and Remediation

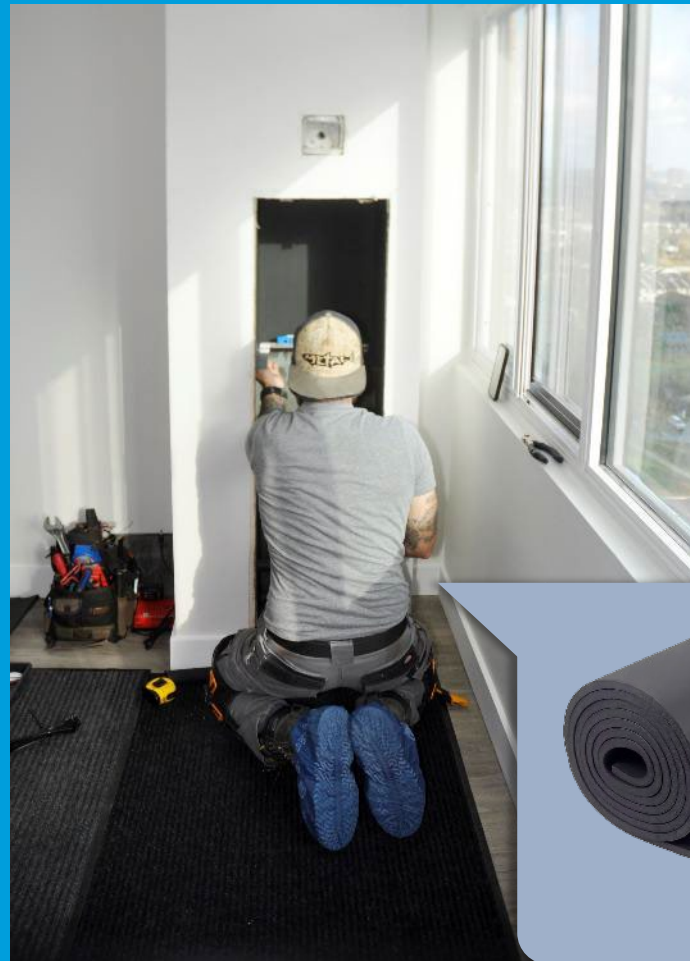


- Floor coverings provided
- Illinois Department of Health guidelines followed
- Negative pressure containment tent protects the indoor environment
- Technician in full hazmat suit and respirator
- Waste bagged and removed
- Residents are safe to be inside the condo throughout the installation

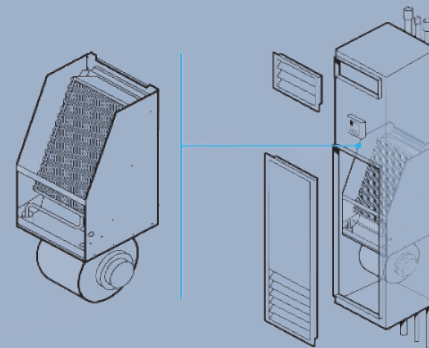
# Fan coil **installation**



## Installation

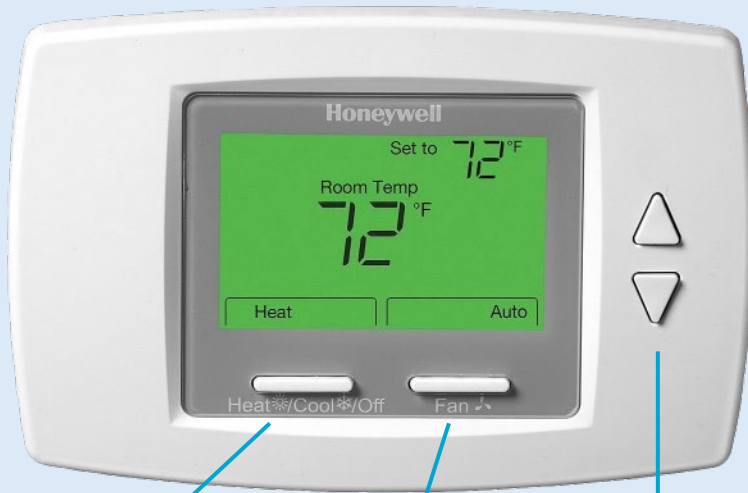


- Entire process takes approximately 1.5 to 2 consecutive business days.
- Unilux will schedule your fan coil unit installation with you personally. However, **isolation valve replacement must be done on the day your riser is drained.**
- Please ensure you contact Unilux Suite Solutions directly with any questions about the product, scheduling, installation, and service. The 4343 N. Clarendon property management and engineering teams do not have any of this information.



# New included **Thermostat**

Included Honeywell TB8575A1000



Heat / Cool /  
Auto / Off

Fan speed

Temperature  
Up/Down



# 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



**\$285**

## 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](http://www.uniluxsolutions.com/warranty)

Model No./Serial No. \_\_\_\_\_

Date of Installation (MMDDYYYY): \_\_\_\_\_

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](mailto:info@uniluxsolutions.com) or 1-800-337-3967
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.

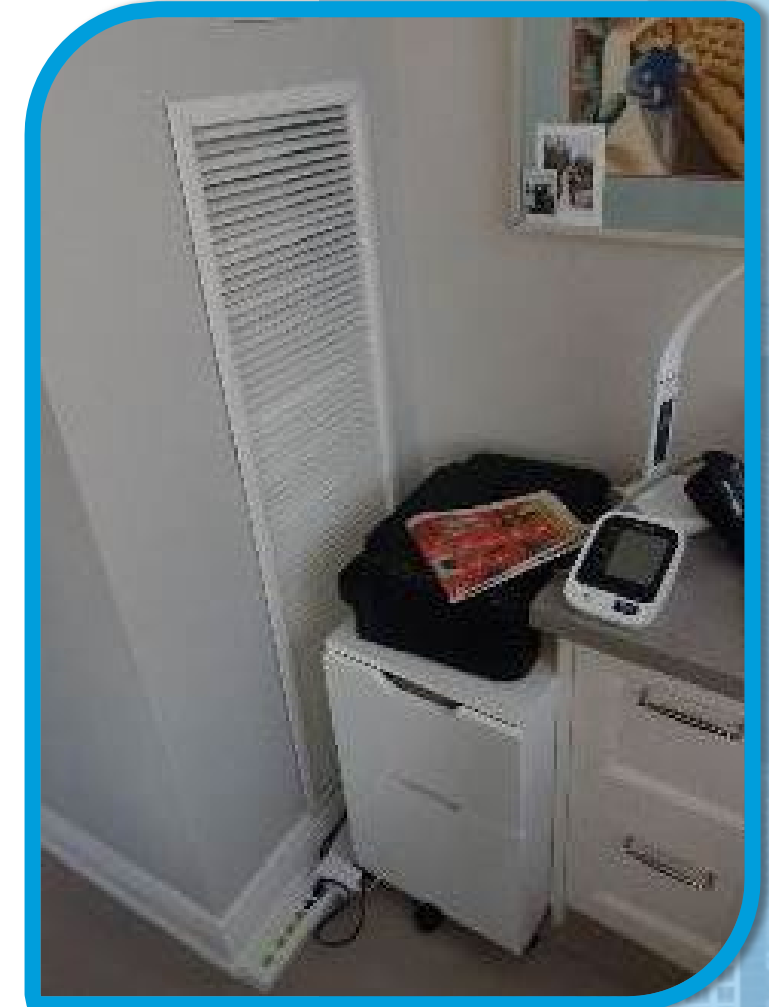
5545 N. Northwest Highway, Chicago, IL 60630  
P: 800-337-3967 | E: [info@uniluxsolutions.com](mailto:info@uniluxsolutions.com)  
[www.uniluxsolutions.com](http://www.uniluxsolutions.com)

**\$395**

# How to **prepare for** **Unilux** technicians

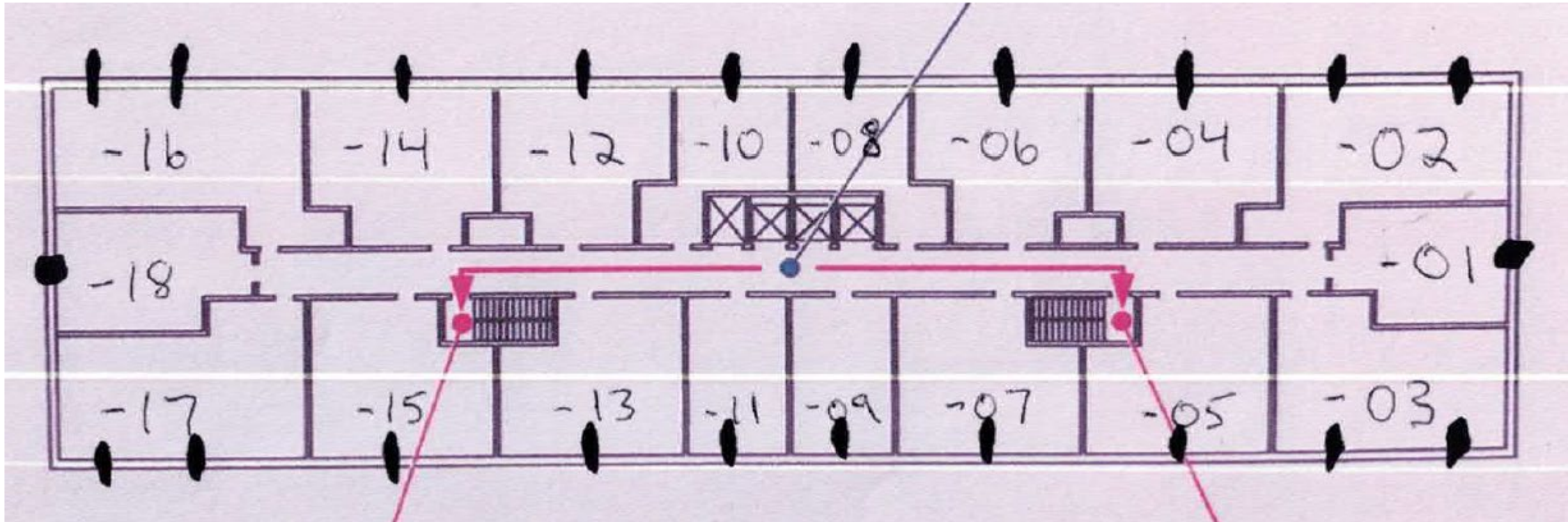


- Clear path from the door to the fan coil unit wide enough (3' +) to fit a technician and their tools.
- Remove any pictures or wall mounted items in both rooms front and back of the fan coil unit.
- We require a 4' x 6' working area in front of the fan coil but understand walls and windows can get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



How many **FCUs** do I have?

| Condo Number ends in...          | # of FCU |
|----------------------------------|----------|
| Corner units: -02, -03, -16, -17 | 2        |
| All others:                      | 1        |



# Next steps

1

## **Signing up**

The sign-up process

2

## **Financing**

Options

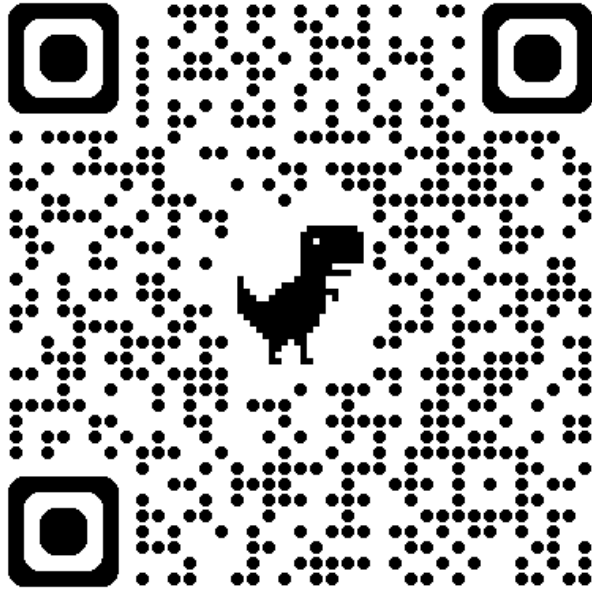
3

## **Benefits**

Benefits of replacement

# Owner Participation Program

- Order here:



[www.uniluxpayments.com/4343clarendon](http://www.uniluxpayments.com/4343clarendon)

**Cost: \$6,700** for complete FCU system replacement

**Timing:** Deadline to sign up for replacements is **Sunday October 25, 2026.**

**Commencement:** Work begins in March 2027.



A screenshot of a web browser showing the Unilux Fan Coil Registration Page for 4343 Clarendon. The page has a white header with the Unilux logo on the left, the price "\$6,700.00 1 item" in the center, and a shopping cart icon on the right. Below the header is a large image of a modern building with a white overlay containing the text "4343 Clarendon". The main content area has a light blue background with the heading "Welcome to the Fan Coil Registration Page for 4343 Clarendon". Below this, there is a paragraph stating "Unilux is pleased to offer replacement fan coils and accessories for residents at 4343 Clarendon." followed by contact information: "For any questions, feel free to contact us by phone at 800-337-3967, email at: administrator@uniluxsuitsolutions.com". To the right of this text is a small Unilux logo and a link "For more information (Click here)". Below the contact information is a section titled "What is a fan coil?" with a paragraph explaining that fan coil units are HVAC systems commonly found in high-rise residences, offering zoned climate control. This is followed by another paragraph stating that fan coils consist of two critical components – a fan and a coil, and they function by drawing room air through a filter, then passing it over a coil containing heated or chilled water, adjusting the air temperature. The final paragraph states that this process not only regulates temperature based on thermostat settings but also filters and circulates the air, enhancing indoor air quality. At the bottom of the page, there is a diagram of a fan coil unit with labels: "Supply and Return Water", "Supply Air Opening", "Supply Air Grille", "Thermostat", "Access Panel", "Drain Riser", and "Auxiliary Heater".

# Using the portal – Step 1

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

| Products | Price | Quantity | Add To Cart |
|----------|-------|----------|-------------|
|----------|-------|----------|-------------|

|                                                                     |            |   |             |
|---------------------------------------------------------------------|------------|---|-------------|
| Fan Coil Unit - Unilux Retrofit Replacement System - 4343 Clarendon | \$6,700.00 | 1 | Add To Cart |
|---------------------------------------------------------------------|------------|---|-------------|

| Optional Accessories | Price | Quantity | Add To Cart |
|----------------------|-------|----------|-------------|
|----------------------|-------|----------|-------------|

|                                     |          |   |             |
|-------------------------------------|----------|---|-------------|
| Ecobee Smart Thermostat Premium Pro | \$249.00 | 1 | Add To Cart |
|-------------------------------------|----------|---|-------------|

|                                                                           |          |   |             |
|---------------------------------------------------------------------------|----------|---|-------------|
| Additional 3-Year Warranty (5-Year Total Warranty) for 1 Fan Coil - \$375 | \$375.00 | 1 | Add To Cart |
|---------------------------------------------------------------------------|----------|---|-------------|

Proceed To Cart

# Using the **portal** – Step 2

## Installation Address?

Onsite contact first name \*

Onsite contact last name \*

Onsite Phone number \*

Onsite Email \*

Country / Region \*

United States (US)

Street address \*

Suite \*

City \*

Zip Code \*

State \*

## Billing details

[Copy Installation Address](#)

First name \*

Last name \*

## Your order

| Product                                                                    | Subtotal   |
|----------------------------------------------------------------------------|------------|
| Fan Coil Unit - Unilux Retrofit Replacement System<br>- 4343 Clarendon × 1 | \$6,700.00 |
| Subtotal                                                                   | \$6,700.00 |
| Total                                                                      | \$6,700.00 |
| Deposit to pay now                                                         | \$2,010.00 |
| Future payments                                                            | \$4,690.00 |

☒ Pay Deposit
 ☐ Full Amount

☒ 30% deposit and 70% on completion  
☐ 30% deposit and remainder over 12 months

☒ Credit Card
 





Billing address needs to be same as credit card address

Card Number \*

Expiration (MM/YY) \*

Card Security Code \*

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



## 4343 N. Clarendon: Fan Coil Sign Up Form

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

To sign up, please order here [www.uniluxpayments.com/4343clarendon](http://www.uniluxpayments.com/4343clarendon) (preferred) or complete the below form and mail to Unilux Suite Solutions. Payments will be processed upon receipt.

### Step 1:

Please enter your desired quantity for each product. Please calculate the quantity and deposit amount (blue columns).

| Product                                      | Quantity | Cost Per    | Subtotal | Deposit | Deposit Amount |
|----------------------------------------------|----------|-------------|----------|---------|----------------|
| Fan Coil Unit Replacement- 4343 N. Clarendon |          | x \$6,700 = |          | X30%=   |                |
| Ecobee Premium Thermostat (OPTIONAL)         |          | x \$285 =   |          | X30%=   |                |
| Additional 3-Year Warranty (OPTIONAL)        |          | x \$395 =   |          | X30%=   |                |
| Total                                        |          |             |          |         |                |

### Step 2:

Please choose a payment option:

- **Payment Option 1:**
  - 30% down payment required prior to installation.
  - Remaining 70% balance due upon completion.
- **Payment Option 2:**
  - 30% down payment required prior to installation.
  - Remaining 70% balance split across 12 equal monthly payments beginning upon completion.
  - Additional \$300 finance charge will be added to total cost. There is zero % interest.

### Step 3:

Please complete the form below and mail to Unilux Suite Solutions. The deadline to sign up for the bulk discount rate is **Sunday October 25<sup>th</sup>, 2026.**

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



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

|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Suite Owner(s):                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Installation Address:                                                                                                                                                                                                                                                                   | 4343 N. Clarendon Avenue, Chicago                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Suite #                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 30% Deposit Amount (calculated on previous page)                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Phone #                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Email Address:                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Payment Method:<br>(Check or Credit Card)                                                                                                                                                                                                                                               | <div>Credit Card        Check</div> <div><input type="checkbox"/></div> <div><input type="checkbox"/></div> |
| Payment Details:<br><i>If paying by check, please make check payable to "Unilux Suite Solutions". Payment must be included at time of order.</i><br><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> | <div>Check #</div> <div>Credit Card Holder Name:</div> <div>Credit Card #</div> <div>Exp. Date:</div> <div>CVC Code:</div> <div>Billing Address for Credit Card:</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Owner's Signature:                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Date of Acceptance:                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

# Payment options



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

Example with  
**ONE \$6,700 fan coil unit**

30% down: **\$2,010**  
70% balance: **\$4,690**

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

Example with  
**ONE \$6,700 fan coil unit**

30% down: **\$2,100**  
70% balance: **\$408.33 x 12 months**

**3<sup>rd</sup>-Party Financing through our banking partner, Regions Bank**  
• **9.99% APR\*\*\* for 60 monthly payments (\*\*subject to credit approval\*\*)**

Example with  
**ONE \$6,700 fan coil unit**

**0% down**  
**60 monthly payments of \$142.32**

# Benefits of Fan Coil Unit replacement



Before



After



## Improved Indoor Air Quality:

- Closed cell anti-microbial foam insulation lines cabinet and piping
- Improved air flow and ventilation
- Any existing microbial growth is removed

## 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 30 years.
- The deadline to sign up for FCU replacement is **Sunday October 25, 2026**. Sign up at [www.uniluxpayments.com/4343clarendon](http://www.uniluxpayments.com/4343clarendon)
- The fan coil unit replacement project will begin in **March 2027**.
- Cost is \$6,700 per FCU.
- Direct any questions to Unilux at 773-891-7565 or [info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com).



[www.uniluxpayments.com/4343clarendon](http://www.uniluxpayments.com/4343clarendon)

[info@uniluxsuitsolutions.com](mailto:info@uniluxsuitsolutions.com)

Unilux Chicago Office **312-891-7565**

# Access Panel Door Replacement **Visual**

