

# Shipshape Property

Full service Commercial and Residential Property Assessment

8415 SE 33rd Ave., Portland, OR, 97222

Office: 503-679-7184

## PROPERTY CONDITION REPORT

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### INSPECTION ADDRESS

1006 SE Grand Ave., Portland, OR,

### INSPECTION DATE

9/22/2008 at 6:41 PM

### REPRESENTED BY

Soem Agent



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

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Inspection Address: 1006 SE Grand Ave., Portland, OR,  
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## General Information

**Property Photo:**



**Inspection Address:** 1006 SE Grand Ave.  
Portland, OR

**Inspection Date:** 9/22/2008 at 6:41 PM

**Represented By:** Soem Agent  
Portland,

# Shiphape Property

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Office: 503-679-7184

### Executive Summary

Overall the condition of this structure, it's associated land and hard scape, equipment and ancillary systems are in serviceable condition. There are some defects that call for immediate attention. There are some maintenance and preventive maintenance issues that call for attention in a timely manner. There are many items noted in this report that individually do not account for major expenditures to bring about their correction. However, sweeping changes taken on all at once can be significant. Some of the items brought forth in this report may be non consequential within the confines of potential renovation to the property. Regardless, this inspection and report address the condition of the property in it's present condition and issues of functionality, serviceability, and safety in it's current condition. The big ticket items are estimated as part of a full inspection, and this service is considered by most of my clients to be the most valuable. However, cost analysis and projections cannot be included in this limited "Flat Rate" Commercial inspection because of time constraints. This can be undertaken at an additional fee that would have to be discussed. Many of the individually smaller items are however, very necessary for the safe practical use of this facility.

Please be advised, although there are some structural concerns brought forth, this is a 101 year old building and it has "stood the test of time". There is no particular reason to assume it will not continue to serviceable as long as it is maintained in a timely fashion.

Some of the items discussed my be addressed by plans to renovate or change usage. Others may be more practically addressed within the scope of upgrades and renovation. However, the scope of my inspection and reporting is to address the current condition of the property and what may be needed to preserve it, as is for the immediate future.

I will make myself available to further explain or elaborate on any information set forth in this report. I will also make myself available to meet with the buyer, seller and/or their representatives to facilitate the clarification and repercussions of these findings.

Please feel free to contact me at any time.

Sincerely,

Inspection Address: 1006 SE Grand Ave., Portland, OR,  
Inspection Date/Time: 9/22/2008 at 6:41 PM

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Scott Harris  
Chief Inspector  
Shipshape Property

Inspection Address: 1006 SE Grand Ave., Portland, OR,  
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## Arcoa building: General Information

**Building Address:** 1006 SE Grand Ave.  
Portland, OR

**Structural Details:** Floors ..... 4  
Style ..... Multi use Retaill combo  
Orientation ..... West  
Construction Type ..... Masonry  
Approx. Year Built ..... 1907  
Approx. Area ..... 17,550

**Weather Conditions:** General Conditions ..... Clear / Dry  
Temperature ..... 60's  
Humidity ..... 60%

## **Arcoa building: Multi Unit Site**

### **Environmental Issues**

#### **Mold Contamination**

##### **General Comments**

###### *Informational*

- 1.1.1 Mold is a microorganism comprised of tiny seeds, or spores, that are spread on the air, come to rest, and feed on organic matter. Mold has been in existence throughout human history and takes different forms, many of which are benign, like mildew. Some that are characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others that are characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Nevertheless, mold can appear as though spontaneously at any time, so it is essential to monitor all building surfaces. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, we categorically recommend having buildings tested as a prudent investment in environmental hygiene. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," which is available on their web site: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

### **General Topography**

#### **Grading**

##### **General Comments**

###### *Informational*

- 1.1.2 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

#### **Flat & Level Pad**

###### *Informational*

- 1.1.3 The building is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

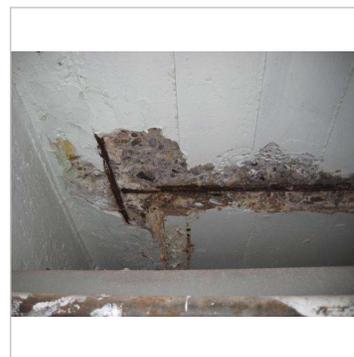
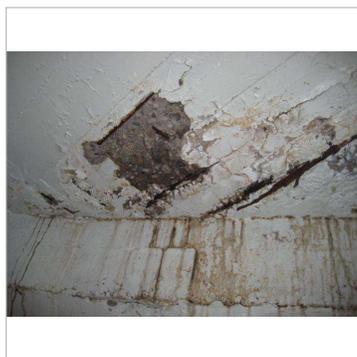
## Int. & Ext. Elevations

### Needs Service

- 1.1.4 There are areas of interior space below grade, which will be susceptible to moisture intrusion. There is evidence of intrusion at this time. This is obviously a condition of the building itself and will remain an ongoing maintenance issue. These problems may worsen with time and ultimately require more drastic measures than simply coping with the water as is the current method. However, you may also wish to have a second opinion.

There is a section of basement area under the sidewalk that is subject to moisture intrusion and the result of water cascading down the walls and through the concrete is evident on the walls and ceiling. In the ceiling areas there is concrete southing off and cracking in some places. The steel re enforcement within the concrete is exposed and is quite deteriorated by corrosion. As this is an ongoing process, the steel re enforcement yet encapsulated by the concrete may be deteriorating as well and the structural integrity is likely suffering. There is no real way to determine the extent of the damage without "coring" the concrete and that would also weaken it.

The final analysis here is this; This condition has likely existed since the structure was built and it is currently structurally sound 101 years later. However, at some point in the future, the integrity of the reinforced concrete in this area will be compromised and will require repair. You may wish to engage the services of a structural engineer to advise you as to this condition further.



- 1.1.5 There is evidence of moisture intrusion within the building

- 1.1.6 The basement could be subject to moisture intrusion, and the presence of salt crystal formations on the basement walls confirms that moisture does reach this area. This is obviously a negative condition that could be difficult and costly to correct. Nevertheless, you should seek the counsel of a grading and drainage contractor, ask the sellers what they know about this, keep any storage items isolated from the walls and floors, and monitor the basement during heavy rains.

## **Drainage**

### **Drainage Mode**

#### *Informational*

- 1.1.7 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

### **Drains & Swales**

#### *Informational*

- 1.1.8 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

#### *Needs Service*

- 1.1.9 The drainage swales need to be cleaned, and kept clean as part of the regular maintenance service.

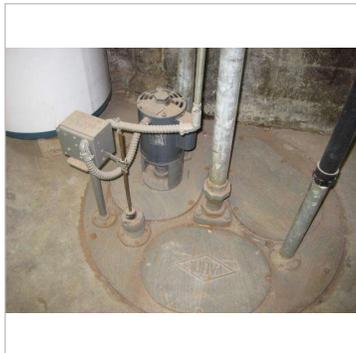
### **Sump Pumps**

#### *Informational*

- 1.1.10 The basement could be subject to moisture intrusion, and is equipped with a float activated sump pump, which should be periodically monitored, and particularly before each rainy season. However, it is obviously better to handle moisture before it enters a building, which may not be feasible at this point. Therefore, keep all storage items in this area isolated from the floor and walls, and continuously monitor the area.

*Needs Service*

- 1.1.11 The sump pump in the basement does not have ground fault protection, and should be upgraded as soon as possible to have this essential safety feature.



## **Parking Facilities**

### **Ground Level**

#### **Parking Spaces**

*Needs Service*

- 1.1.12 Based on occupancy status, the current parking space should be adequate. There are 28 parking spaces.

#### **Surface Condition**

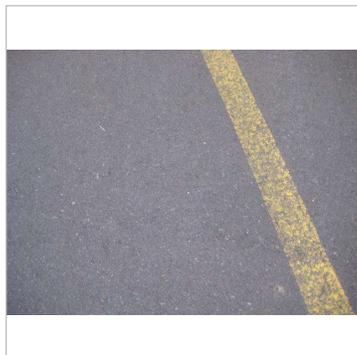
*Informational*

- 1.1.13 The parking surfaces have been evaluated and found to be in serviceable condition. However, the parking area (10,000sq/ft.) is due for seal service. This will insure it's continued service for some time. Otherwise is will begin to break down. Even now, there is some loosening of the surface gravel and cracking of the material.



*Needs Service*

- 1.1.14 The parking stripes are worn and not as distinct as they could be, and should be scheduled for service. The stripes should be painted when the surface is sealed.



- 1.1.15 Asphalt surfaces are not as durable as concrete ones

**ADA Compliant**

*Informational*

- 1.1.16 Based on current occupancy status, the handicapped parking should be adequate. However, there should be a sign marking the space as well as surface marking. If occupancy changes, the requirements for handicap parking could be increased.

**Hardscape**

**Loading Docks**

**Barrier Walls**

*Informational*

- 1.1.17 The barrier walls are in acceptable condition, and do not need to be serviced at this time.

**Dock Cushions**

*Informational*

- 1.1.18 The dock cushions are functional, and in acceptable condition.

**Asphalt Paving**

**Driveways**

*Informational*

- 1.1.19 The driveway is in acceptable condition.

*Needs Service*

- 1.1.20 Asphalt surfaces are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service. There are predictable cracks. The asphalt surfaces throughout the facility are soon due for sealant maintenance.

## Walkways

### *Informational*

1.1.21 The walkways are in acceptable condition.

### *Needs Service*

1.1.22 The walkways are variously damaged and should be repaired or replaced. There are cracks in the sidewalk across the front of the building on the West side. The sealant in these cracks is due to be serviced. This is the likely source of much of the water intrusion in the basement area. This will prove to be an ongoing maintenance issue with the property.



## Signage

### Elevated sign

#### Sign

### *Informational*

1.1.23 Signs in servicable condition.

## Structural

### Foundation Type

#### Raised Over Basement

##### General Comments

###### *Informational*

- 1.1.24 The building has a foundation raised over a basement. Such foundation types permit access, and provide a convenient area for storage and mechanical rooms and the distribution of water pipes, drain pipes, vent pipes, conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the building onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to ASTM standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

##### Method of Evaluation

###### *Informational*

- 1.1.25 We evaluated the raised foundation by accessing the basement and the related space.

##### Specific Observations

###### *Needs Service*

- 1.1.26 The foundation was constructed before the nineteen-twenties and would be costly to retrofit to meet current standards, and which could mean rebuilding it. The concrete that was used at the time was a poorer quality that has a tendency to soften and deteriorate due to its lime content. Also, the dimensions of the footings were less, and therefore simply adding bolts to soft undersized footings may add some seismic value but nothing that would approach current standards.

The above statement is general and should not be taken out of context. Concrete historically used in this area was of a much higher grade than that used elsewhere. Seismic issues are not considered by most to be a significant hazard in this region and few owners elect to seismically retrofit their buildings. The only detriment is that it can be difficult to obtain "earthquake insurance" on the property without this upgrade. There are obviously many old buildings in the area, and from experience very few have been retrofitted. If this is something that concerns you, obtain a bid from a specialist or general contractor who can do this work if you wish to consider this cost in the financing. We will be happy to provide a recommendation for you.

## **Structural Framework**

### *Informational*

- 1.1.27 The structure is comprised of reinforced concrete supported by steel framing and concrete shear walls.

## **Floor Framing**

### *Informational*

- 1.1.28 The intermediate floor framing is in acceptable condition. There may be some deviations from plumb, level, etc, but none that has structural significance.

## **Superstructure**

### **Roof Type**

#### **Wood Framed**

### *Informational*

- 1.1.29 The roof is conventionally framed, with wood rafters, purlins, etc.

## **Building Envelope**

### **Cladding**

#### **Brick**

#### **General Comments**

### *Informational*

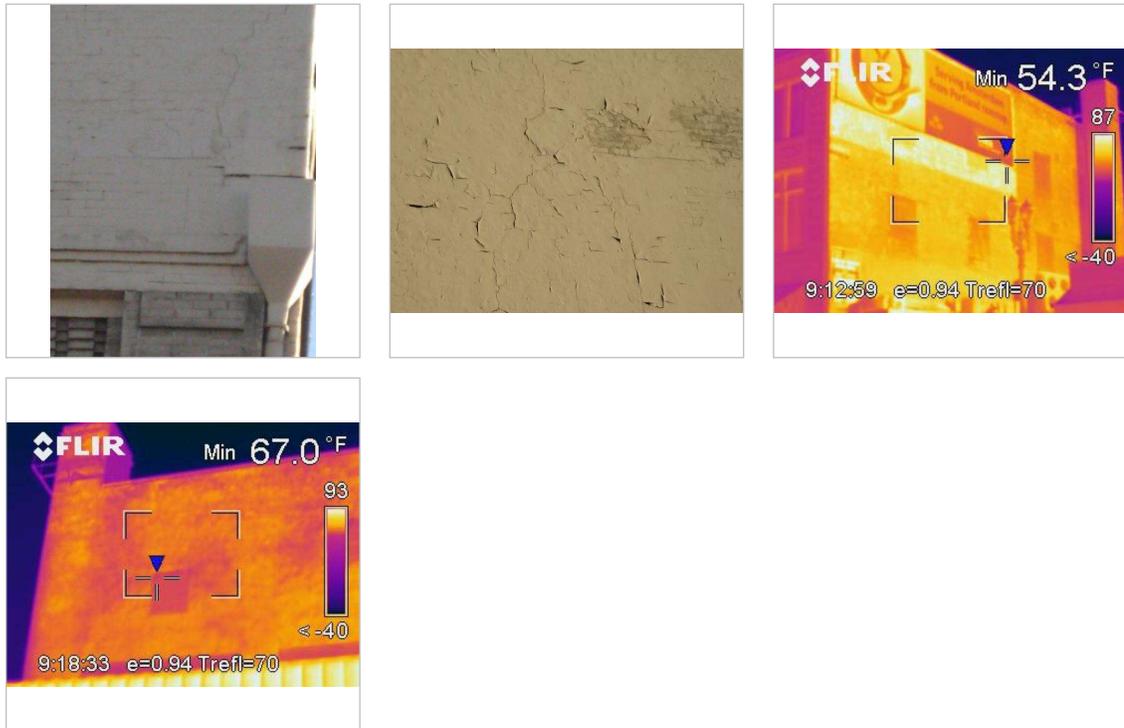
- 1.1.30 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

### Specific Comments

#### Informational

- 1.1.31 The building walls consist of bricks that are in generally acceptable condition. The surface bricks at the front are newer and in good condition. The upper portion of the front and the rest of the building consists of brickwork that is covered in some areas with plaster and painted all over. There are several layers of paint and many areas where the paint is blistering off. Many areas of the surface had blistering paint that was subsequently painted over without proper surface preoperation. The building exterior cladding surface is near the pint where it will require repainting. If the paint/seal surface is not maintained, it will hasten the deterioration of the brickwork and mortar holding it together. There are some areas that require some work now but they are actually very few.

Thermal imaging analysis shows that where the paint surfaces are deteriorated, there is a different thermal pattern. This too is hastening the deterioration of the painted surface protecting the old underlying brickwork.



## Concrete

### Concrete Envelope Sections

*Needs Service*

- 1.1.32 Base areas are deteriorated. There are concrete "trim" sections at the base of the building that are deteriorated. They have been "caulked" for repair but these repairs are inadequate and coming apart. The damaged areas should be cut out and re-formed.



## Thermal Imaging Analysis

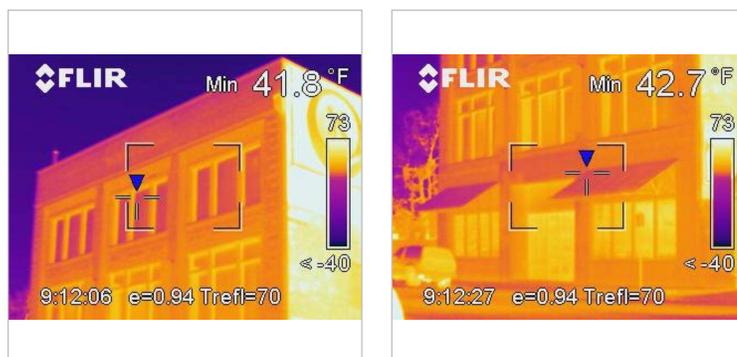
### Moisture Intrusion Scan

*Informational*

- 1.1.33 **Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.**

A thorough Thermal Imaging moisture scan was conducted and analyzed of the structure. All exterior walls, soffets and trim areas were scanned from the exterior and interior. The entire roof envelope was scanned from the attic interior and the crawlspace area was also scanned and analyzed. All suspect areas were also checked with an electronic, non destructive moisture meter. In all of the tested areas, there was no evidence of moisture intrusion found at the time of the inspection except where otherwise noted.

The scan was conducted with a FLIR High resolution E320 IR Camera, Calibrated 11/30/2007.



## **Openings**

### **Ingress & Egress**

#### **General Comments**

##### *Informational*

- 1.1.34 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999.

#### **Doors**

##### *Needs Service*

- 1.1.35 The main building doors were examined, and found to be in acceptable condition. The door trim all needs paint service.

#### **Windows**

##### *Informational*

- 1.1.36 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the structure, and particularly if it is furnished. We do test every unobstructed, accessible window to ensure that at least one facilitates an emergency exit where needed.

#### **Rollup Doors**

##### *Informational*

- 1.1.37 The roll up doors are in acceptable condition. They are new.

#### **Stairwells**

#### **Lights**

##### *Needs Service*

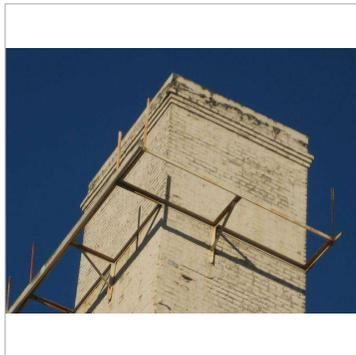
- 1.1.38 Emergency lights that illuminate the stair risers not installed. This is only for the upper level leading to the 3rd floor.

## Balconies

### Standing Surfaces

#### *Needs Service*

- 1.1.39 The chimney balcony or walkway needs to be serviced for the reasons indicated. The standing surface and guardrail are completely gone. The remaining structure should be rebuilt or removed.



- 1.1.40 The balconies needs to be serviced or evaluated for the following reasons: The decks all need stain/seal service. The guardrails/walls need stain or paint service.

## Entry

### components

#### *Needs Service*

- 1.1.41 Entry components need service. There are some deteriorated grout areas at the main West side entry. Along the base at the sidewalk and up the edge (this is not extensive but does require service or it will worsen and tile can come loose).



## Fire Exit

### Structure

*Needs Service*

- 1.1.42 The structure needs to be serviced for the reasons indicated; The paint surface is compromised and the metal is rusting in some areas to the extent that the structural integrity may become deficient soon if not corrected. The fire escape should be cleaned and repainted after welding any damaged areas.

The access window on the 2nd floor needs service.



## Trim

### building trim

#### wood trim

*Needs Service*

- 1.1.43 The wood trim, around the windows is weathered and has dry rot in several areas. The worst offenders are the center windows on the West side of the building. Some of the wood will need to be replaced and most of it, like the building itself is due for paint service.



## Roofing

### Specific Roof Type

#### Flat or Built-Up

##### General Comments

*Needs Service*

- 1.1.44 Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained. This is important, because our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history, and then schedule a regular maintenance service. This roof is covered with rolled roofing sections.

##### Method of Evaluation

*Informational*

- 1.1.45 We evaluated the roof and its components by walking its surface.

##### Estimated Age

*Informational*

- 1.1.46 The roof appears to be approximately 10 to 12 years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

##### Specific Comments

*Informational*

- 1.1.47 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. However, there are some service items that will affect this roof and although it is in apparently good condition for its age, its age is approaching the end of its typical service life and it does have specific deficiencies.

*Needs Service*

- 1.1.48 The roof is layered, which is never sensibly recommended because it reduces the design life of the new roof. This has been done in a localized "problem" area. This is at best a temporary repair, expect this area to be an ongoing maintenance issue until the entire roof surface is replaced.



- 1.1.49 The roof material is built up composition rolled roofing.

**Metal Flashings**

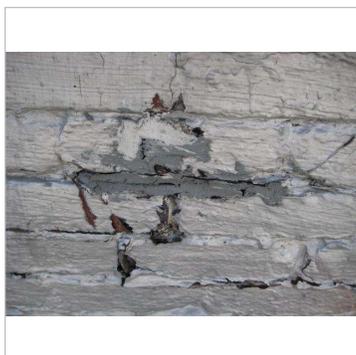
*Informational*

- 1.1.50 The flashings appear to be in acceptable condition.

**Parapet Walls**

*Needs Service*

- 1.1.51 The parapet walls are in overall acceptable condition. They do need some maintenance. There is some damage to the seal surface on the interior. This will be ongoing maintenance and is typical.



## Scuppers & Drains

### *Needs Service*

- 1.1.52 The scuppers roof drains and the drainage channels are in acceptable condition. However, without water it is difficult to judge whether they are correctly pitched to direct water into the drains, but they should function as they were intended. There is a downspout that needs to be serviced. It has been patched with sheet metal but the lower section is corroded away and will allow drainage onto the adjacent sidewalk.



- 1.1.53 The drains and scuppers need to be cleaned and serviced to drain properly.



## Metal Tile or Panels

### **General Comments**

#### *Informational*

- 1.1.54 The warehouse addition at the rear is metal and has a metal roof.

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on, but some can be damaged by careless foot-traffic, and it is essential for service personnel to wear soft shoes and to tread directly in the pan and not across the tile. As with other pitched roofs, many metal roofs are dependant on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you should request the installation permit, which could include a warranty or guarantee.

### **Method of Evaluation**

#### *Informational*

- 1.1.55 We evaluated the roof and its components by walking its surface.

### **Estimated Age**

#### *Informational*

- 1.1.56 The roof appears to be approximately twelve to fourteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

### **Specific Comments**

#### *Informational*

- 1.1.57 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

### **Metal Flashings**

#### *Needs Service*

- 1.1.58 The flashings appear to be in acceptable condition.

### **Gutters & Drainage**

#### *Informational*

- 1.1.59 The gutters and drainage system are in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

## **Electrical**

### **Single Phase Power**

#### **Sub Panels**

##### **General Comments**

#### *Informational*

- 1.1.60 Sub-panels are commonly located inside buildings but they should not be located inside clothes closets, where they would not be obvious or readily accessible. However, when they are located outside, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

##### **Specific Comments**

#### *Informational*

- 1.1.61 We have evaluated the sub panels in accordance with ASTM standards, and found them to be in acceptable condition.

### **Sub Panel**

#### *Needs Service*

- 1.1.62 The sub panel was manufactured by Federal Pacific Electric Company and employs Stablok circuit breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend that you seek a second opinion from a licensed electrician.

## **Three Phase Power**

### **Main Service Panels**

#### **General Comments**

##### *Informational*

- 1.1.63 There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

#### **Service Entrance**

##### *Informational*

- 1.1.64 The service entrance, mast weather head, and cleat are in acceptable condition.

#### **Specific Comments**

##### *Informational*

- 1.1.65 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition. However, it should be noted the main panel is older and does not employ a single stage disconnect as per current standards.
- 1.1.66 The main panel and all subsequent sub panels are a type manufactured by Federal Pacific, alleged to be defective. The panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend either upgrading the panels or seeking a second opinion. Also, you can learn more about this issue from Dan Friedman at [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm).

#### **Size & Location**

##### *Informational*

- 1.1.67 The building is served by 3-phase power, and a 1200 amp, 480/277 volt panel, located in the utility room on the south side. There is an additional Main service, serving only the Verizon Tenant. It is a newer single phase 240 volt service.

### **Type of Wiring**

#### *Informational*

- 1.1.68 The building is wired within rigid extruded metal tubing.

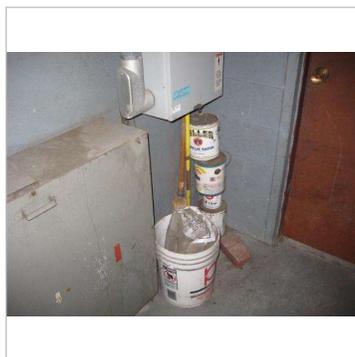
### **Main Panel**

#### *Informational*

- 1.1.69 The main panel and its components have no visible deficiencies.

#### *Needs Service*

- 1.1.70 inappropriate storage, hazard. There is paint being stored in the electrical utility room, under the Verizen service panel.



### **Cover Panels**

#### *Needs Service*

- 1.1.71 The interior cover panel is missing some screws, and they should be replaced.

### **Circuit Breakers**

#### *Informational*

- 1.1.72 The circuit breakers have no visible deficiencies.

### **Sub Panels**

#### **General Comments**

#### *Informational*

- 1.1.73 Sub-panels are commonly located inside buildings but they should not be located inside clothes closets, where they would not be obvious or readily accessible. However, when they are located outside, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

### Specific Comments

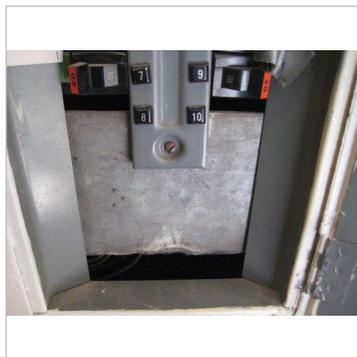
#### *Needs Service*

- 1.1.74 We have evaluated the sub panels in accordance with ASTM standards, and found them to be in generally acceptable condition. However some have some hazard deficiencies that call for service in a timely manner.

There are several panels on each floor.

subpanel in basement phone room missing plate

subpanel on 1st floor open breaker gaps



#### *Informational*

- 1.1.75 The main panel and all subsequent sub panels are a type manufactured by Federal Pacific, alleged to be defective. The panel was manufactured by Federal Pacific Electric Company and employs Stablok breakers and other components that have been alleged to be defective. However, the panel is old and the company is now out of business, and although field reports of defects and dangers were never apparently substantiated by laboratory tests they have been numerous and serious enough for us to recommend either upgrading the panels or seeking a second opinion. Also, you can learn more about this issue from Dan Friedman at [www.inspect-ny.com/fpe/fpepanel.htm](http://www.inspect-ny.com/fpe/fpepanel.htm).

### Sub Panel

#### *Needs Service*

- 1.1.76 The sub-panel in the 3rd floor mezzanine storage does not have thirty-six inches of clear space in front of it, to facilitate service or an emergency disconnect, and should be made accessible.



### **Cover Panels**

*Needs Service*

- 1.1.77 There are voids or open knockouts in the interior cover panel, which should be sealed.

### **Panel Wiring**

*Informational*

- 1.1.78 There are no visible deficiencies with the electrical wiring in the sub panel.

### **Circuit Breakers**

*Informational*

- 1.1.79 The circuit breakers have no visible deficiencies.

## **Plumbing**

### **Water Distribution System**

#### **Galvanized Pipes**

##### **General Comments**

*Informational*

- 1.1.80 Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

#### **Potable Water Pipes**

*Informational*

- 1.1.81 The building is plumbed with galvanized water pipes, which are not as dependable as copper ones.
- 1.1.82 There are a combination of Galvanized, copper, PVC, CPVC and PEX in different areas serving the building.

## **Copper Pipes**

### **General Comments**

#### *Informational*

- 1.1.83 Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned.

## **Water Heating System**

### **Multiple Water Heaters**

#### **General Comments**

#### *Informational*

- 1.1.84 There are a variety of commercial water heating systems, ranging from boilers to electrical and gas-fired water heaters. The latter are the most common, and can range in capacity from fifteen to one hundred gallons. They are expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve, and in some parts of the country they should be seismically secured.

## Age Capacity & Location

### Informational

- 1.1.85 Hot water is provided by multiple water heaters, consisting of 3, 5-8 year old, 65 gallon, electrically-fueled water heaters, and one 15 year old water heater located in the basement. They area all in acceptable condition although the connections on one heater are corroded and another is at the end of it's expected service life.



## Electric Water Heater

### General Comments

#### Informational

- 1.1.86 There are a wide variety of electric water heaters that range in capacity from five to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride by-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

## Waste Disposal System

### Public

### General Comments

#### Informational

- 1.1.87 The material from which waste pipes are made varies from a modern acrylonitrile butadiene styrene [ABS] to older cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. Therefore, the condition of waste pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, in as much as significant portions of drain pipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned.

### **Type of Material**

*Informational*

- 1.1.88 The drainpipes are a combination of older cast iron type and a modern ABS.

### **Waste Pipes**

*Informational*

- 1.1.89 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

## **Mechanical**

### **Heat Only**

#### **FAU Systems**

##### **General Comments**

*Informational*

- 1.1.90 The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated areas can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

### **Steam Boilers**

#### **General Comments**

*Informational*

- 1.1.91 Because of the potential for corrosion, boilers must be carefully maintained as part of a regularly scheduled maintenance service that includes a detailed service record. Therefore, it would be prudent to request this record, or seek the counsel of the service company.

### **Age & Location**

*Informational*

- 1.1.92 The building is heated by means of a central steam boiler, and either radiators or convectors. The boiler is 40 years old, and located in the basement. It has received ongoing service and needed upgrades. Such units are generally expected to last from fifteen to twenty-five years, depending on their core, and should be inspected biannually. Because of the potential for corrosion, boilers must be carefully maintained as part of a regularly scheduled maintenance service that includes a detailed service record. Therefore, it would be prudent to request this record from the sellers and, if necessary, seek the counsel of the service company.

The service records were not available on site at the time of the inspection. A complete evaluation of maintenance records would normally be a part of a full inspection, but not possible as part of this limited, flat fee inspection service.

### Specific Comments

#### Informational

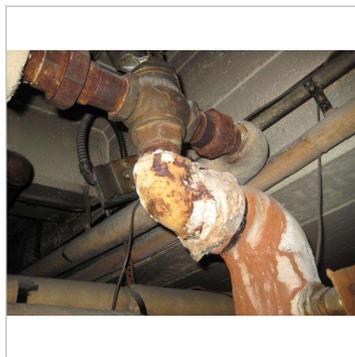
- 1.1.93 It would be prudent to request service records so that you can be apprised of the systems maintenance.

The system has been regularly maintained. **Please note**, most of the problematic automation features and systems have been disconnected or removed. This likely insures fewer breakdowns, service calls and more uninterrupted service. However, the operation and adjustments will require some periodic "tweaking", and the system will need to be monitored on an ongoing basis. This will need to be accomplished by an experienced person who becomes familiar with the equipment.

### Pipes Valves & Pumps

#### Informational

- 1.1.94 The pipes and valves were evaluated and judged to be functional. there is an elbow that is deteriorating and should be replaced soon.



### Pipe Insulation

#### Needs Service

- 1.1.95 The pipes appear to be insulated with a potential asbestos-containing-material, this can only be determined by laboratory testing. A service available for an additional fee.

However, encapsulation is an approved method of protection, and therefore wrapping and painting the material is an acceptable, and cost effective method.

### Heat & A-C

#### FAU Split Systems

##### Age & Location

#### Informational

- 1.1.96 The building is served by a forced-air split-system, located \_\_\_\_\_. It is approximately \_\_\_\_\_ years old, and its components should last for twenty years if the system is well-maintained and inspected as part of a regularly scheduled maintenance program.

## Central Chiller Systems

### General Comments

#### *Informational*

- 1.1.97 The building is cooled by means of a reciprocating chiller, which has a design life of approximately twenty years with regular maintenance. Such systems need regular maintenance, because they can be expensive to replace.

This system has been well maintained and should continue to function as long as it receives ongoing scheduled maintenance.

### Specific Comments

#### *Informational*

- 1.1.98 We have evaluated the cooling system and found it to be in acceptable condition. However, it would be prudent for you to request the maintenance records and to contract for continued service

## Ventilation

### Habitable Areas

#### Intake & Exhaust

#### *Informational*

- 1.1.99 Exhaust and fresh air ventilation is provided by openable windows.
- 1.1.100 Exhaust and fresh air ventilation is supplied by dedicated and functional roof-mounted systems and the main air handling unit located in the basement.

### Electrical Rooms

#### Intake & Exhaust

#### *Informational*

- 1.1.101 Exhaust and fresh air ventilation is provided by passive vents.

## Elevators

### Single Units

#### General Comments

#### *Informational*

- 1.1.102 The most important thing for any elevator is maintenance. The quality of elevator equipment and its service is not uniform. Modern motors, pulleys, cables, and hydraulic cylinders are far superior to older ones, but everything mechanical will wear out and eventually fail, and when this happens the parts of old elevators are not always easy to come by. Therefore, in addition to on-going maintenance, it is essential that you budget for major replacement costs.

## Manufacturer & Date

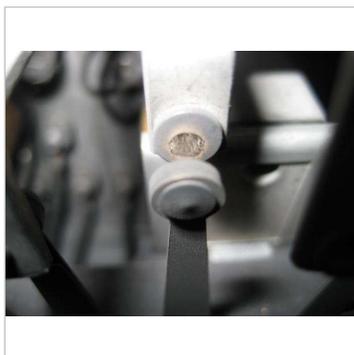
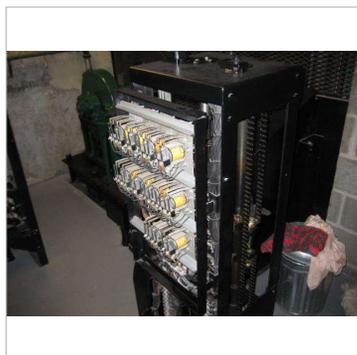
### Informational

- 1.1.103 The elevator was manufactured by Olin, and installed in 1962, and the service provider is Reliant Elevator Service.

The current inspection sheet was not posted in the elevator mechanical room at the time of the inspection. This is mandated and should be corrected. The maintenance record for the elevator were not on site at the time of the inspection so they could not be evaluated. It is highly recommended that you obtain these maintenance records.

Evaluation of these and other maintenance records are part of a full inspection service. The records were not available on site and we are not able to evaluate them further under the constraints of this limited flat fee inspection. I was able to obtain the State inspector's recorded comments for review and found nothing in them of particular concern. This however does not include any maintenance records or copies of the required annual inspection.

This is an older unit that appears to have been maintained, but service will be an ongoing situation. The control system is an older unit consisting of electro-mechanical switches. Some of the contacts on these switches are showing signs of wear and will need to be serviced soon.



## Handicapped Provisions

### Informational

- 1.1.104 The elevator does not have infra-red sensors that prevent impact damage. This is particularly useful to protect handicapped persons, and those in wheelchairs, and also affords residual protection for elevator doors, etc.

## Communication Devices

### Informational

- 1.1.105 The elevator is equipped with a hand-held telephone for emergency use.

## Protective Devices

### Informational

- 1.1.106 The elevator doors do reverse on impact. However, infra-red beams are obviously much more efficient. But they are costly to install, although retrofitting is not mandated as yet.

## **Hydraulics**

### *Informational*

- 1.1.107 The hydraulic cylinder is not a modern corrosive-resistant type, and therefore will need to be monitored.

## **Fire Suppression**

### **Fire sprinklers**

#### **Specific Comments**

##### *Informational*

- 1.1.108 Our evaluation of the sprinkler heads was limited to a random visual examination of the heads, which should not be construed as a specialist evaluation.

### **Smoke detectors**

#### **Hardwired**

##### *Informational*

- 1.1.109 The building is equipped with hardwired smoke detectors that are monitored. The responsibility and cost of the monitoring should be established and confirmed to be continuing.

### **Fire Extinguishers**

#### **Fire Extinguishers**

##### *Needs Service*

- 1.1.110 Fire Extinguishers the fire extinguishers are overdue for testing certification. These systems are to be tested and certified each 12 month period. These are out of date and should be certified before occupancy. There is a wide range of dates on the mounted units throughout the facility, all are out of date.

### **Defensive Fire Fighting Equipment**

#### **Fire Hoses**

##### *Informational*

- 1.1.111 The fire hoses are in serviceable condition on each floor.

### **Fire Safety Alarm and Monitoring**

#### **Alarm Panel**

##### *Needs Service*

- 1.1.112 Fire Alarm monitoring panel is out of date. These systems are to be tested and certified each 12 month period. This one is out of date and should be certified before occupancy.

## **Storage Facilities**

### **Warehouse**

#### **Storage area**

##### **No Recommended Service**

##### *Informational*

- 1.1.113 We have evaluated the warehouse in compliance with ASTM standards, and found it to be in acceptable condition.

## **Heat**

### *Informational*

1.1.114 Warehouse section provided by forced draft "space heater" in acceptable condition

## **Interior doors**

### *Informational*

1.1.115 The doors are in acceptable condition.

## **Floors**

### *Informational*

1.1.116 The floor has no major defects.

## **Walls & Ceilings**

### *Informational*

1.1.117 The walls and ceiling are in acceptable condition.

## **Mezzanine**

### *Informational*

1.1.118 The mezzanine is in acceptable condition

## **Lights**

### *Informational*

1.1.119 A representative number of lights and outlets were tested, and found to be functional.

## **Loading Dock**

### **Impact & Safety**

#### *Informational*

1.1.120 Bumpers and doors in good condition

## **Trash Disposal**

### **Dumpsters**

#### **Dumpster**

##### *Informational*

1.1.121 Dumpster & trash enclosure in good condition and secure.

## Commercial Interior

### Common Areas

#### Entry & Lobby

##### Environmental Observations

###### *Informational*

- 1.1.122 Given the age of the dwelling, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the authority to detect the presence of environmental contaminants, but if this is a concern you should consider atmospheric testing. A simple test at the Forced draft inlet will reveal many contaminants or allergens.

##### No Recommended Service

###### *Informational*

- 1.1.123 We have evaluated the entry in compliance with ASTM standards, and found it to be in acceptable condition.

#### Corridors & Hallways

##### No Recommended Service

###### *Informational*

- 1.1.124 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

### Bathrooms

#### Representative Sampling

##### Specific Comments

###### *Informational*

- 1.1.125 We evaluated the bathrooms using a representative sampling technique and found them to be in serviceable condition.

Note The women's bathrooms on floors 1 & 2 are handicap accessible. Most of the bathrooms have additional baseboard electric heat. These units appear to be out of service and most in poor condition. They should probably be removed if not to be used and maintained.

## Arcoa building: Basement

### Electrical

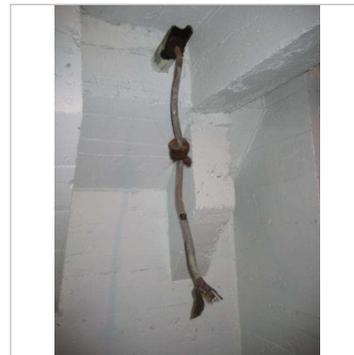
#### Single Phase Power

##### Interior Electrical

##### Branch Circuit wiring

*Needs Service*

- 1.2.1 Branch circuit wiring sub standard in the basement area. Temporary wiring to junction boxes, extension cords coupled & used for other than temporary service and exposed decommissioned circuits.



### Commercial Interior

#### Common Areas

##### Corridors & Hallways

##### No Recommended Service

*Informational*

- 1.2.2 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

##### Conference Rooms

##### No Recommended Service

*Informational*

- 1.2.3 We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition.

## **stairs**

### **handrail**

*Needs Service*

- 1.2.4 handrail needs to be installed to sub basement



## **Class Rooms**

### **No Recommended Service**

*Informational*

- 1.2.5 We have evaluated the class room in compliance with ASTM standards, and found it to be in acceptable condition.

## **kitchenete**

### **General Observations**

*Informational*

- 1.2.6 We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

## **Flooring**

*Informational*

- 1.2.7 The floor has no significant defects.

## **Walls & Ceiling**

*Informational*

- 1.2.8 The walls and ceiling are in acceptable condition.

## **Sink & Countertop**

*Informational*

- 1.2.9 The sink and countertop are in acceptable condition.

## **Cabinets**

### *Informational*

1.2.10 The cabinets are functional, and do not have any significant damage.

## **Valves and Connectors**

### *Informational*

1.2.11 The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

## **Trap and Drain**

### *Informational*

1.2.12 The trap and drain are functional.

## **Faucet**

### *Informational*

1.2.13 The sink faucet is functional.

## **Lights**

### *Informational*

1.2.14 The lights are functional.

## **Outlets**

### *Needs Service*

1.2.15 All of the countertop outlets should be upgraded to have ground fault protection, which is an essential safety feature that is mandated by current standards.

## **Bathrooms**

### **Men's Bathrooms**

#### **No Recommended service**

### *Informational*

1.2.16 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

### **Women's Bathrooms**

#### **No Recommended Service**

### *Informational*

1.2.17 We have evaluated the Women's bathroom, and found it to be in acceptable condition.

## **Utility Rooms**

### **Mechanical Rooms**

#### **Floors**

### *Needs Service*

1.2.18 The floor is moisture damaged, this is from the moisture intrusion from the street level mentioned elsewhere.

## **Walls and ceiling**

### *Needs Service*

- 1.2.19 There is evidence of moisture intrusion on a walls and ceilings that we have identified elsewhere in this report, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.

## **Arcoa building: Main Floor**

### **Commercial Interior**

#### **Common Areas**

##### **Corridors & Hallways**

###### **No Recommended Service**

*Informational*

- 1.3.1 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

##### **Kitchenete**

###### **No Recommended Service**

*Informational*

- 1.3.2 We have evaluated the kitchenete, and found it to be in acceptable condition.

##### **Retail Space**

###### **No Recommended Service**

*Informational*

- 1.3.3 We have evaluated the Retail Space in compliance with ASTM standards, and found it to be in acceptable condition.

#### **Offices**

##### **Main Office**

###### **Name and/or Location**

*Informational*

- 1.3.4 Main Child Resource Center office in acceptable condition

#### **Storage Rooms**

##### **Representative Sampling**

###### **No Recommended Service**

*Informational*

- 1.3.5 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition.

#### **Bathrooms**

##### **Men's Bathrooms**

###### **No Recommended service**

*Informational*

- 1.3.6 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

## **Women's Bathrooms**

### **No Recommended Service**

*Informational*

1.3.7 We have evaluated the Women's bathroom, and found it to be in acceptable condition.

## **Utility Rooms**

### **Janitorial Rooms**

#### **No Recommended Service**

*Informational*

1.3.8 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition.

## Arcoa building: 2nd Floor

### Commercial Interior

#### Common Areas

##### Corridors & Hallways

###### No Recommended Service

*Informational*

- 1.4.1 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

##### Conference Rooms

###### No Recommended Service

*Informational*

- 1.4.2 We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition.

##### stairs

###### no recommended service

*Informational*

- 1.4.3 The Stairs are in acceptable condition.

##### Kitchenete

###### No Recommended Service

*Informational*

- 1.4.4 We have evaluated the kitchenete, and found it to be in acceptable condition.

##### Offices

###### Office 1

###### No Recommended Service

*Informational*

- 1.4.5 We have evaluated the office, and found it to be in acceptable condition.

##### Main Office

###### Name and/or Location

*Informational*

- 1.4.6 Architect Offices

##### Doors

*Informational*

- 1.4.7 The doors are functional.

## **Flooring**

### *Informational*

- 1.4.8 The floor is worn or cosmetically damaged, which you should view for yourself. The carpet is loose

## **Walls & Ceiling**

### *Informational*

- 1.4.9 The walls and ceiling are in acceptable condition.

## **Single-Glazed Windows**

### *Informational*

- 1.4.10 The windows are functional.

## **Lights**

### *Informational*

- 1.4.11 The lights are functional.

## **Outlets**

### *Informational*

- 1.4.12 We have tested the unobstructed outlets and found them to be functional.

## **Storage Rooms**

### **Representative Sampling**

#### **No Recommended Service**

### *Informational*

- 1.4.13 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition.

## **Bathrooms**

### **Men's Bathrooms**

#### **No Recommended service**

### *Informational*

- 1.4.14 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

## **Doors**

### *Informational*

- 1.4.15 The door is functional.

## **Flooring**

### *Informational*

- 1.4.16 The floor has no significant defects.

## **Walls & Ceiling**

### *Informational*

- 1.4.17 The walls and ceiling are not in acceptable condition. There are missing tiles on the wall adjacent the door.



## **Women's Bathrooms**

### **No Recommended Service**

#### *Informational*

- 1.4.18 We have evaluated the Women's bathroom, and found it to be in acceptable condition.

## Arcoa building: 3rd floor

### Commercial Interior

#### Common Areas

##### Corridors & Hallways

###### No Recommended Service

*Informational*

- 1.5.1 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

##### stairs

###### no recommended service

*Informational*

- 1.5.2 The Stairs are in acceptable condition (except for a lack of emergency lighting).

##### Kitchenete

###### No Recommended Service

*Informational*

- 1.5.3 We have evaluated the kitchenete, and found it to be in acceptable condition.

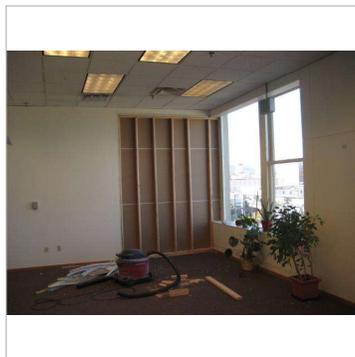
#### Offices

##### Office 1

###### A Renovation or Addition

*Informational*

- 1.5.4 The office appears to have been remodeled or part of an addition. This is a work in progress and is not yet complete.



##### Main Office

###### Name and/or Location

*Informational*

- 1.5.5 Main Architect office in acceptable condition

## Windows

*Needs Service*

- 1.5.6 Egress window to fire escape sash cord cut must be repaired. The counter weight is essential for the safe, reliable operation of the window for egress purposes.



## Storage Rooms

### Representative Sampling

**No Recommended Service**

*Informational*

- 1.5.7 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition.

## Bathrooms

### Men's Bathrooms

**No Recommended service**

*Informational*

- 1.5.8 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

### Women's Bathrooms

**No Recommended Service**

*Informational*

- 1.5.9 We have evaluated the Women's bathroom, and found it to be in acceptable condition.

## Utility Rooms

### Janitorial Rooms

**No Recommended Service**

*Informational*

- 1.5.10 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition.

## Arcoa building: 3rd floor mezzanine

### Commercial Interior

#### Common Areas

##### Corridors & Hallways

###### No Recommended Service

*Informational*

- 1.6.1 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

##### Kitchenete

###### No Recommended Service

*Informational*

- 1.6.2 We have evaluated the kitchenete, and found it to be in acceptable condition.

#### Offices

##### Main Office

###### Name and/or Location

*Informational*

- 1.6.3 Main office in acceptable condition

#### Storage Rooms

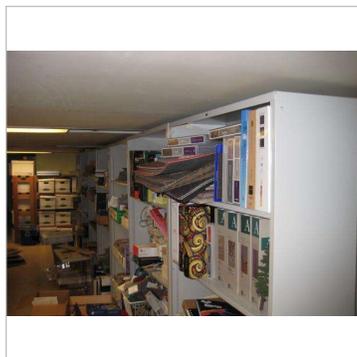
##### Representative Sampling

###### Specific Comments

*Needs Service*

- 1.6.4 We evaluated the storage rooms using a representative sampling technique and determined that they need service, as follows: the mezzanine storage room has storage shelves that go to the ceiling and block the spray pattern of the required fire sprinkler heads.

There is also storage materials interfering with the required 36 inch clearance space in front of an electrical panel improperly on top of a transformer box.



## **Bathrooms**

### **Men's Bathrooms**

#### **No Recommended service**

*Informational*

1.6.5 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

### **Women's Bathrooms**

#### **No Recommended Service**

*Informational*

1.6.6 We have evaluated the Women's bathroom, and found it to be in acceptable condition.