

Shipshape Property

Full Service Commerical and Residential Property Inspection

4004 SE Yamhill St., Portland, OR, 97214

Office: 503-679-7184, Fax: 503-296-2735

PROPERTY CONDITION REPORT

Prepared For:

SAM SNEED

INSPECTION ADDRESS

SE Somewhere, Portland, OR,

INSPECTION DATE

7/16/2007 at 8:30 AM to 7/25/2007 at 5:30 PM

REPRESENTED BY

John Jones

Super Investment Properties Inc.



Shipshape Property

Full Service Commerical and Residential Property Inspection

4004 SE Yamhill St., Portland, OR, 97214
Office: 503-679-7184, Fax: 503-296-2735

PROPERTY CONDITION REPORT

Prepared For:

SAM SNEED

INSPECTION ADDRESS

SE Somewhere, Portland, OR,

INSPECTION DATE

7/16/2007 at 8:30 AM to 7/25/2007 at 5:30 PM

REPRESENTED BY

John Jones

Super Investment Properties Inc.



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.

Table of Contents

Item	Page
Report Cover Page	1
Table of Contents	2
General Information	11
General Information	11
Executive Summary	12
Opinions of Probable Costs	12
Scope of the PCA	14
Buildings	16
Howard Johnson's	16
General Information	16
Hotel	17
Site	17
Environmental Issues	17
Environmental Report	17
Neighborhood Environmental Report	17
Mold Contamination	17
General Comments	17
Pest Infestation	17
Specific Comments	17
General Topography	18
Grading	18
General Comments	18
Flat & Level Pad	18
Int. & Ext. Elevations	18
Drainage	18
Drainage Mode	18
Drains & Swales	18
Recreational Facilities	19
Pool	19
General Comments	19
Specific Comments	19
Deck & Coping	20
Ladder & Rails	20
Interior Finish	21
Tiles	21
Pool Light	21
Skimmer	21
Pool Motor	21
Pipes & Valves	21
Filter	21
Heater	21

Item	Page
Sauna	22
Specific Comments	22
Steam Room	22
Specific Comments	22
Parking Facilities	22
Ground Level	22
Parking Spaces	22
Surface Condition	22
ADA Compliant	22
Lights	23
Outlets	23
Landscape	23
Vegetation	23
General Comments	23
Landscaping Comments	23
Trees	23
Shrubs	23
Enclosures	23
Yard Walls	23
Irrigation	24
Specific Comments	24
Hardscape	24
Concrete Paving	24
Walkways	24
Asphalt Paving	24
Driveways	24
Signage	25
Elevated sign	25
Structure	25
Structural	26
Foundation Type	26
Slab On-Grade	26
General Comments	26
Method of Evaluation	26
Superstructure	26
Wall Type	26
Tilt-up Concrete	26
Floor Type	26
Steel Framed	26
Building Envelope	27
Cladding	27
Concrete Tilt-Up	27
General Comments	27

Item	Page
Specific Comments	27
Openings	27
Ingress & Egress	27
General Comments	27
Windows	28
Entry	28
components	28
ADA Compliant	28
General Comments	28
Doors	29
Stairwells	29
No recommended service	29
Insulation	29
Roofs	29
Type & Thermal Value	29
Roofing	29
Specific Roof Type	29
Flat or Built-Up	29
General Comments	29
Method of Evaluation	29
Estimated Age	30
Specific Comments	30
Parapet Walls	31
Scuppers & Drains	31
Metal Flashings	31
Spanish Tile	32
General Comments	32
Estimated Age	32
Specific Comments	32
Electrical	33
Single Phase Power	33
Main Service Panels	33
General Comments	33
Sub Panels	33
General Comments	33
Size & Location	33
Specific Comments	33
Type of Wiring	33
Sub Panel	33
Cover Panels	33
Panel Wiring	34
Circuit Breakers	34
Grounding	34

Item	Page
Exterior Electrical	34
Outlets	34
Three Phase Power	34
Main Service Panels	34
General Comments	34
Service Entrance	35
Specific Comments	35
Size & Location	35
Type of Wiring	35
Main Panel	35
Cover Panels	35
Circuit Breakers	35
Grounding	36
Transformers	36
Sub Panels	36
General Comments	36
Specific Comments	36
Type of Wiring	36
Size & Location	36
Sub Panel	36
Cover Panels	36
Panel Wiring	36
Circuit Breakers	36
Grounding	37
Plumbing	37
Water Distribution System	37
Galvanized Pipes	37
General Comments	37
Main Shut-off Location	37
Potable Water Pipes	37
Copper Pipes	38
General Comments	38
Main Shut-off Location	38
Potable Water Pipes	38
Pressure Regulator	38
Water Heating System	38
Multiple Water Heaters	38
Age Capacity & Location	38
Water Shut-off & Connectors	39
Relief Valve & Discharge	39
Electrical Connections	39
Waste Disposal System	39
Public	39

Item	Page
General Comments	39
Type of Material	39
Main Sewer Pipe	39
Waste Pipes	39
Mechanical	40
Heat & A-C	40
Window or Wall Unit Systems	40
General Comments	40
Specific Comments	40
Ventilation	40
Attics	40
Passive Ventilation	40
Habitable Areas	40
Intake & Exhaust	40
Elevators	40
Single Units	40
Specific Comments	40
Multiple Units	41
General Comments	41
Specific Comments	41
Manufacturer & Date	41
Handicapped provisions	41
Communication devices	41
Protective devices	41
Dimensions	41
Capacity	42
Fire Suppression	42
Smoke detectors	42
Hardwired	42
Defensive Fire Fighting Equipment	42
Fire Extinguishers	42
Fire Hoses	42
Storage Facilities	42
Trash Disposal	42
Dumpsters	42
Dumpster	42
Commercial Interior	42
Common Areas	42
Entry & Lobby	42
No Recommended Service	42
Corridors & Hallways	43
No Recommended Service	43
Floors	43

Item	Page
Walls & Ceilings	43
Lights	43
Conference Rooms	43
No Recommended Service	43
Hotel Room	44
Hotel Room 203	44
Lights	44
Bathroom	44
walls, ceiling	44
Through the wall room Heat and Air conditioning	44
Window(s)	44
Hotel Room 204	44
outlets	44
walls, ceiling	44
No Reccommended Service	45
Hotel Room 207	45
No Reccommended Service	45
Hotel Room 211	45
Bathroom	45
walls, ceiling	45
No Reccommended Service	45
Hotel Room 216	45
Bathroom	45
No Reccommended Service	45
Hotel Room 301	45
walls, ceiling	45
No Reccommended Service	45
Hotel Room 218	46
Bathroom	46
walls, ceiling	46
Through the wall room Heat and Air conditioning	46
Hotel Room 303	46
Lights	46
Bathroom	46
walls, ceiling	46
Through the wall room Heat and Air conditioning	46
Hotel Room 305	46
walls, ceiling	46
No Reccommended Service	46
Hotel Room 310	47
outlets	47
walls, ceiling	47
No Reccommended Service	47

Item	Page
Hotel Room 318	47
outlets	47
walls, ceiling	47
No Reccommended Service	47
Hotel Room 322	47
walls, ceiling	47
No Reccommended Service	47
Hotel Room 408	47
Lights	47
Bathroom	47
walls, ceiling	48
Through the wall room Heat and Air conditioning	48
Window(s)	48
Hotel Room 409	48
Lights	48
Bathroom	48
walls, ceiling	48
Through the wall room Heat and Air conditioning	48
Window(s)	48
Hotel Room 410	48
walls, ceiling	48
No Reccommended Service	48
Hotel Room 418	49
Lights	49
Bathroom	49
walls, ceiling	49
Through the wall room Heat and Air conditioning	49
Window(s)	49
Hotel Room 420	49
No Reccommended Service	49
Hotel Room 421	49
Lights	49
Bathroom	49
walls, ceiling	49
Through the wall room Heat and Air conditioning	49
Window(s)	50
Hotel Room 503	50
No Reccommended Service	50
Hotel Room 504	50
Lights	50
Bathroom	50
walls, ceiling	50
Through the wall room Heat and Air conditioning	50

Item	Page
Window(s)	50
Hotel Room 505	50
Lights	50
Bathroom	50
walls, ceiling	51
Through the wall room Heat and Air conditioning	51
Window(s)	51
Hotel Room 510	51
Lights	51
Bathroom	51
walls, ceiling	51
Through the wall room Heat and Air conditioning	51
Window(s)	51
Hotel Room 514	51
walls, ceiling	51
No Recommended Service	51
Hotel Room 530	52
No Recommended Service	52
Bathrooms	52
Public Bathroom 1	52
Size and Location	52
No Recommended Service	52
Public Bathroom 2	52
powder room	52
Utility Rooms	52
Laundry Rooms	52
equipment	52
Doors	52
Floors	53
Walls & Ceilings	53
hotel room Sample	53
Overall Rooms condition, Representative sampleing	53
Doors	53
Flooring	53
Walls & Ceiling	53
Single-Glazed Windows	53
Lights	53
Outlets	53
Contracts	54
Sample Hotel Proposal	54
Contract	56
Forms	57
Swimming Pool Specialist Report	57

Inspection Address: SE Somewhere, Portland, OR,
Inspection Date/Time: 7/16/2007 at 8:30 AM to 7/25/2007 at 5:30 PM

Item	Page
2800 Amp. Electrical Service Report	60
Elevator Service Records	62

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.

Inspection Address: SE Somewhere, Portland, OR,
Inspection Date/Time: 7/16/2007 at 8:30 AM to 7/25/2007 at 5:30 PM

General Information

Property Photo:



Inspection Address: SE Somewhere
Portland, OR

Inspection Date: 7/16/2007 at 8:30 AM to
7/25/2007 at 5:30 PM

Present at Inspection: Buyer
Buyer's Agent
Seller
Property Manager
Maintenance

Client Information: Sam Sneed
5555 SW Ashburn
Portland, OR
555-555-5555 - Office

Represented By: John Jones
Super Investment Properties Inc.
5555 SW Washington
Portland, OR
222-222-2222 - Office

Shipshape Property

Full Service Commerical and Residential Property Inspection

4004 SE Yamhill St., Portland, OR, 97214
Office: 503-679-7184, Fax: 503-296-2735

Executive Summary

Overall the condition of this structure, it's associated land and hard scape, equipment and ancillary systems is 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 operational decisions that contribute to unsafe conditions such as the storage near the electrical panels. These can easily be changed. 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 renovations 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 state.

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,

Scott Harris
Chief Inspector
Shipshape Property

Opinions of Probable Costs

Immediate Cost	Units	Cost/Unit	Total Cost
Replace parrepet wall siding	1.00	4,000.00	4,000.00
Replace retaining wall	1.00	16,500.00	16,500.00
Replace/Upgrade sink outlets to GFCI's	117.00	25.00	2,925.00
Total Immediate Cost:			23,425.00

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.

5-year Projected	Units	Cost/Unit	Total Cost
electrical distribution repairs	1.00	6,500.00	6,500.00
New Roof surface	1.00	15,000.00	15,000.00
Replace/Renovate Building facade	1.00	30,000.00	30,000.00
			Total 5-year Projected: 51,500.00

Maintenance	Units	Cost/Unit	Total Cost
Elevator Service	2.00	650.00	1,300.00
Plumbing repairs to Bathtub drains and sinks	20.00	75.00	1,500.00
re seal parking lots	1.00	3,000.00	3,000.00
Repair Building facade	1.00	6,000.00	6,000.00
Repair drywall damage in rooms	1.00	5,000.00	5,000.00
repair non functioning "through the wall" HVAC units (estimated number)	10.00	150.00	1,500.00
Swimming pool rebuild	1.00	12,000.00	12,000.00
Swimming pool repairs	1.00	2,200.00	2,200.00
			Total Maintenance: 32,500.00

3-year Projected	Units	Cost/Unit	Total Cost
resurface parking lots	1.00	14,000.00	14,000.00
			Total 3-year Projected: 14,000.00

Projected	Units	Cost/Unit	Total Cost
Replacement of out dated Fire Extinguishers	12.00	65.00	780.00
			Total Projected: 780.00

Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

Termite & Pest Assessment

Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

Code Compliance Assessment

Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment

Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment

Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment

There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminants that have been described by

the Environmental Protection Agency. You can learn more about these on the web at [insert the web address].

Americans with Disabilities Act Assessment

The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment

Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public.

Tele-communications Assessment

Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment

Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment

We will describe the overall condition of recreational equipment. However, we do not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

Inspection Address: SE Somewhere, Portland, OR,
Inspection Date/Time: 7/16/2007 at 8:30 AM to 7/25/2007 at 5:30 PM

Howard Johnson's: General Information

Building Address: SE Somewhere
Portland, OR

Structural Details: Floors 4
Style Hotel
Orientation North
Construction Type Concrete tilt-up
Approx. Year Built 1970's
Approx. Area 65,000 sq. ft.

Weather Conditions: General Conditions Clear / Dry
Temperature 70's
Humidity 20%

Howard Johnson's: Hotel

Site

Environmental Issues

Environmental Report

Neighborhood Environmental Report

Informational

- 1.1.1 There is a Neighborhood Environmental Report included as an addendum to this inspection.

Mold Contamination

General Comments

Informational

- 1.1.2 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.

Pest Infestation

Specific Comments

Needs Service

- 1.1.3 There is evidence of pest infestation in the Trash Dumpster holding area, in the form of rodents. Therefore, we recommend that you contact an exterminator and arrange for an evaluation and service of the building and its components.

General Topography

Grading

General Comments

Informational

- 1.1.4 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

- 1.1.5 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

Informational

- 1.1.6 There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

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 roter service.
- 1.1.9 The drainage swales on the site are clear and clean, and should be kept clean for the general maintenance of the property.

Recreational Facilities

Pool

General Comments

Informational

- 1.1.10 The interior finish of pools rarely remains perfect, and particularly those on pools with colored plasters, and certainly if the proper chemical balance of the water is not maintained. Also, calcium and other minerals have a tendency to leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools tend to develop small cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing cracks. Some cracks are often found to contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but others can be larger and result from seismic motion, or from settling due to poorly compacted soils, but they can also confirm the presence of expansive soils, which can be equally destructive, but which would need to be confirmed by a geo-structural engineer. However, any crack in the shell of a pool should be dye-tested or otherwise evaluated by a specialist.

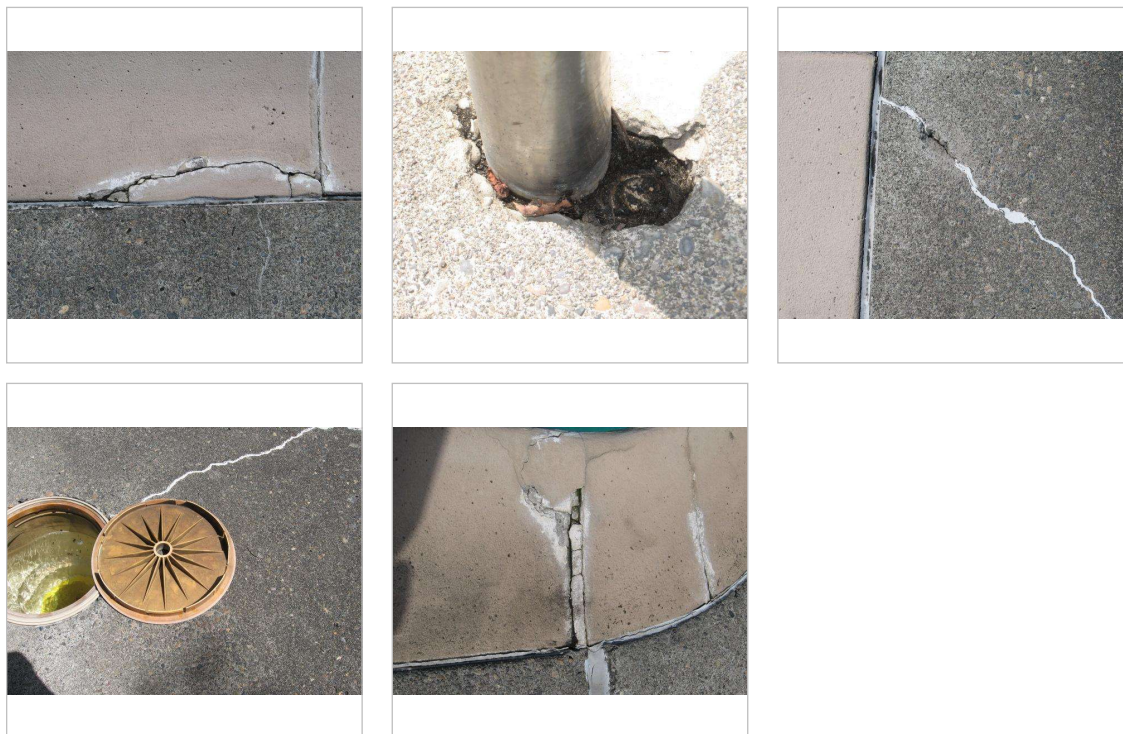
Specific Comments

Informational

- 1.1.11 See an addendum to this report regarding a specialist evaluation of the pool.
- 1.1.12 The pool is functional and in acceptable condition.

Needs Service

- 1.1.13 We recommend that a specialist make the following repairs: Pump "O" ring wrong size. Dial valve stem leak, Heater at end of service life but operational for now. Automatic fill not shutting off and leaking. Water chemistry OK but murky. Skimmers (2) breaking down should be replaced. Handrails not secure. Deep end discharge missing "eyeball" flow control. Tile needs grout repair. plaster is stined and delminated in some areas. coping stones are cracked. Skimmer is cracked and broken. voids in skimmer throats, possible cause of determined water leakage/loss. Water running into pool at all times, keeping up with loss maintaining level.



Deck & Coping

Informational

- 1.1.14 The deck has minor cracks, or cosmetic defects, but no significant damage.

Needs Service

- 1.1.15 A section of the deck has lifted off the bond-beam, as is evident by a gap between the tiles and the deck. This is generally caused by moisture activating expansive soils, but this should be confirmed by a specialist.
- 1.1.16 The deck has damaged or loose coping stones, which should be serviced by a specialist.

Ladder & Rails

Needs Service

- 1.1.17 The rails are too loose and should be secured, for safety reasons.

Interior Finish

Needs Service

- 1.1.18 The interior finish is plaster, which has cosmetic damage commensurate with its age, such as roughness, discoloration, pockmarks, or small cracks that you should view for yourself, but which you may wish to have a pool specialist evaluate.

Tiles

Informational

- 1.1.19 The tiles are in acceptable condition, but can eventually become degraded by mineral deposits that leave a film on their surface and reduce their luster.

Pool Light

Informational

- 1.1.20 The pool light is functional and has been confirmed to have ground-fault protection. However, for reasons of safety, the circuit should be tested periodically to ensure that its ground fault protection is working.

Skimmer

Informational

- 1.1.21 The skimmer box and its cover are functional.

Pool Motor

Needs Service

- 1.1.22 The pool motor is a functional newer type with a weather-resistant plastic casing. needs a new o ring seal

Pipes & Valves

Informational

- 1.1.23 The visible portions of the supply and return lines and their valves are in acceptable condition.

Needs Service

- 1.1.24 There is a leak at a valve on a return line in the equipment area, which should be repaired.

Filter

Informational

- 1.1.25 The filter is functional.

Heater

Informational

- 1.1.26 The heater is functional, but should be kept clean and serviced seasonally. It is at the end of its expected service life but is working.

Sauna

Specific Comments

Informational

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

Steam Room

Specific Comments

Informational

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

Parking Facilities

Ground Level

Parking Spaces

Informational

- 1.1.29 Based on occupancy status, the current parking space should be adequate. There are 116 parking spaces.

Surface Condition

Informational

- 1.1.30 The parking surfaces have been evaluated and found to be in serviceable condition.

Needs Service

- 1.1.31 The parking stripes are worn and not as distinct as they could be, and should be scheduled for service. This is primarily in the lower rear lot. Ther rest of the striping is fine.
- 1.1.32 Curb bumpers broken or missing.



ADA Compliant

Informational

- 1.1.33 Based on current occupancy status, the handicapped parking should be adequate. For the time of construction. However, if renovations are to be made, upgrades will be required and additional handicap parking will need to be assigned.

Lights

Informational

1.1.34 The lights are functional.

Outlets

Needs Service

1.1.35 The outlets should be upgraded to have ground fault protection.

Landscape

Vegetation

General Comments

Informational

1.1.36 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Landscaping Comments

Needs Service

1.1.37 Vegetation is encroaching on the buildings, and should be kept a minimum of twelve inches away for the general welfare of the structure.

Trees

Needs Service

1.1.38 The trees need to be pruned, or otherwise serviced.

Shrubs

Needs Service

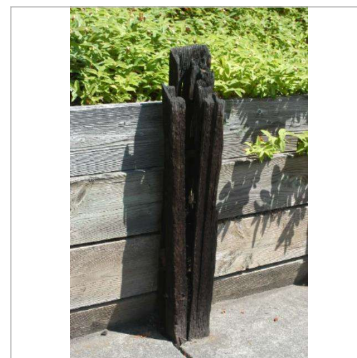
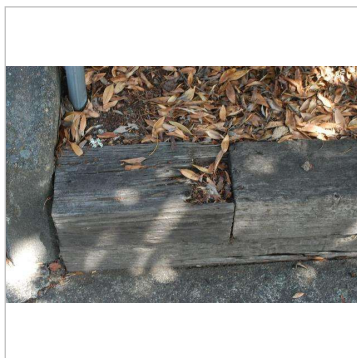
1.1.39 The shrubs need to be pruned, or otherwise serviced.

Enclosures

Yard Walls

Needs Service

1.1.40 Wooden Yard walls show signs of advanced dry rot and deterioration. Primarily at the rear of the structure.



Irrigation

Specific Comments

Informational

- 1.1.41 We did not evaluate the irrigation system, which should be demonstrated by the sellers of their representative.

Hardscape

Concrete Paving

Walkways

Informational

- 1.1.42 The walkways are in acceptable condition.

Needs Service

- 1.1.43 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced.



Asphalt Paving

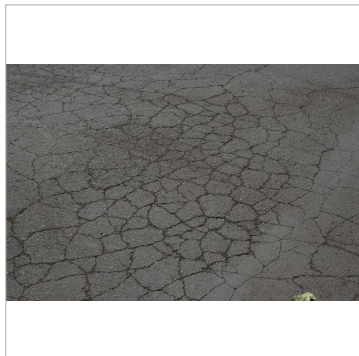
Driveways

Informational

- 1.1.44 The driveway is in acceptable condition.
- 1.1.45 Asphalt driveways 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.
- 1.1.46 There are predictable cracks in the driveway that would not necessarily need to be serviced.

Needs Service

- 1.1.47 There are significant cracks or offsets in the driveway, which could prove to be trip-hazards that you may wish to have repaired. The area to the west side and lower rear were not resurfaced when the rest of the parking area was and are past due for resurfacing.



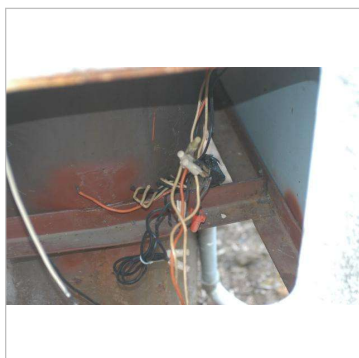
Signage

Elevated sign

Structure

Needs Service

- 1.1.48 Structure in serviceable condition. There is non standard/mixture of types of conduit servicing the Main Sign. There is also substandard wiring exposed beneath the sign with open or exposed wiring.



Structural

Foundation Type

Slab On-Grade

General Comments

Informational

- 1.1.49 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. 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, and we would be happy to refer one.

Method of Evaluation

Informational

- 1.1.50 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

Superstructure

Wall Type

Tilt-up Concrete

Informational

- 1.1.51 The building walls are tilt-up, and comprised of pre-cast concrete elements.

Floor Type

Steel Framed

Informational

- 1.1.52 The building floors are comprised of open-web steel joists [OWSJ] with pans and lightweight concrete.

Building Envelope

Cladding

Concrete Tilt-Up

General Comments

Informational

- 1.1.53 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.

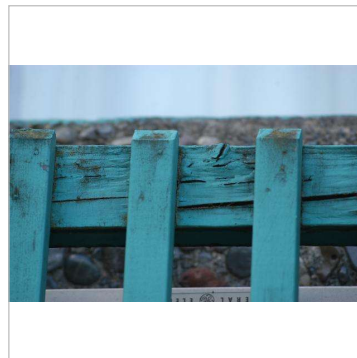
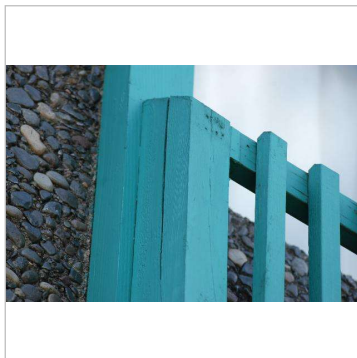
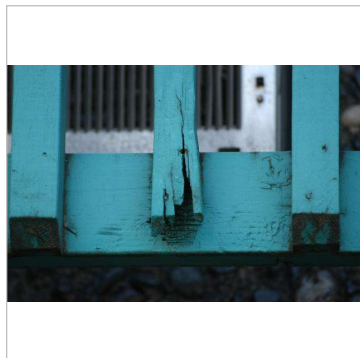
Specific Comments

Informational

- 1.1.54 The building walls consist of concrete tilt-up units that are in acceptable condition.

Needs Service

- 1.1.55 The wooden trim on the outside of the building is showing signs of weathering and dry rot.



Openings

Ingress & Egress

General Comments

Informational

- 1.1.56 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. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Windows

Informational

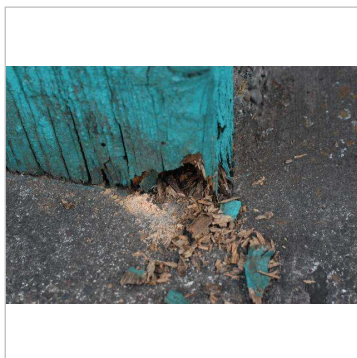
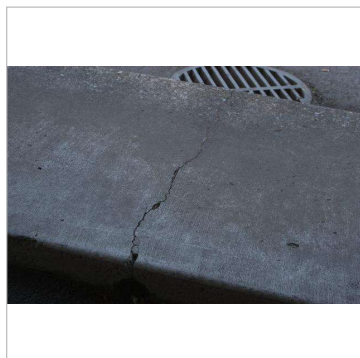
- 1.1.57 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.
- 1.1.58 In accordance with ASTM standards, we only test a representative sample of windows. However, the windows appear to be the same age as the building and will not necessarily function smoothly.



Entry components

Needs Service

- 1.1.59 Entry components need service. The entry island concrete is cracked. There is untreated lumber in contact with the concrete that shows dryrot and WDO (wood destroying organism) damage.



ADA Compliant

General Comments

Informational

- 1.1.60 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. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service which can be provided at an additional cost. The current building is ADA compliant for the time it was constructed. However, in the event of substantial renovation, The entries will need to be made more accessible for ADA.

Doors

Informational

- 1.1.61 The main building doors were examined, and found to be in acceptable condition.
- 1.1.62 The main building doors are functional, but do not include panic-hardware.

Stairwells

No recommended service

Informational

- 1.1.63 We have evaluated the stairwells, and found them to be in acceptable condition.

Insulation

Roofs

Type & Thermal Value

Informational

- 1.1.64 The roof insulation is covered, and neither it nor its potential thermal value can be identified.

Roofing

Specific Roof Type

Flat or Built-Up

General Comments

Needs Service

- 1.1.65 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. It appears to be serviceable at this time but in need of general maintenance and sealing. The Awning roof is in poorer condition than the main roof and will require resurfacing soonest. The entire roof will likely need to be resurfaced within 3-5 Years

Method of Evaluation

Informational

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

Estimated Age

Informational

- 1.1.67 The roof appears to be approximately ten 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. The expected service life of a flat roof is about 15 years.

Specific Comments

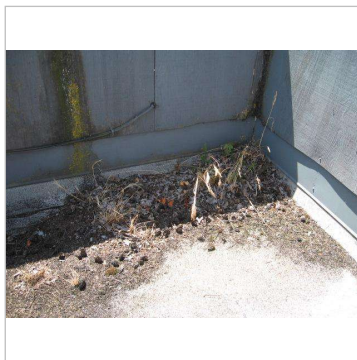
Informational

- 1.1.68 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. There are some areas of standing water and debris is building up there.



Needs Service

- 1.1.69 Fungus growth on roofs is a typical problem. It deteriorates the roof and shortens the service life. It is recommended that every roof be cleaned of completely each year to maintain it and keep the roof serviceable for its intended service life (15 years for a flat roof).



1.1.70 Debris on roof

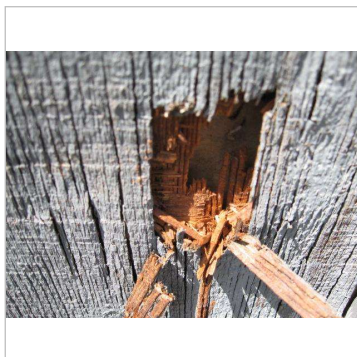
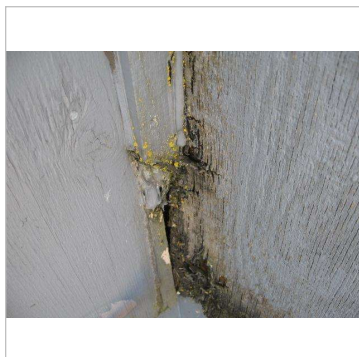


1.1.71 A section of plywood sheathing has lifted or buckled, but could not be easily serviced without removing shingles in the area.

Parapet Walls

Needs Service

1.1.72 The parapet walls are in acceptable condition on the metal caps. They could use some sealant service as they will every 2-3 years. The parapet walls are covered with wooden sheathing and it is in bad condition showing early and advanced stages of dryrot. Most of this plywood should be replaced and kept painted.



Scuppers & Drains

Needs Service

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

Metal Flashings

Informational

1.1.74 The flashings appear to be in acceptable condition.

1.1.75 The drip edge is a raised metal type that is designed to hold pea-gravel but also traps moisture. Therefore the eaves should be monitored for any signs of water damage.

Spanish Tile

General Comments

Informational

- 1.1.76 There are several types of Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be carelessly installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned. This is important, because our inspection service does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company water-test the roof 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 ask them about its history, and then schedule a regular maintenance service with a roofing company that specializes in the maintenance of Spanish tile roofs.

Estimated Age

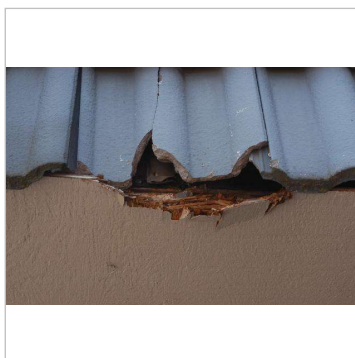
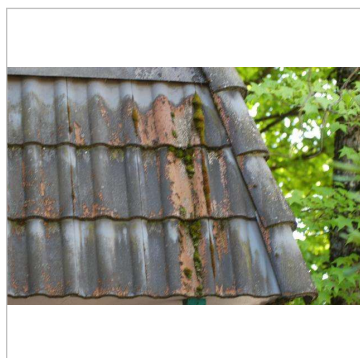
Informational

- 1.1.77 The roof appears to be approximately eight to ten 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

- 1.1.78 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. The tile sections of roofing are across the front and are actually more of a facade for appearances than an actual roofing. There are several damaged tiles and moss growth throughout that needs service.



Electrical

Single Phase Power

Main Service Panels

General Comments

Informational

- 1.1.79 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.

Sub Panels

General Comments

Informational

- 1.1.80 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.

Size & Location

Informational

- 1.1.81 The building is served by 200 amp, 208 volt, sub panels, located on each floor in a utility room.

Specific Comments

Informational

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

Type of Wiring

Informational

- 1.1.83 The sub panel includes wiring within rigid extruded metal tubing.

Sub Panel

Informational

- 1.1.84 The electrical sub panel has no visible deficiencies.

Cover Panels

Informational

- 1.1.85 The exterior cover is in acceptable condition.

Panel Wiring

Informational

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

Circuit Breakers

Informational

- 1.1.87 The circuit breakers have no visible deficiencies.

Grounding

Informational

- 1.1.88 The grounding system in the sub panel is correct.

Exterior Electrical

Outlets

Needs Service

- 1.1.89 The exterior outlets should be upgraded to have ground fault protection, which is an essential safety feature that is mandated by current standards. on the roof.
- 1.1.90 An outlet on the roof wall is defective, but should be replaced with a ground fault protected type. There are temporary extension cords on the roof being used to power "christmas" lights that are seriously deteriorated and a hazard.



Three Phase Power

Main Service Panels

General Comments

Informational

- 1.1.91 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

- 1.1.92 The service entrance, mast weather head, and cleat are in acceptable condition.
- 1.1.93 The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Specific Comments

Informational

- 1.1.94 See an addendum to this report regarding a specialist evaluation of the electrical system.
- 1.1.95 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Size & Location

Informational

- 1.1.96 The building is served by single-phase power, and a 2800 amp, 208 volt panel at the meter face, in the front.
- 1.1.97 The building is served by single-phase power, and a ___ amp, ___ volt panel, located in the utility room.

Type of Wiring

Informational

- 1.1.98 The building is wired within flexible metal conduit.
- 1.1.99 The building is wired within rigid extruded metal tubing.

Main Panel

Needs Service

- 1.1.100 The main panel and its components have no visible deficiencies. There is currently storage in the Electrical distribution room of many items that are flammable and items that are within 36" of the panels. This is clearly a hazard and a practice that should be curtailed.
- 1.1.101 Various circuits within the main panel are not labeled but should be, with permanent labels. This would make it more practical to determine what the various loads were on the main distribution panel.

Cover Panels

Informational

- 1.1.102 The exterior cover is in acceptable condition.

Circuit Breakers

Informational

- 1.1.103 The circuit breakers have no visible deficiencies.

Grounding

Informational

1.1.104 The panel is grounded to a driven rod.

Transformers

Informational

1.1.105 The transformers have been evaluated, and found to be functional.

Sub Panels

General Comments

Informational

1.1.106 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

1.1.107 We have evaluated the sub panel in accordance with ASTM standards and found it to be in acceptable condition.

Type of Wiring

Informational

1.1.108 The sub panel includes wiring within rigid extruded metal tubing.

Size & Location

Informational

1.1.109 The system includes an 800 amp, 208 volt sub panel, adjacent to the main panel.

Sub Panel

Informational

1.1.110 The electrical sub panel has no visible deficiencies.

Cover Panels

Informational

1.1.111 The exterior cover is in acceptable condition.

Panel Wiring

Informational

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

Circuit Breakers

Informational

1.1.113 The circuit breakers have no visible deficiencies.

Grounding

Informational

- 1.1.114 The grounding system in the sub panel is correct.

Plumbing

Water Distribution System

Galvanized Pipes

General Comments

Informational

- 1.1.115 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.

There are various pipe types found in the building it is predominantly copper.

Main Shut-off Location

Informational

- 1.1.116 The main shut-off valve is located at the front of the building.

Potable Water Pipes

Informational

- 1.1.117 The building is plumbed with galvanized water pipes, which are not as dependable as copper ones. Primarily the building has copper pipes. There are a mixture of pipe types.

Copper Pipes

General Comments

Informational

- 1.1.118 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.

There are various pipe types found in the building it is predominantly copper.

Main Shut-off Location

Informational

- 1.1.119 The main shut-off valve is located at the front of the building.

Potable Water Pipes

Informational

- 1.1.120 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Pressure Regulator

Informational

- 1.1.121 A functional water pressure regulator is in place.

Water Heating System

Multiple Water Heaters

Age Capacity & Location

Informational

- 1.1.122 Hot water is provided by multiple water heaters, consisting on 5 , 5-7 year old, 119 gallon, electrically-fueled water heaters, located in laundry room_.

Water Shut-off & Connectors

Informational

1.1.123 The shut-off valve and water connectors are functional.

Relief Valve & Discharge

Informational

1.1.124 The pressure/temperature relief valve and discharge pipe are functional.

Electrical Connections

Informational

1.1.125 The electrical connection is functional.

Waste Disposal System

Public

General Comments

Informational

1.1.126 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

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

Main Sewer Pipe

Informational

1.1.128 The cleanout for the main sewer pipe is located at the rear of the building,

Waste Pipes

Informational

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

Mechanical

Heat & A-C

Window or Wall Unit Systems

General Comments

Informational

- 1.1.130 Though-wall cooling systems are factory-charged and designed to run off dedicated circuits. Their components are concealed, are not particularly energy efficient, and should not be expected to last longer than ten years, and even less in humid climates where they may run more or less continuously. However, as with other cooling systems, they need to be kept clean and have their filters changed regularly. Regardless, 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.

Specific Comments

Informational

- 1.1.131 The thru-wall air-conditioning units are working well, and should be serviced

Ventilation

Attics

Passive Ventilation

Needs Service

- 1.1.132 The ventilation ports have been sealed and should be serviced, because sealing them defeats the purpose of the vents. The vents on the upper floors are sealed. The ground floor vents are open. all of the vents are clear and clean and the roof top weather caps are in good condition.

Habitable Areas

Intake & Exhaust

Informational

- 1.1.133 Exhaust and fresh air ventilation is provided by openable windows.
- 1.1.134 Exhaust and fresh air ventilation is supplied by dedicated and functional roof-mounted systems.

Elevators

Single Units

Specific Comments

Informational

- 1.1.135 See an addendum to this report for a specialist evaluation of the elevator.

Multiple Units

General Comments

Informational

- 1.1.136 Inasmuch as human life can be at stake, the most important thing for an elevator is its maintenance. The quality of elevator equipment, and indeed the quality of 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 necessary for repairs and replacements are not always easy to come by. Therefore, in addition to on-going maintenance, it is essential that you budget for major replacement costs.

Specific Comments

Needs Service

- 1.1.137 See an addendum to this report for a specialist evaluation of the elevators. The elevators are in serviceable condition and have been kept up to date on regular 6 month service. However, They are now slightly past due for for 6 month service on the 15th of July.

Manufacturer & Date

Informational

- 1.1.138 The elevators were manufactured by ___Dover___, and installed in _ 1975 ___, and the service provider is _ThyssenKrupp elevator____.
- 1.1.139 Number of cabs is 2_.

Handicapped provisions

Informational

- 1.1.140 The elevators do 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.
- 1.1.141 The cabs do not include handrails, which are currently mandated to assist the handicapped.

Communication devices

Informational

- 1.1.142 The elevators are equipped with hand-held telephones for emergency use.it is a fixed base model

Protective devices

Informational

- 1.1.143 The elevator doors reverse on impact, which does contribute to damage and accounts for most failures. Infra-red beam devices are obviously much more efficient. But they are costly to install, although retrofitting is not mandated as yet.

Dimensions

Informational

- 1.1.144 The elevators are ___90_ inches high, 73 ___ inches deep, ____, and _ 44 ___inches wide, with a door openings of 36 ___ inches.

Capacity

Informational

1.1.145 The elevators are designed to carry 13___ occupants, with a maximum capacity of ___ pounds.

Fire Suppression

Smoke detectors

Hardwired

Needs Service

1.1.146 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. Several of the hallway smoke detectors were found to be loose and hanging below the drop ceiling. This does not reflect upon their service but is a detriment to the appearance and a service issue.

Defensive Fire Fighting Equipment

Fire Extinguishers

Needs Service

1.1.147 Fire Extinguishers. The building is equipped with 3 wall mounted extinguishers on each floor. All but one of these are older water pressure type and should be upgraded to 5 lb. ABC dry chemical extinguishers. One mounting box on the 3rd floor is damaged and should be replaced.

Fire Hoses

Informational

1.1.148 The fire hoses are in serviceable condition.

Storage Facilities

Trash Disposal

Dumpsters

Dumpster

Informational

1.1.149 Dumpster pad is adequate for the facility and secured with a cyclone fence.

Commercial Interior

Common Areas

Entry & Lobby

No Recommended Service

Informational

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

Corridors & Hallways

No Recommended Service

Informational

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

Floors

Informational

- 1.1.152 The finished floor has no major defects.
- 1.1.153 The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings

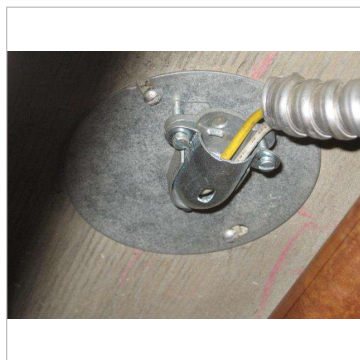
Informational

- 1.1.154 The walls and ceiling have typical cosmetic damage.

Lights

Needs Service

- 1.1.155 A representative number of lights were tested, and found to be functional. One ceiling floresant light over room 314 has loose electrical conduit with the wire exposed. This is most significant because it is the only wiring deficiency found on all the ceiling lighting.



Informational

- 1.1.156 A ceiling light does not respond, The older/smaller square lights are incandesant and out of service. They were decommissioned when floresant lights were installed in the hallways to give better light.

Conference Rooms

No Recommended Service

Needs Service

- 1.1.157 We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition. However, one of the 4 "through the wall" heat/air conditioning units is not functioning in either heat or cool mode (on the east side of the room).

Hotel Room

Hotel Room 203

Lights

Needs Service

1.1.158 the lights have defects, light out in bathroom

Bathroom

Informational

1.1.159 The bathroom is acceptable

walls, ceiling

Informational

1.1.160 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

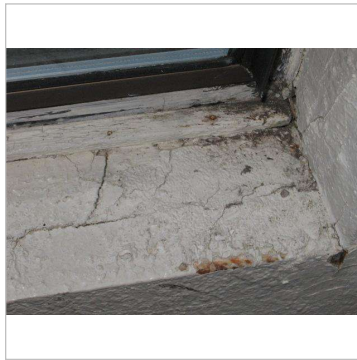
Informational

1.1.161 The unit is acceptable

Window(s)

Needs Service

1.1.162 The window has a defect. The window sill is cracked and moldy indicating moisture intrusion.



Hotel Room 204

outlets

Needs Service

1.1.163 outlets are defective the sink plug is not operational

walls, ceiling

Informational

1.1.164 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.165 No Recommended Service

Hotel Room 207

No Recommended Service

Informational

1.1.166 No Recommended Service

Hotel Room 211

Bathroom

Informational

1.1.167 The bathroom is acceptable

walls, ceiling

Informational

1.1.168 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.169 No Recommended Service

Hotel Room 216

Bathroom

Informational

1.1.170 The bathroom is acceptable

No Recommended Service

Informational

1.1.171 No Recommended Service

Hotel Room 301

walls, ceiling

Informational

1.1.172 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.173 No Recommended Service

Hotel Room 218

Bathroom

Needs Service

1.1.174 The bathroom has the following defects, the bathtub drain plug does not seal

walls, ceiling

Informational

1.1.175 The walls & ceiling have cosmetic defects commensurate with their age

Needs Service

1.1.176 The walls and/or ceiling have defects, stress crack running longitudinally through the center of the room this is typical in several of the rooms.

Through the wall room Heat and Air conditioning

Informational

1.1.177 The unit is acceptable

Hotel Room 303

Lights

Informational

1.1.178 The lights are acceptable

Bathroom

Needs Service

1.1.179 The bathroom has the following defects tub drain does not seal

walls, ceiling

Informational

1.1.180 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Needs Service

1.1.181 The Unit is not functioning properly

Hotel Room 305

walls, ceiling

Informational

1.1.182 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.183 No Recommended Service

Hotel Room 310

outlets

Needs Service

1.1.184 outlets are defective .

walls, ceiling

Informational

1.1.185 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.186 No Recommended Service

Hotel Room 318

outlets

Needs Service

1.1.187 outlets are defective .

walls, ceiling

Informational

1.1.188 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.189 No Recommended Service

Hotel Room 322

walls, ceiling

Informational

1.1.190 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.191 No Recommended Service

Hotel Room 408

Lights

Informational

1.1.192 The lights are acceptable

Bathroom

Needs Service

1.1.193 The bathroom has the following defects tub stopper does not seal.

walls, ceiling

Informational

1.1.194 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Informational

1.1.195 The unit is acceptable

Window(s)

Informational

1.1.196 The window(s) are acceptable

Hotel Room 409

Lights

Informational

1.1.197 The lights are acceptable

Bathroom

Informational

1.1.198 The bathroom is acceptable

walls, ceiling

Informational

1.1.199 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Informational

1.1.200 The unit is acceptable

Window(s)

Needs Service

1.1.201 The window has a defect. Moisture intrusion damage, minor.

Hotel Room 410

walls, ceiling

Informational

1.1.202 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.203 No Recommended Service

Hotel Room 418

Lights

Informational

1.1.204 The lights are acceptable

Bathroom

Informational

1.1.205 The bathroom is acceptable

walls, ceiling

Informational

1.1.206 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Needs Service

1.1.207 The Unit is not functioning properly cools, but does not heat properly

Window(s)

Needs Service

1.1.208 The window has a defect. window has drywall damage lower Right, moisture intrusion

Hotel Room 420

No Reccommended Service

Informational

1.1.209 No Reccommended Service

Hotel Room 421

Lights

Informational

1.1.210 The lights are acceptable

Bathroom

Informational

1.1.211 The bathroom is acceptable

walls, ceiling

Informational

1.1.212 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Informational

1.1.213 The unit is acceptable

Window(s)

Needs Service

1.1.214 The window has a defect. there is drywall cracking, lower RT corner indicating moisture intrusion

Hotel Room 503

No Recommended Service

Informational

1.1.215 No Recommended Service

Hotel Room 504

Lights

Informational

1.1.216 The lights are acceptable

Bathroom

Needs Service

1.1.217 The bathroom has the following defects fan noisy, vibration problems, will need replacement soon.

walls, ceiling

Informational

1.1.218 The walls & ceiling have cosmetic defects commensurate with their age The floor also has some cosmetic burn marks.

Through the wall room Heat and Air conditioning

Informational

1.1.219 The unit is acceptable

Window(s)

Needs Service

1.1.220 The window has a defect. There is no stop bar in the window. Windows on upper floors are required to have a limit device that will not allow the window to open wide enough for anyone (a child) to go through the window. This is the only one found missing in the 20% sampled rooms.

Hotel Room 505

Lights

Needs Service

1.1.221 the lights have defects. The bed lamps are inoperable.

Bathroom

Needs Service

1.1.222 The bathroom has the following defects tub stopper does not seal.

walls, ceiling

Informational

1.1.223 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Informational

1.1.224 The unit is acceptable

Window(s)

Informational

1.1.225 The window(s) are acceptable

Hotel Room 510

Lights

Needs Service

1.1.226 the lights have defects. Entry light switches inoperable (could be bulbs).

Bathroom

Informational

1.1.227 The bathroom is acceptable

walls, ceiling

Informational

1.1.228 The walls & ceiling have cosmetic defects commensurate with their age

Through the wall room Heat and Air conditioning

Informational

1.1.229 The unit is acceptable

Window(s)

Informational

1.1.230 The window(s) are acceptable

Hotel Room 514

walls, ceiling

Informational

1.1.231 The walls & ceiling have cosmetic defects commensurate with their age

No Recommended Service

Informational

1.1.232 No Recommended Service minor stains, burns in carpet.

Hotel Room 530

No Recommended Service

Informational

1.1.233 No Recommended Service

Bathrooms

Public Bathroom 1

Size and Location

Informational

1.1.234 The bathroom is a three-quarter, located in the conference room.

No Recommended Service

Informational

1.1.235 We have evaluated the bathroom, and found it to be in acceptable condition.

Public Bathroom 2

powder room

Informational

1.1.236 located in the laundry NO service

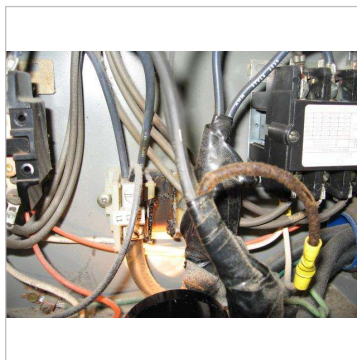
Utility Rooms

Laundry Rooms

equipment

Needs Service

1.1.237 There are 2 commercial side load washers and 3 commercial side load dryers. They are in serviceable condition but of indeterminate age. The #1 Dryer has faulty wiring and a burned bus in the controlling sub panel.



Doors

Informational

1.1.238 The door is functional.

Floors

Informational

1.1.239 The floor is worn or cosmetically damaged, which you should view for yourself. missing tiles

Needs Service

1.1.240 The floor seams are lifting, due to moisture penetration or poor workmanship, and should be serviced.

Walls & Ceilings

Needs Service

1.1.241 The walls have typical cosmetic damage.

hotel room Sample

Overall Rooms condition, Representative sampling

Doors

Informational

1.1.242 The doors are functional.

Flooring

Needs Service

1.1.243 Most of the floors are in fine condition. However some have stains & burn marks. The floor is worn or cosmetically damaged, which you should view for yourself.

Walls & Ceiling

Informational

1.1.244 The walls and ceiling have typical cosmetic damage.

Single-Glazed Windows

Needs Service

1.1.245 The windows are functional. All of the windows work. However, many of the rooms show minor moisture intrusion on the lower right hand corner of the windows, inside the window sill. At worst there is a recurring maintenance issue.

Lights

Informational

1.1.246 The lights are functional.

Outlets

Informational

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

Needs Service

1.1.248 The outlets should be upgraded to have ground fault protection. Most of the outlets by each room sink is not GFCI protected although a few have been upgraded.

Shipshape Property

Full Service Commerical and Residential Property Inspection

4004 SE Yamhill St., Portland, OR, 97214
Office: 503-679-7184, Fax: 503-296-2735

SAMPLE HOTEL PROPOSAL

Inspection Date: 7/16/2007 at 8:30 AM to
7/25/2007 at 5:30 PM

Client Name/Address: SAM SNEED
5555 SW Ashburn
Portland, OR

Inspection Address: SE Somewhere
Portland, OR

We propose to complete a Property Condition Assessment, or PCA, of the above-referenced commercial property in accordance with the American Standard for Testing Materials, or ASTM, which is an internationally recognized standard for the baseline assessment of commercial buildings, and which is available upon request and can also be viewed and downloaded by visiting www.astm.org. The building consists of a four story Hotel with 117 rooms (each containing electrical and HVAC equipment, and a bathroom), parking area, swimming pool, electrical use and distribution systems and environmental equipment, upon which our fee is based. The fee is also taking into account the age and general condition of the facility as well as it's intended future continued use as it is presently. I will also have a state licensed class A Electrical Inspector, specialist contractor inspect and certify the 2,800 Amp and 800 Amp, 440 Volt, 3 Phase electrical service panels as part of my service. As per our discusion I will Inspect and evaluate the entire building envelope (it is a concrete "tilt-up") and all common systems and areas. I will inspect and report on 20% or 24 of the rooms. The rooms will be selected randomly at the time of the inspection on each floor. The inspection services, as per ASTM standards will include a review of existing maintenance records and interviewing on site and contract maintenance services. I will coordinate the inspection with the on site manager. Any discrepancy between the actual size and use of the building could result in an adjustment of the fee.

Upon completion of the PCA, we will provide you with a report that includes a summary of deficiencies, and recommended services or upgrades, after which we will be available for any consultation that you may need. We require a retainer of one third of the inspection fee with the balance due after you have received and reviewed copies of the report.

If this is the service that you require, please email a signed approval to Scott Harris, or fax it to scott@PropertyExam.com.

Yours sincerely,

Scott Harris

Shipshape Property

Full Service Commerical and Residential Property Inspection

4004 SE Yamhill St., Portland, OR, 97214
Office: 503-679-7184, Fax: 503-296-2735

CONTRACT

Inspection Date: 7/16/2007 at 8:30 AM to
7/25/2007 at 5:30 PM

Client Name/Address: SAM SNEED
5555 SW Ashburn
Portland, OR

Inspection Address: SE Somewhere
Portland, OR

At your request, **Shipshape Property** proposes to complete a property assessment of the building located at the address above in compliance with ASTM standard E 2018-01, which is included with the report. The purpose of the assessment is to acquaint you with the overall condition of the property and thereby reduce the likely cost of repairs that might affect your evaluation of the property. However, the inspection service is limited. It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspector, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electromagnetic radiation, molds and fungi, termites, and other wood-destroying organisms. These evaluations are available at an additional cost.

Similarly, in accordance with the guidelines established in ASTM E 2018-01 **Shipshape Property** disclaims any responsibility for evaluating any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, shut-off valves that are not in daily use, solar systems, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, thermostats, timers, clocks, recreational or other free-standing appliances, and low-voltage lighting.

In addition, **Shipshape Property** does not tacitly endorse or guarantee the integrity of any structure or component that was built or modified without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What **Shipshape Property** provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract. If this is the service that you require, please sign the authorization below, and fax it to **(503)296-2735** or e-mail to **scott@PropertyExam.com**

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein and, in consideration of the fee of \$3,200.00, I authorize Shipshape Property to complete an inspection of the property in accordance with ASTM standards.

CLIENT'S SIGNATURE _____ DATE _____

Swimming Pool Specialist Report

Pool Inspection Report.

III. MECHANICAL EQUIPMENT	GOOD	FAIR	POOR	NONE	NOTES/COMMENTS
1. Pumps/Motors <i>HAYWARD SP 3010X15</i>	✓				* LID O RING TOO SMALL SUCKING AIR
2. Filter; type: <i>BAKER/HYDRO HEV 30 2" HW DIAL</i>		✓			* DIAL VALVE STEM LEAK GATE VALVE ON WASTE SHOWING AIR
3. Heater; type: <i>LAARS XE EC 32511D '84?</i>		✓			* BUT WORKING FINE
4. Piping <i>1/2 + 2" PVC</i>		✓			* AUTO FILL NOT SHUTTING OFF + LEAKING IN E ROOM
5. Valves <i>1/2 MD 2" SK GRAY BALLS</i>	✓				
6. Chemical Feeders <i>RAINBOW 300</i>	✓				
7. Gauges <i>0-60 20psi op</i>	✓				
8. Automatic Cleaning Equipment				✓	3/4" plumbed for
9. Timeclocks/Controls <i>see LIGHT</i>					
10. Switches <i>BREAKERS ITE</i>	✓				* BARK ON GFCI DOESN'T TEST

IV. WATER CHEMISTRY	CHL	PH	TA	HARD	CYN	COMMENTS
Overall Chemical Assessment <i>IDEAL</i>	3.0	7.2	130	120	80	<i>POOL MERELY</i>
	1.0 2.0	7.4 7.6	100 150	150 300	30 50	

ADDITIONAL NOTES OR MODIFICATIONS	
I	1) TILE IS IN FAIR SHAPE ONLY A FEW AREAS OF HOLLOW - GROUT IN PLACE 2) PLASTER IS COPPER SULFATE (BLUE) STAINED AND HAS SEVERAL DELAMIS 3) DECKS HAVE MANY CRACKS AND HAVE SITTRED. SLOW END SLOPES TOWARD POOL STEEPLY. 5) COPING STONES HAVE SEVERAL CRACKED AND HOLLOW AREAS PAINTED TAN.
II	1) SKIMMER LIDS HAVE SLIGHT CRACKS AND BROKEN AREAS POSSIBLE VOIDS IN THROATS TILE TO HOUSING. (WATER LOSS) 3) HAND RAIL AT STEPS IS LOOSE AND HAS NO ESCUTTON PLATE @ ANCHOR 6) DEEP END RETURN FITTING, EYEBALL, IS MISSING.
III	1) CIRC PUMP HAS LOTS OF AIR MOST LIKELY LID O RING NOT FITTING. 2) FILTER DIAL VALVE STEM LEAKING 4) FILL LINE IS LEAKING AT 1/2" PLUG AND SELINOID VALVE AND DO NOT SHUT OFF 100% - WATER RUNNING INTO POOL ALL THE TIME.

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.



PO BOX 2049

6775 S.W. McEwan Road Lake Oswego, Oregon 97035
Phone (503) 620-6174 or 1-800-422-6023

Oregon Const. Cont. Board #494
Washington Dept. Labor & Ind.
#CCBQCM GUNCRC*291P6

SWIMMING POOL/SPA INSPECTION REPORT

NOTICE: THIS IS A REPORT ON THE CONDITION OF A SWIMMING POOL/SPA AS INSPECTED BY CASCADE POOLS. THE SCOPE OF THE INSPECTION WAS LIMITED TO THOSE ASPECTS OF THE POOL/SPA AND RELATED EQUIPMENT WHICH WERE OBSERVABLE BY VISUAL EXTERNAL INSPECTION FROM THE GROUND SURFACE. NO PRESSURE TESTS WERE PERFORMED ON THE PLUMBING AND NONE OF THE POOL/SPA EQUIPMENT COMPONENTS WERE DISASSEMBLED FOR PURPOSES OF THIS INSPECTION. THIS REPORT INCLUDES ONLY THOSE CONDITIONS WHICH WERE OBSERVABLE AFTER A REASONABLE EXAMINATION OF THE POOL/SPA IN NORMAL OPERATION CONDITION ON THE DATE OF THE INSPECTION.

THE INSPECTING FIRM MAKES NO REPRESENTATION AS TO EXISTING CONDITIONS OF THE POOL/SPA AND RELATED EQUIPMENT OTHER THAN AS SET FORTH HEREIN AND OBSERVABLE BY INSPECTION IN THE MANNER SET FORTH ABOVE. ALLOWANCES WILL HAVE BEEN MADE IF THE POOL/SPA IS NOT OPERATIONAL. THE INSPECTING FIRM, MAKES NO WARRANTIES, EXPRESS OR IMPLIED, RELATING TO THE PRESENT CONDITION OF THE POOL/SPA AND/OR EQUIPMENT NOR SUITABILITY FOR CONTINUED SERVICE.

ANY PARTY RELYING ON THIS REPORT UNDERSTANDS THAT THE LIABILITY OF THE INSPECTING FIRM, ARISING FROM THE INSPECTION ON WHICH THIS REPORT IS BASED, SHALL BE LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID.

THIS IS NOT A CONTRACT OR A BID, BUT A FORM FOR INSPECTION ONLY. IF ANY REPAIRS ARE NEEDED, OR IF WARRANTIES OR CONDITIONS OTHER THAN THAT STATED ABOVE ARE REQUIRED, A SEPARATE CONTRACT PROPOSAL SHALL BE PROVIDED.

THE INSPECTOR DOES NOT MEASURE THE DIMENSIONS OF THE POOL/SPA, NOR MAKE ANY OTHER DETERMINATIONS OF COMPLIANCE OR NONCOMPLIANCE WITH RESIDENTIAL POOL/SPA STANDARDS OF THE NATIONAL SPA AND POOL INSTITUTE, OR WITH LOCAL BUILDING CODES OR ORDINANCES WITH SUCH STANDARDS, CODES OR ORDINANCES.

INSPECTION REQUESTED BY: <i>Scott Harris</i>	INSPECTION DATE & TIME <i>7/24/07 11:AM</i>	FEE <i>\$55/hr</i>
BILLING ADDRESS <i>Howard Johnsons Express</i>	BUSINESS PHONE <i>677-7194</i>	POOL/SPA BUILDER <i>NA</i>
POOL/SPA OWNER <i>Howard Johnson</i>	POOL/SPA ADDRESS <i>11460 SW Pacific Hwy</i>	HOME PHONE <i>NA</i>
APPROX AGE OF POOL/SPA <i>NA 25-30 yrs</i>	SIZE <i>3-B</i> SHAPE <i>20x40 RECT</i>	APPROX VOLUME <i>36K GAL</i>
INSPECTED BY <i>Nikk White</i>	INSPECTOR'S SIGNATURE <i>[Signature]</i>	DATE <i>7/24/07</i>

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.

I. VISUAL ASSESSMENT OF STRUCTURE	GOOD	FAIR	POOR	NONE	NOTES/COMMENTS
1. Tile and Grouting <i>Aqua Wave</i>		✓			* Just a few hollow areas
2. Interior Finish, type <i>White plaster</i>			✓		* Copper sulfate several delams
3. Deck Interface with Pool/ <i>Spa</i>		✓			caulk in place see deck
4. Caulking/Expansion Joints			✓		* Decks shift cracks
5. Coping <i>Sq nose coping 10 1/2 front to back nose</i>			✓		* many cracked and hollow

II. DECK EQUIPMENT	GOOD	FAIR	POOR	NONE	NOTES/COMMENTS
1. Skimmer(s); number: <i>2 Biver Hydro</i>	✓				* Both lids showing UV effect
2. Ladder(s); number: <i>1-^{3 with shells} Bolt style</i>	✓				* poss bolts
3. Handrails; number: <i>4' in pool</i>		✓			* A bit wobbly missing top section
4. Main Drain Cover <i>SQ STD</i>	✓				
5. Anchors <i>HW T Bolt</i>	✓				
6. Inlets <i>Hayano</i>		✓			* Deep missing eyeball
7. Lights/GFCI <i>Purox in cond</i>	✓	✓			on paragon timer
8. Ropes <i>in pool new</i>	✓				
9.					
10. Diving Board/Water Slide				✓	
11. Cover(s); type:				✓	
12. Fencing; type: <i>Cyclone</i>	✓				
13. Gate(s); number: <i>2 cyclone</i>	✓				

2800 Amp. Electrical Service Report

Evaluation

Shipshape Property
Cell (503) 679-7184
scott@propertyexam.com <<mailto:scott@propertyexam.com>>

Re: Howard Johnson, Tigard

Scott,

Thank you for the opportunity to perform the electrical evaluation to the above project. Below is an itemization of what was found

1. The existing service is a 2400-amp 120/208 volt 3 phase wye rated at 42,000 AIC.
2. There are 4 3" rigid conduits coming into the bottom of the main distribution panel (MDP) A and terminating on the lower section after passing through a current transformer (CT) "doughnut". The CT meter is located adjacent to MDP A
3. There is a 4/0 bare copper grounding electrode conductor (GEC) coming into the bottom of MDP A in an underground conduit and terminating on the neutral buss.
4. MDP A and MDP B are fed from an 800-amp 3 pole breaker at the top of MDP A.
5. There are 3 panels to the right of MDP A and MDP B labeled Panel A, Panel B and Panel C, right below the Gutter for Panel ABC. There is an 800-amp 3 pole breaker at the bottom of MDP A that runs into Gutter for Panel ABC. There are 200-amp 3 phase taps spliced into the 800-amp feeder in the gutter, running down a conduit and terminating on a 200-amp 3 phase breaker in each of the 3 panels. This is called a 10' tap rule, allowing you to tap a 200-amp wire onto an 800-amp feeder so long as it terminates on a breaker within 10' of the tap, and is enclosed in a conduit the entire length of the tap.
6. The voltage measured with a digital voltmeter reads as follows
 - a. A phase to B phase. 210 volts (should be 208 volts)
 - b. A phase to C phase. 206 volts "
 - c. B Phase to C phase. 206 volts "
 - d. A phase to ground. 118 volts (Should be 120-volts)
 - e. B phase to ground. 117 volts "
 - f. C phase to ground. 118 volts "
7. The 200-amp main breakers for Sub Panel A, B and C are upside down. Code requires a "dead mans throw", when turning the breaker off, it should be operated in a down motion. These breakers require an up motion to turn them off. It was also found that the two 200-amp main breaker panels located in the electrical room on each floor are also upside down.
8. There are 400-amp feeders traveling to each floor feeding two 200-amp main breaker panels, which subsequently feed all of the circuits in all of the units on that floor.
9. Recommend permanent placards at each breaker denoting the load served and the load location in the building. (i.e. Panel 1 and 2, Floor 3 electrical room.). Recommend permanent placards at each panel or large device in the field denoting the breaker it is fed from and the breaker location. (i.e. Panel 1 and 2, fed from MDP A, circuit 2, main elect. Rm)
10. There are several breaker fillers missing in Panel A, B and C in the main electrical room. Recommend these be filled with the appropriate blanks to prevent access to the energized buss.
11. Performed a digital temperature reading on all the breakers in the MDP. All breakers were operating between 79 and 81' F. Circuit 7, a 3 phase 125-amp breaker, and circuit 10 a 3 phase 100-amp breaker located in MDP B were both running at 86' F, still within tolerance of the breakers specification of 120'F, but warmer than the surrounding breakers.
12. Checked all wires in MDP A and MDP B for tightness in the breakers. I could not shut down the loads, so I wiggled the wires to ensure they were not loose in the lug.

Exclusions and Explanations

SQE is not responsible for wiring not seen or noted.

If you have any questions or comments, please call me at 503 887 2860, or email me Joe@SquiresElectric.net

Thank you,

Joe Squires
Oregon Inspectors Lic # 4227 EI
Squires Electric, Inc.
CCB#135085

Elevator Service Records



HYDRAULIC ELEVATOR Minimum Maintenance & Test Standards; ASME A17.1, 2004 Section 8.11

Call (503) 373-1298 for information - Visit www.bcd.oregon.gov for more checklists

Site Name: _____

Howard Johnson Express

Maintenance Company: **ThyssenKrupp Elevator**

Current Year	2007	Code Date:	_____ / _____
State ID: A# 6915		Bldg. ID: #1 Passenger	
8.11.3 Inspection and Test Periods			
The routine inspection and tests of passenger and freight hydraulic elevators shall be made at intervals no greater than 6 months. All references to 'item' are to A17.2 2001, Guide for Inspection of Elevators, Escalators and Moving Walks.			
8.11.3.1 Inspection and Test Requirements			
The routine inspections and tests shall include the following:			
N/A	(1 st) Jan-Jun	(2 nd) Jul-Dec	Description
8.11.3.1.1 Inspections made from inside the Car			
			(a) Door reopening device (Item 1.1)
			(b) Stop switches (Item 1.2)
			(c) Operating control dev. (Item 1.3)
			(d) Car floor & landing sill (Item 1.4)
			(e) Car lighting (Item 1.5)
			(f) Car emergency signal (Item 1.6)
			(g) Car door or gate (Item 1.7)
	1/17		(h) Door closing force (Item 1.8) 25#
			(i) Power closing of doors or gates (Item 1.9)
			(j) Power opening of doors or gates (Item 1.10)
			(k) Car vision panels and glass car doors (Item 1.11)
			(l) Car enclosure (Item 1.12)
			(m) Emergency exit (Item 1.13)
			(n) Ventilation (Item 1.14)
			(o) Signs and operating device symbols (Item 1.15)
			(p) Rated load, platform area, and data plate (Item 1.16)
			(q) E-power operation (Item 1.17)
			(r) Restricted opening of car or hoistway doors (Item 1.18)
			(s) Car-ride (Item 1.19)
			(t) Door Monitoring System (2.26.5)
			(u) Stopping accuracy (2.26.11)
8.11.3.1.2 Inspections made in Machine Room/Space			
			(a) Machine room access (Item 2.1)
			(b) Headroom (Item 2.2)
			(c) Lighting & receptacles (Item 2.3)
			(d) Enclosure of M/R (Item 2.4)
			(e) Housekeeping (Item 2.5)
			(f) Ventilation (Item 2.6)
			(g) Fire extinguisher (Item 2.7)
			(h) Pipes, wiring, & ducts (Item 2.8)
			(i) Guarding of exposed auxiliary equipment (Item 2.9)
			(j) Numbering of elevators, machines, and disconnects (Item 2.10)

N/A	(1 st) Jan-Jun	(2 nd) Jul-Dec	Description
			(k) Disconnecting means and control (Item 2.11)
			(l) Controller wiring, fuses, grounding, etc. (Item 2.12)
			(m) Hydraulic power unit (Item 2.30)
			(n) Relief valves (Item 2.31)
			(o) Control valve (Item 2.32)
			(p) Tanks (Item 2.33)
			(q) Flexible hydraulic hose and fitting assemblies (Item 2.34)
			(r) Supply line and shutoff valve (Item 2.35)
			(s) Hydraulic cylinders & Hydraulic fluid loss record (Item 2.36)
			(t) Pressure switch (Item 2.37)
			(u) Code data plate (8.6.1.3)
			(v) Governor, overspeed switch, and seal (Item 2.13)
			(w) Recycling operation [B.10.3.2.2(u)]
8.11.3.1.3 Inspections made from Top of Car			
	5/10		(a) Top-of-car stop switch (Item 3.1)
			(b) Car top light and outlet (Item 3.2)
			(c) Top-of-car operating device (Item 3.3)
			(d) Top-of-car clearance and refuge space (Item 3.4)
			(e) Normal terminal stopping device (Item 3.5)
			(f) Emergency terminal speed limiting devices (Item 3.6)
			(g) Anti-creep leveling device (Item 3.7)
			(h) Speed Test (Item 3.30)
	5/16		(i) Top emergency exit (Item 3.8)
			(j) Floor and emergency identification numbering (Item 3.9)
			(k) Hoistway construction (Item 3.10)
			(l) Hoistway smoke control (Item 3.11)
			(m) Pipes, wiring, and ducts (Item 3.12)
			(n) Windows, projections, recesses and setbacks (Item 3.13)
			(o) Hoistway clearances (Item 3.14)
			(p) Multiple hoistways (Item 3.15)
			(q) Traveling cables and junction boxes (Item 3.16)
			(r) Door and gate equipment (Item 3.17)
			(s) Car frame and stiles (Item 3.18)
			(t) Guide rails fastening and equipment (Item 3.19)
			(u) Governor, safety, ropes, and counterweights (Item 3.20)
			(v) Governor rope releasing carrier (Item 3.21)

Shaded items are 'Routine Inspections' that may be performed by persons authorized by the owner. Knowing the desired outcome is essential. Refer to ASME A17.2 for proper procedures for routine inspections. The person or firm performing the tests must be entered on the form. Some measuring devices will be required.

maintenance hydraulic elevator checklist 2004.doc
Last Updated: 4/29/2005 09:59

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.



HYDRAULIC ELEVATOR

Minimum Maintenance & Test Standards; ASME A17.1, 2004 Section 8.11
Call (503) 373-1298 for information – Visit www.bcd.oregon.gov for more checklists.

Site Name: _____

Maintenance Company: **ThyssenKrupp Elevator**

N/A	(1 st)		Description	NOTE: Attach Test Tags to Equipment as Appropriate		
	Jan-Jun	Jul-Dec		8.11.3.2 Category 1 Test Requirements (Annual)		
				Date Due	Date Tested	Description
			(w) Governor rope (Item 3.20). [Note: Governor rope shall be inspected and replaced according to the criteria in Rule 8.11.2.1.3]		1/17	8.11.3.2.1 Relief Valve Setting and System Pressure Test. 330#
			(x) Wire rope fastening and hitch plate (Item 3.22)		1/17	8.11.3.2.2 Cylinders (2.36)
			(y) Suspension rope (Item 3.23). [Note: Suspension rope shall be inspected and replaced according to the criteria in Rule 8.11.2.1.3]		1/17	8.11.3.2.3(a) Normal and final terminal stopping devices (8.11.2.2.5; Item 3.5.2)
			(z) Slack rope device (Item 3.31)			8.11.3.2.3 (b) Governors (8.11.2.2.3)
			(aa) Traveling sheave (Item 3.32)			8.11.3.2.3 (c) Safeties (8.11.2.2.2)
			(bb) Counterweight (Item 3.28)			8.11.3.2.3 (d) Oil buffers (8.11.2.2.1)
			8.11.3.1.4 Inspections made from Outside the Hoistway			8.11.3.2.3(e) Firefighter's emergency conditions (8.11.2.2.6; Item 6.1) Include smoke detectors
			(a) Car platform guard (Item 4.1)			8.11.3.2.3(f) Standby or emergency power operation (8.11.2.2.7; Item 1.17.2(a)) NOTE (8.10.8.2.3(f)): Absorption of regenerated power (Rule 2.26.10) does not apply to hydraulic elevators
			(b) Hoistway doors (Item 4.2)			8.11.3.2.3(g) Power operations of door system (8.11.2.2.8; Items 4.6 and 4.7)
			(c) Vision panels (Item 4.3)		1/17	8.11.3.2.3(h) Emergency terminal speed limiting device and emergency terminal stopping device (Rule 3.25.2; Item 3.6.2)
			(d) Hoistway door locking device (Item 4.4)			8.11.3.2.3(i) Low Oil Protection (2.23)
			(e) Access to hoistway (Item 4.5)			8.11.3.2.4 Flexible Hose and Fitting Assemblies
			(f) Power closing of hoistway doors (Item 4.6)			8.11.3.2.5 Pressure Switch
			(g) Sequence operation (Item 4.7)			8.11.2.2.10 Seismic Devices
			(h) Hoistway enclosure (Item 4.8)			8.11.2.2.11 Rope Brakes
			(i) Elevator parking device (Item 4.9)			8.11.3.3 Category 3 Test Requirements (3-year)
			(j) Emergency doors in blind hoistways (Item 4.10)			8.11.3.3.1 Unexposed Portions of Pistons
			(k) Standby power selection switch (Item 4.12)			8.11.3.3.2 Pressure Vessels
			8.11.3.1.5 Inspections made in the Pit			8.11.3.4 Category 5 Test Requirements (5-year)
			(a) Pit access, lighting, stop switch, and condition (Item 5.1)			8.11.3.4.1 Governors, safeties, and oil buffers, where provided, shall be inspected and tested as specified in Req. 8.11.3.2.3 every 5 years. Where activation is allowed or required both by overspeed and slack rope, the safety shall have both means of activation tested.
			(b) Bottom clearance and runby (Item 5.2)			8.11.3.4.2 Coated ropes shall be required to have a magnetic flux test capable of detecting broken wires in addition to a visual examination.
			(c) Plunger and cylinder (Item 5.11)			8.11.3.4.3 Wire rope fastenings shall be inspected in accordance with item 3.2.1 of A17.2. Fastenings on roped-hydraulic elevators utilizing hydraulic jacks equipped with pistons which are hidden by cylinder head seals shall also be inspected even if it is temporarily necessary to support the car by other means and disassemble the cylinder head.
			(d) Car buffer (Item 5.12)			
			(e) Normal terminal stopping devices (Item 5.4)			
			(f) Traveling cables (Item 5.5)			
			(g) Car frame and platform (Item 5.7)			
			(h) Guiding members (Item 5.8)			
			(i) Supply piping (Item 5.14)			
			(j) Car safety (Item 2.29)			
			(k) Governor rope tension device (Item 5.6)			
			Quarterly Fire Service Test (8.6.1 0.1)			
	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec		
	1/17	4/16				

Shaded items are 'Routine inspections' that may be performed by persons authorized by the owner. Knowing the desired outcome is essential. Refer to ASME A17.2 for proper procedures for routine inspections. The person or firm performing the tests must be entered on the form. Some measuring devices will be required.

maintenance hydraulic elevator checklist 2004.doc
Last Updated: 4/29/2005 09:59



HYDRAULIC ELEVATOR

Minimum Maintenance & Test Standards; ASME A17.1, 2004 Section 8.11

Call (503) 373-1298 for information - Visit www.bds.oregon.gov for more checklists.

Site Name: _____

Howard Johnson Express

Maintenance Company: **ThyssenKrupp Elevator**

Current Year	2007	Code Date:	/	(1 st)	(2 nd)	Description
State ID:	AH 6916	Bldg. ID:	#2 Passenger	Jan-Jun	Jul-Dec	
<p>8.11.3 Inspection and Test Periods The routine inspection and tests of passenger and freight hydraulic elevators shall be made at intervals no greater than 6 months. All references to Item^s are to A17.2 2001, Guide for Inspection of Elevators, Escalators and Moving Walks.</p>						
<p>8.11.3.1 Inspection and Test Requirements The routine inspections and tests shall include the following:</p>						
N/A	(1 st)	(2 nd)		Description		
<p>8.11.3.1.1 Inspections made from inside the Car</p>						
						(k) Disconnecting means and control (Item 2.11)
						(l) Contoller wiring, fuses, grounding, etc. (Item 2.12)
						(m) Hydraulic power unit (Item 2.30)
						(n) Relief valves (Item 2.31)
						(o) Control valve (Item 2.32)
						(p) Tanks (Item 2.33)
						(q) Flexible hydraulic hose and fitting assemblies (Item 2.34)
						(r) Supply line and shutoff valve (Item 2.35)
						(s) Hydraulic cylinders & Hydraulic fluid loss record (Item 2.36)
						(t) Pressure switch (Item 2.37)
						(u) Code data plate (8.6.1.3)
						(v) Governor, overspeed switch, and seal (Item 2.13)
						(w) Recycling operation [8.10.3.2.2(u)]
						8.11.3.1.3 Inspections made from Top of Car
						(a) Top-of-car stop switch (Item 3.1)
						(b) Car top light and outlet (Item 3.2)
						(c) Top-of-car operating device (Item 3.3)
						(d) Top-of-car clearance and refuge space (Item 3.4)
						(e) Normal terminal stopping device (Item 3.5)
						(f) Emergency terminal speed limiting devices (Item 3.6)
						(g) Anti-creep leveling device (Item 3.7)
						(h) Speed Test (Item 3.30)
						(i) Top emergency ext (Item 3.6)
						(j) Floor and emergency identification numbering (Item 3.9)
						(k) Hoistway construction (Item 3.10)
						(l) Hoistway smoke control (Item 3.11)
						(m) Pipes, wiring, and ducts (Item 3.12)
						(n) Windows, projections, recesses and setbacks (Item 3.13)
						(o) Hoistway clearances (Item 3.14)
						(p) Multiple hoistways (Item 3.15)
						(q) Traveling cables and junction boxes (Item 3.16)
						(r) Door and gate equipment (Item 3.17)
						(s) Car frame and stiles (Item 3.18)
						(t) Guide rails fastening and equipment (Item 3.19)
						(u) Governor, safety, ropes, and counterweights (Item 3.20)
						(v) Governor rope releasing carrier (Item 3.21)
						(a) Door reopening device (Item 1.1)
						(b) Stop switches (Item 1.2)
						(c) Operating control dev. (Item 1.3)
						(d) Car floor & landing sill (Item 1.4)
						(e) Car lighting (Item 1.5)
						(f) Car emergency signal (Item 1.6)
						(g) Car door or gate (Item 1.7)
						(h) Door closing force (Item 1.8) 220
						(i) Power closing of doors or gates (Item 1.9)
						(j) Power opening of doors or gates (Item 1.10)
						(k) Car vision panels and glass car doors (Item 1.11)
						(l) Car enclosure (Item 1.12)
						(m) Emergency exit (Item 1.13)
						(n) Ventilation (Item 1.14)
						(o) Signs and operating device symbols (Item 1.15)
						(p) Rated load, platform area, and data plate (Item 1.16)
						(q) E-power operation (Item 1.17)
						(r) Restricted opening of car or hoistway doors (Item 1.16)
						(s) Car-ride (Item 1.19)
						(t) Door Monitoring System (2.26.5)
						(u) Stopping accuracy (2.26.11)
<p>8.11.3.1.2 Inspections made in Machine Room/Space</p>						
						(a) Machine room access (Item 2.1)
						(b) Headroom (Item 2.2)
						(c) Lighting & receptacles (Item 2.3)
						(d) Enclosure of M/R (Item 2.4)
						(e) Housekeeping (Item 2.5)
						(f) Ventilation (Item 2.6)
						(g) Fire extinguisher (Item 2.7)
						(h) Pipes, wiring, & ducts (Item 2.8)
						(i) Guarding of exposed auxiliary equipment (Item 2.9)
						(j) Numbering of elevators, machines, and disconnects (Item 2.10)

Shaded items are 'Routine Inspections' that may be performed by persons authorized by the owner. Knowing the desired outcome is essential. Refer to ASME A17.2 for proper procedures for routine inspections. The person or firm performing the tests must be entered on the form. Some measuring devices will be required.

maintenance hydraulic elevator checklist 2004.doc
Last Updated: 4/29/2005 09:59



HYDRAULIC ELEVATOR
 Minimum Maintenance & Test Standards; ASME A17.1, 2004 Section 8.11
 Call (503) 373-1298 for information - Visit www.bcd.oregon.gov for more checklists.

Site Name: _____ Maintenance Company: **ThyssenKrupp Elevator**

N/A	(1 st) Jan-Jun	(2 nd) Jul-Dec	Description
			(w) Governor rope (Item 3.20). [Note: Governor rope shall be inspected and replaced according to the criteria in Rule 8.11.2.1.3]
			(x) Wire rope fastening and hitch plate (Item 3.22)
			(y) Suspension rope (Item 3.23). [Note: Suspension rope shall be inspected and replaced according to the criteria in Rule 8.11.2.1.3]
			(z) Slack rope device (Item 3.31)
			(aa) Traveling sheave (Item 3.32)
			(bb) Counterweight (Item 3.28)
			8.11.3.1.4 Inspections made from Outside the Hoistway
			(a) Car platform guard (Item 4.1)
			(b) Hoistway doors (Item 4.2)
			(c) Vision panels (Item 4.3)
			(d) Hoistway door locking device (Item 4.4)
			(e) Access to hoistway (Item 4.5)
			(f) Power closing of hoistway doors (Item 4.6)
			(g) Sequence operation (Item 4.7)
			(h) Hoistway enclosure (Item 4.8)
			(i) Elevator parking device (Item 4.9)
			(j) Emergency doors in blind hoistways (Item 4.10)
			(k) Standby power selection switch (Item 4.12)
			8.11.3.1.5 Inspections made in the Pit
			(a) Pit access, lighting, stop switch, and condition (Item 5.1)
			(b) Bottom clearance and runby (Item 5.2)
			(c) Plunger and cylinder (Item 5.11)
			(d) Car buffer (Item 5.12)
			(e) Normal terminal stopping devices (Item 5.4)
			(f) Traveling cables (Item 5.5)
			(g) Car frame and platform (Item 5.7)
			(h) Guiding members (Item 5.8)
			(i) Supply piping (Item 5.14)
			(j) Car safety (Item 2.29)
			(k) Governor rope tension device (Item 5.6)
			Quarterly Fire Service Test (8.6.1 0.1)
	Jan-Mar	Apr-Jun	Jul-Sep
	1/17	5/10	

NOTE: Attach Test Tags to Equipment as Appropriate
8.11.3.2 Category 1 Test Requirements (Annual)

N/A	Date Due	Date Tested	Description
		1/17	8.11.3.2.1 Relief Valve Setting and System Pressure Test
		1/17	8.11.3.2.2 Cylinders (2.36)
		1/17	8.11.3.2.3(a) Normal and final terminal stopping devices (8.11.2.2.5; Item 3.5.2)
			8.11.3.2.3 (b) Governors (8.11.2.2.3)
			8.11.3.2.3 (c) Safeties (8.11.2.2.2)
			8.11.3.2.3 (d) Oil buffers (8.11.2.2.1)
			8.11.3.2.3(e) Firefighter's emergency conditions (8.11.2.2.6; Item 6.1) Include smoke detectors
			8.11.3.2.3(f) Standby or emergency power operation (8.11.2.2.7; Item 1.17.2(a)) NOTE [8.10.8.2.3(f)]: Absorption of regenerated power (Rule 2.26.10) does not apply to hydraulic elevators
		1/17	8.11.3.2.3(g) Power operations of door system (8.11.2.2.8; Items 4.6 and 4.7)
			8.11.3.2.3(h) Emergency terminal speed limiting device and emergency terminal stopping device (Rule 3.25.2; Item 3.6.2)
		1/17	8.11.3.2.3(i) Low Oil Protection (2.23)
			8.11.3.2.4 Flexible Hose and Fitting Assemblies
			8.11.3.2.5 Pressure Switch
			8.11.2.2.10 Seismic Devices
			8.11.2.2.11 Rope Brakes
			8.11.3.3 Category 3 Test Requirements (3-year)
			8.11.3.3.1 Unexposed Portions of Pistons
			8.11.3.3.2 Pressure Vessels
			8.11.3.4 Category 5 Test Requirements (5-year)
			8.11.3.4.1 Governors, safeties, and oil buffers, where provided, shall be inspected and tested as specified in Reg. 8.11.3.2.3 every 5 years. Where activation is allowed or required both by overspeed and slack rope, the safety shall have both means of activation tested.
			8.11.3.4.2 Coated ropes shall be required to have a magnetic flux test capable of detecting broken wires in addition to a visual examination.
			8.11.3.4.3 Wire rope fastenings shall be inspected in accordance with Item 3.2.1 of A17.2. Fastenings on roped-hydraulic elevators utilizing hydraulic jacks equipped with pistons which are hidden by cylinder head seals shall also be inspected even if it is temporarily necessary to support the car by other means and disassemble the cylinder head.

Shaded items are Routine Inspections¹ that may be performed by persons authorized by the owner. Knowing the desired outcome is essential. Refer to ASME A17.2 for proper procedures for routine inspections¹. The person or firm performing the tests must be entered on the form. Some measuring devices will be required.

maintenance hydraulic elevator checklist 2004.doc
 Last Updated: 4/29/2005 09:59