

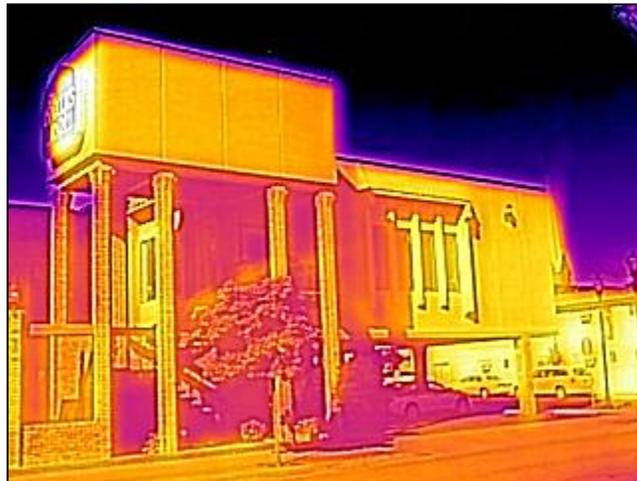


Inspection Report

someone

Property Address:

somewhere
sometown OR



PropertyExam corp.

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Date: Invalid DateTime	Time:	Report ID: Hotel Sample 2
Property: somewhere sometown OR	Customer: someone	Real Estate Professional:

Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

This report will include short-term cost estimates, opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

Deviations from the Guide: None

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This property and subsequent building (s) have been inspected by Propertyexam corp.

Standards of Practice:

ASTM 2018

Type of building:

Hotel

Approximate age of building:

Over 10 Years

Temperature:

Below 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Walked roof

Chimney (exterior):

Metal Flue Pipe

Roof Structure:

Lateral bracing

Roof-Type:

Flat

Sky Light(s):

None

Roof Covering:

Roll/Selvage

Roof Ventilation:

Passive

Items

1.0 ROOF COVERINGS

Inspected



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

(1) As the roof approaches the end of its useful life, it will require seal service and patching to remain water tight. We recommend that when it does get replaced, it be replaced with a TPO style roof. This roof will cost a little more to install (about \$85,000) but will last longer and require less maintenance. Therefore, over the life of the roof, a TPO roof will cost considerably less.

You should get more than 5 years out of the existing roof with proper maintenance. There are some areas of standing water that need particular attention and will likely need patch repair over time. The roof of both buildings are in similar condition.

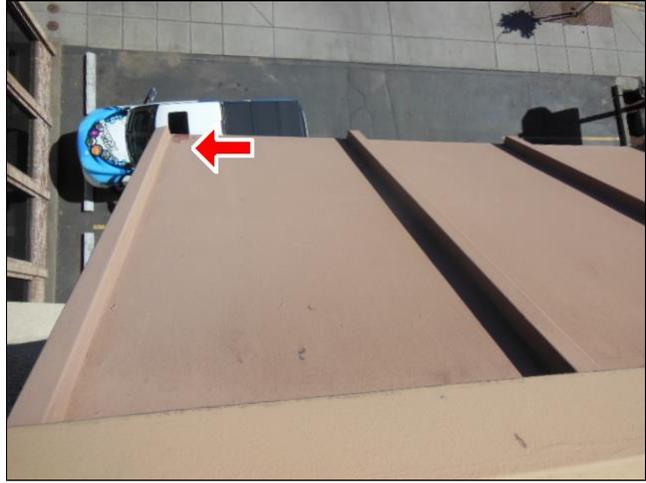
(2) Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this 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.

1.1 ROOF FLASHINGS

Inspected, Repair or Replace



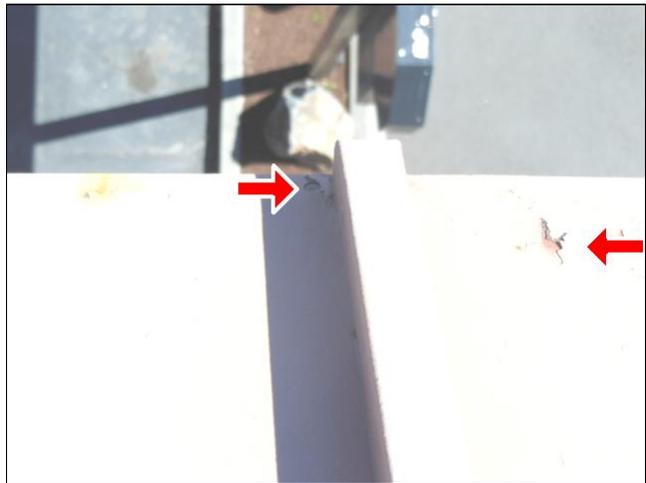
1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

Roof Parapets and overhang awnings due for paint seal service. Paint is failing.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

1.3 ROOF VENTILATION

Inspected

1.4 ROOF DRAINAGE SYSTEMS

Inspected

1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Inspected

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2(A) . main building

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Brick
Cement stucco

Siding Material:

Masonry

Exterior Entry Doors:

Steel

Appurtenance:

Sidewalk
Ramp

Driveway:

Asphalt

Items

2.0.A WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



2.0.A Item 1(Picture)



2.0.A Item 2(Picture)



2.0.A Item 3(Picture)



2.0.A Item 4(Picture)



2.0.A Item 5(Picture)



2.0.A Item 6(Picture)



2.0.A Item 7(Picture)



2.0.A Item 8(Picture)

(1) Overall the exterior cladding is in good condition . There is some weathering of the exposed wood trim on the exterior that needs touchup paint seal service now and repainting within 3-5 years. There are a few typical minor mechanical damage areas to the stucco.



2.0.A Item 9(Picture)



2.0.A Item 10(Picture)



2.0.A Item 11(Picture)



2.0.A Item 12(Picture)



2.0.A Item 13(Picture)



2.0.A Item 14(Picture)



2.0.A Item 15(Picture)

(2) **Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.**

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

The scan was conducted with a FLIR High resolution t300 IR Camera.

2.1.A DOORS (Exterior)

Inspected, Repair or Replace



2.1.A Item 1(Picture)

Exterior side utility door (wood), delaminating at base, recommend replacement. Roof access door corroding, needs paint and hardware repair service.

2.2.A WINDOWS

Inspected, Repair or Replace

Note: There are no stops/locks/bars that restrict the opening of the upper level windows or act as a guardrail. This can be a significant fall hazard for small children and a known liability. We strongly recommend that safety devices be put

in place on all room windows 2nd floor and above. This can be done in a number of ways and can be a simple (and inexpensive) as screwing a small wooden block to the bottom of the sill, restricting window opening.

2.3.A DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

2.4.A VEGETATION, GRADING, DRAINAGE, PATIO FLOOR, AND RETAINING WALLS, FENCING (With respect to their effect on the condition of the building)

Inspected

2.5.A EAVES, SOFFITS AND FASCIAS

Inspected

see trim comments

2.6.A Flatwork

Inspected

2.7.A Driveway & Parking

Repair or Replace



2.7.A Item 1(Picture)



2.7.A Item 2(Picture)

The asphalt parking due for seal service. We recommend asphalt surfaces be seal serviced about every five years in this climate. Neglect will result in " alligator cracking and deterioration. Ultimately the surface will need to be resurfaced with a 2" overlay of new asphalt. The difference in cost is about \$0.18/SF for seal service and \$2.00 SF for an overlay

About 6,800SF of asphalt

2.8.A Signage

Repair or Replace



2.8.A Item 1(Picture)



2.8.A Item 2(Picture)

Lower sign at northeast corner needs paint service.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2(B) . S Annex

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

- Brick
- Cement stucco

Siding Material:

- Masonry

Exterior Entry Doors:

- Steel

Appurtenance:

- Balcony
- Sidewalk

Driveway:

- Asphalt

Items

2.0.B WALL CLADDING FLASHING AND TRIM

Repair or Replace



2.0.B Item 1(Picture)



2.0.B Item 2(Picture)



2.0.B Item 3(Picture)

(1) Cracks in stucco northeast & northwest corners need to be patched repaired and sealed. Exposed wood due for touch up paint service repainting 2 to 3 years.



2.0.B Item 4(Picture)



2.0.B Item 5(Picture)



2.0.B Item 6(Picture)

(2) Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.

A thorough Thermal Imaging moisture scan was conducted and analyzed of the structure. All exterior walls, were scanned from the interior. The entire roof envelope was scanned analyzed. All suspect areas were also checked

with an electronic, non destructive moisture meter. In all of the tested areas, there was no evidence of moisture intrusion found at the time of the inspection except where otherwise noted.

The scan was conducted with a FLIR High resolution t300 IR Camera.

2.1.B DOORS (Exterior)

Inspected

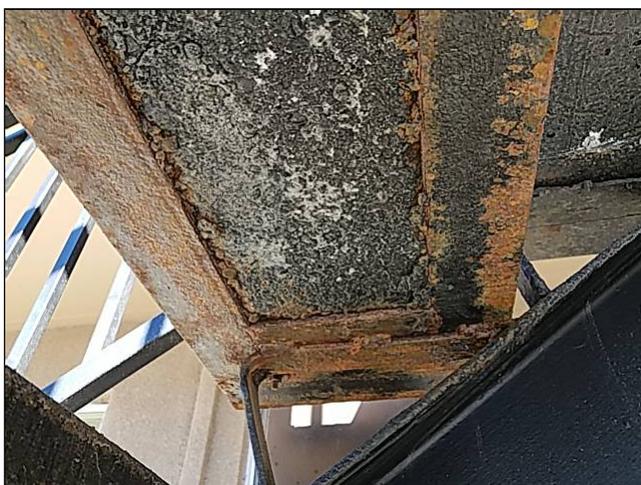
2.2.B WINDOWS

Inspected

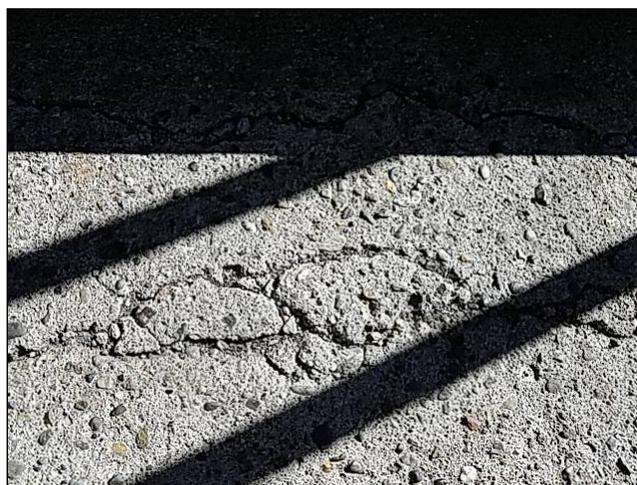
Note: There are no stops/locks/bars that restrict the opening of the upper level windows or act as a guardrail. This can be a significant fall hazard for small children and a known liability. We strongly recommend that safety devices be put in place on all room windows 2nd floor and above. This can be done in a number of ways and can be a simple (and inexpensive) as screwing a small wooden block to the bottom of the sill, restricting window opening.

2.3.B DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace



2.3.B Item 1(Picture)



2.3.B Item 2(Picture)

Metal steps to second floor corroding . Some concrete filler steps broken can be a trip hazard. Recommend corrosion remediation of the steps, demo/refilling broken concrete (2 steps) and repainting of all stair and guard rail steel.

2.4.B VEGETATION, GRADING, DRAINAGE, PATIO FLOOR, AND RETAINING WALLS, FENCING (With respect to their effect on the condition of the building)

Inspected

2.5.B EAVES, SOFFITS AND FASCIAS

Inspected

2.6.B Flatwork

Repair or Replace



2.6.B Item 1(Picture)



2.6.B Item 2(Picture)



2.6.B Item 3(Picture)



2.6.B Item 4(Picture)



2.6.B Item 5(Picture)

Most of the exterior walkways and balcony surfaces are covered with aggregate stone and epoxy mix. There are areas where this is beginning to break away and crumble. This material is notorious for being an ongoing maintenance problem . It can be patched/repared but this will likely be an ongoing issue with this property . Our best recommendation is to demo the aggregate stone/epoxy surfaces and repair the underlying concrete as needed.

Honestly demolition of the epoxy/aggregate is all we can estimate, what's underneath is unknown. The past winter has probably had a significant impact on this issue. However, this material does not have a good track record in cooler climate.

2.7.B Driveway & Parking

Repair or Replace



2.7.B Item 1(Picture)



2.7.B Item 2(Picture)



2.7.B Item 3(Picture)

Parking area asphalt neglected, well past due for patching and seal service . This parking lot is in worse condition than the main building although it can be patched repaired it will not have a good clean surface unless it is resurfaced. Our recommendation is to plan for a 2" overlay and patch repair the entry concrete.

about 2,000SF of asphalt

2.8.B Signage

Inspected



2.8.B Item 1(Picture)

Signage acceptable.

2.9.B additional item

Inspected

Laundry room is in acceptable condition although cosmetically worn.

Guest laundry small (1 washer, 1 dryer coin operated) similar condition.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

Walked

Extra Info : small shop area

Floor Structure:

Slab

Wall Structure:

Wood

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

3.1 WALLS (Structural)

Inspected

3.2 FLOORS (Structural)

Inspected

3.3 CEILINGS (structural)

Inspected

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Distribution (inside building): Copper
Plumbing Waste: Cast iron	Water Heater Power Source: Gas (quick recovery)	

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace



4.1 Item 1(Picture)

men's urinal 2nd floor out of order

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Main building served by 2, commercial grade gas Water Heaters manufactured in 2003 & 2004 by AO Smith. These units are approaching the end of their expected useful service life, we recommend you budget for replacement.

S Annex building has 1, commercial grade Bradford White 100 gallon gas water heater manufactured in 2010.

4.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Overhead service	Adequate	Circuit breakers
Below ground		
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
SIEMENS	Copper	Romex
SQUARE D		Conduit
		Not Visible

Items

5.0 SERVICE ENTRANCE CONDUCTORS

Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

(1) Main Building 1200 AMP service

5, 400 AMP panels, 1, 225 AMP & 1, 125 AMP panels.

(2) S Annex; 3, 200 AMP, 1, 150 Amp panels all single phase.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Building Mechanical

Items

6.0 Elevator

Repair or Replace

Elevator mfr by Dover 1962. Poor operating condition (within date for testing and certification). This equipment is well past due for major rebuild. It's current condition is a significant liability. Unit maintained by Otis elevator co, Representative; Ryan Rosvold 503-339-4890. The motor grinds and hunts, Door sticks, operation is slow and shaky. Staff reported many operational problems. 6 service calls in the last year. Elevator due for Hydraulic modernization and replacement of old single cylinder lift. These repairs will also require door, component replacement/upgrades to make the elevator meet current standards.

6.1 Ventilation

Inspected

6.2 Building HVAC

Inspected

Main Building served by 5, 3 Ton Roof mounted Gaspack units, manufactured by Trane 2006 & 2007. Typically expect about 20 years total service from this equipment if well maintained. Regular maintenance going into the 2nd half of the service life becomes more critical.

1, split unit Furnace/AC system Trane 2006.

Rooms served by Ptac units in main building and through the wall AC/Heat units in S Annex.

7. Common Unit information

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Wallpaper

Floor Covering(s):

Carpet

Tile

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Heat/Cooling Type:

Ptac

Energy Source:

Electric

Heat System Brand:

AMANA

Ductwork:

N/A

Types of Fireplaces:

None

Bath Exhaust Fans:

Fan/Heat/Light

Items

7.0 CEILINGS

Inspected



7.0 Item 1(Picture)

typical cosmetic damage drywall.

7.1 WALLS

Inspected



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)



7.1 Item 5(Picture)



7.1 Item 6(Picture)



7.1 Item 7(Picture)

Wallpaper in Main building, textured drywall in S Annex. Typical wallpaper sloppy patching and peeling.

7.2 FLOORS

Inspected



7.2 Item 1(Picture)

- (1) Carpet worn throughout Main building units. S Annex units carpet newer, more "industrial grade".
- (2) S Annex. 2nd floor SE rooms all seem to have cracked tiles in the bathroom. This is the likely result of settling. These broken tiles could be demolished and replaced.

7.3 DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

No security stop on upper floor windows this can be a hazard.

7.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6 Bathroom

Inspected



7.6 Item 1(Picture)

several Main building ceilings have poor or unusual patching of drywall over bathtub at shower head. They have been using "punch board" over top the drywall. Overall poor maintenance practice. Issue is exacerbated by the fact that all the bath exhaust fans operate independently (therefore they are often not used).

7.7 VENTING SYSTEMS

Inspected



7.7 Item 1(Picture)

Main building bath fans have independent operation. Recommend all bath fans be slaved to light switch or on timers to insure operation and reduce moisture damage in rooms.

S Annex rooms have old side wall mounted bath fans that operate independently and have a low CFM rating. Recommend replacement and "slave" bath fan use.

7.8 OUTLETS AND WALL SWITCHES

Inspected

7.9 MICROWAVE COOKING EQUIPMENT

Inspected

7.10 HEATING/COOLING EQUIPMENT

Inspected

Main Building units have Typical Ptac units. Most are about midway into their service life. You should expect to replace these at a rate of about 3/year (estimate for 5 years). Note, they do not maintain any "spares" on site. Normally a facility of this size would have 2-3 units on site.

The S Annex rooms have baseboard heat that appears abandond. They are served by through the wall AC/electric heat units. Most appear relatively new.

7.11 SMOKE DETECTORS

Inspected, Not Present

Several units in 2& 3rd floor of the main building have no smoke detectors.

7.12 CARBON MONOXIDE DETECTORS

Not Present

CO detectors should be installed as per manufacturer's recommendations. Duel purpose units are certainly acceptable.

7.13 ADDITIONAL ITEM(S)

Repair or Replace

- 🏠 (1) Cost estimates for cosmetic surfaces can vary dramatically based upon materials choices (i.e.; flooring can range for \$3-20/square foot). We therefore will not include these in our reporting. We recommend that you consult with a general contractor and obtain bids for specific repairs & upgrades to the interior surfaces.

We make every effort to inspect every room and area of every property. Typically when inspecting a Hotel property, several units are not accessible. This is because the guests have a "do not disturb" sign on the door at the time of inspection. Any other reason will be documented. It does not seem likely that there is any reason to believe these units are not in similar condition as the others. You may wish to ask the current owner or managers to confirm this is true to your own satisfaction.



7.13 Item 1(Picture)

- (2) The magnetic card door lock system in the facility is quite old, some locks are damaged. These older card lock systems are only marginally supported and are being phased out throughout the hotel/motel industry as no longer cost effective to reliably maintain. It is unlikely that it will be feasible to maintain this system for another 5 years. We recommend you budget for replacement.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Units

Items

8.0 conditions

Inspected, Repair or Replace

S Annex

101; Acceptable

102; No access

103; Acceptable

104; Acceptable

105; Acceptable

106; Acceptable

107; no access

108; Acceptable

109; Acceptable

110; Acceptable

110; Acceptable

111; no access

112; Acceptable, Partial ADA unit (bathtub has bars, no "roll in" tub/shower).

113; Acceptable Suite unit. Has; kitchen, separate bedroom & Living room.

201; Acceptable

202; Acceptable

203; Acceptable

204; Acceptable

205; Acceptable

206; no access

207; damaged lock, door paint peeling

208; no access

209; cracked bathroom tile

210; no access

211, 212,213, 214; cracked bath tiles

215; Large room, cracked bath tiles

Main Building units

217; Acceptable

218; no access

219; no access

220; Acceptable

221; Acceptable

223; moisture stain ceiling in bathroom. bath fan use likely issue

224; Acceptable

225; no access

226; Acceptable

227; Acceptable

228; Acceptable

317; Acceptable

318; Acceptable

319; Acceptable

320; Acceptable old Ptac

321; Acceptable

322; Acceptable

322; Acceptable

323; Acceptable

324; bath ceiling poor drywall patching near light

325; Acceptable old Ptac

326; Acceptable

327; Acceptable old Ptac

328; no access

417; Acceptable

418; Acceptable

419; Acceptable new Ptac

420; Acceptable new Ptac

421; no access

422; Acceptable new Ptac

423; Acceptable new Ptac

424; no access

425; Acceptable new Ptac

426; Acceptable new Ptac

427; Acceptable new Ptac

428; Acceptable, has wall AC/heat (like Annex units).

9. Resturant

Items

9.0 Food Prep

Inspected



9.0 Item 1(Picture)



9.0 Item 2(Picture)



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)

PropertyExam corp.

Very underutilized kitchen and food preparation area note decommissioned range hood and fire suppression system.

9.1 Storage

Inspected

9.2 Dining

Inspected



9.2 Item 1(Picture)

acceptable

10. Common Areas

Items

10.0 Common areas

Inspected, Repair or Replace



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)



10.0 Item 5(Picture)

(1) Main Entry Lobby, several tiles damaged. Interior stairwells, carpet worn, loose.



10.0 Item 6(Picture)



10.0 Item 7(Picture)

(2) pool equipment area ceiling moisture damage. tested dry at time of inspection. Moisture damage over main building water heater installation, also tested dry at time of inspection. Damage may predate exiting roof cover.

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. ***A child can drown in the time it takes to answer a phone.*** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A **pool alarm** with a loud speaker system to sound outside as well as inside the building could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:	Shape:	Wall Material:
In ground	Square	Gunite (concrete)
Heated		

Items

11.0 OPERATIONAL CONDITION OF POOL

Inspected

11.1 SURFACE WALLS AND FLOOR OF POOL

Repair or Replace

Pool surface Gunite is becoming etched or deteriorated. It is not quite due for resurfacing yet but will not likely last another three or more years. The bottom surface of the pool is worse than the sides. Recommend you budget for resurfacing and repairing grout from pool coping.

11.2 PERMANENT ACCESSORIES CONDITION

Yes

11.3 PUMPS FOR CIRCULATION OF WATER

Inspected

11.4 POOL HEATERS

Inspected

11.5 OVERFLOW SKIMMERS AND DRAINS

Inspected

11.6 CHEMICALS FOR POOL CAPABLE OF BEING STORED WITH A LOCK

Yes

11.7 DOES POOL HAVE ANY RESCUE EQUIPMENT

Yes

11.8 DO STEPS OR LADDERS EXIST ON BOTH SIDES OF THE POOL

Yes

11.9 IS THE POOL DEPTH MARKED ON OUTSIDE AREA OF POOL

Yes

11.10 IS THERE A DEPTH OF AT LEAST 8 FEET TO ALLOW SAFE DIVING

No

11.11 IS THE POOL FENCED

Yes

11.12 DOES FENCE HAVE A SELF CLOSING LATCH AND LOCK ON DOOR

Yes

11.13 CAN FENCE BE CLIMBED BY THE USE OF PERSONAL ITEMS OR STRUCTURES AGAINST FENCE

No

11.14 WATER LEVEL SHOULD BE WITHIN INCHES FROM RIM TO ALLOW AN EASIER CLIMB OUT

Yes

11.15 POOL DESIGN AT WATERS EDGE SHOULD NOT INCLUDE OBVIOUS PROTRUSIONS THAT COULD INJURE SWIMMER

No

11.16 DOES THE SURFACE AROUND POOL ENCOURAGE DRAINAGE AWAY FROM POOL

Yes

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Additional Considerations

Items

12.0 Opinions of Probable Costs

Repair or Replace

12.1 Documents for Review

Inspected

From Otic:

The Dalles Inn was installed in the 1960s and has not been significantly upgraded since that time.

See additional files from Elevator company sent not with this report.

2 Main Recommendations

1) The control system on this elevator was installed by an elevator company (Dover) that is long since out of business. Replacement parts are very hard to come by and the elevator has definitely passed its intended service life of 25-30 years.

2) There is an existing safety / liability concern with the Single-Bottom Cylinder: Pre-1970's elevator codes permitted single-welded cylinder bottoms. The practice of installing single-bottom cylinders was phased out in 1972. The reason is that they are highly susceptible to corrosion and leaks. If a single-bottom cylinder were to have a major rupture, the hydraulic oil would rush out into the ground, this would cause the elevator car to descend rapidly and out-of-control, which could cause injury and death to passengers. This is of particular risk with this elevator as this is a 4-floor building and has a rise of over 35 feet. Environmental and property damage could also result. We need to make you aware again of the significant risk of continuing to operate this elevator without replacement of the cylinder. We would highly advise you get this project in your budget as soon as possible. Attached is some additional information and an updated proposal.

Please review. Let me know if you have any questions. We would be happy to come by and discuss further whenever works for you. Thank you very much.

Ryon Rosvold

503-339-4890

12.2 additional item

Inspected



12.2 Item 1(Picture)

Large conference room or classroom in acceptable condition.

13. Recreational

Items

13.0 Recreational Equipment or areas

Inspected



13.0 Item 1(Picture)

Fitness area was formerly a lounge/bar .

14. Fire Safety

Items

14.0 Sprinklers

Not Present

small uninspected system in basement shop only. both buildings not sprinkled.

14.1 Fire Extinguishers

Inspected

within date for annual testing and certification.

14.2 Fire Hydrant

Inspected



14.2 Item 1(Picture)

assent property and within main building no hoses or equipment.

15. ADA

Items

15.0 Parking

Inspected

There are two ADA parking spaces in the front of the main building and one in front of the South Annex building directly opposite the one ADA room unit in that building. All ADA parking spaces are properly marked and there is a van accessible space.

15.1 Entries

Inspected

Both buildings have ADA compliant access ramps.

15.2 Bathrooms

Inspected, Repair or Replace

Accessible ADA compliant rooms are acceptable. Main floor main building employee bathroom is basically ADA compliant however it does not have insulation on the sink drain.

Summary



PropertyExam corp.

Portland OR 97266
(503)679-7184
scott@propertyexam.com

Customer
someone

Address
somewhere
sometown OR

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

7.13 ADDITIONAL ITEM(s)

Repair or Replace

(1) Cost estimates for cosmetic surfaces can vary dramatically based upon materials choices (i.e.; flooring can range for \$3-20/square foot). We therefore will not include these in our reporting. We recommend that you consult with a general contractor and obtain bids for specific repairs & upgrades to the interior surfaces.

We make every effort to inspect every room and area of every property. Typically when inspecting a Hotel property, several units are not accessible. This is because the guests have a "do not disturb" sign on the door at the time of inspection. Any other reason will be documented. It does not seem likely that there is any reason to believe these units are not in similar condition as the others. You may wish to ask the current owner or managers to confirm this is true to your own satisfaction.

Immediate

1.1 ROOF FLASHINGS

somewhere

Inspected, Repair or Replace

Roof Parapets and overhang awnings due for paint seal service. Paint is failing.
\$2,500 - \$3,000

2.2.A WINDOWS

Inspected, Repair or Replace

Note: There are no stops/locks/bars that restrict the opening of the upper level windows or act as a guardrail. This can be a significant fall hazard for small children and a known liability. We strongly recommend that safety devices be put in place on all room windows 2nd floor and above. This can be done in a number of ways and can be a simple (and inexpensive) as screwing a small wooden block to the bottom of the sill, restricting window opening.

2.8.A Signage

Repair or Replace

Lower sign at northeast corner needs paint service.
\$350 - \$500

2.2.B WINDOWS

Inspected

Note: There are no stops/locks/bars that restrict the opening of the upper level windows or act as a guardrail. This can be a significant fall hazard for small children and a known liability. We strongly recommend that safety devices be put in place on all room windows 2nd floor and above. This can be done in a number of ways and can be a simple (and inexpensive) as screwing a small wooden block to the bottom of the sill, restricting window opening.

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

men's urinal 2nd floor out of order
\$150 - \$250

6.0 Elevator

Repair or Replace

Elevator mfr by Dover 1962. Poor operating condition (within date for testing and certification). This equipment is well past due for major rebuild. It's current condition is a significant liability. Unit maintained by Otis elevator co, Representative; Ryan Rosvold 503-339-4890. The motor grinds and hunts, Door sticks, operation is slow and shaky. Staff reported many operational problems. 6 service calls in the last year. Elevator due for Hydraulic modernization and replacement of old single cylinder lift. These repairs will also require door, component replacement/upgrades to make the elevator meet current standards.
\$85,000 - \$90,000

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

No security stop on upper floor windows this can be a hazard.

7.11 SMOKE DETECTORS

Inspected, Not Present

Several units in 2& 3rd floor of the main building have no smoke detectors.

7.12 CARBON MONOXIDE DETECTORS

Not Present

CO detectors should be installed as per manufacturer's recommendations. Dual purpose units are certainly acceptable.

15.2 Bathrooms

Inspected, Repair or Replace

Accessible ADA compliant rooms are acceptable. Main floor main building employee bathroom is basically ADA compliant however it does not have insulation on the sink drain.

0-5

2.0.A WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

(1) Overall the exterior cladding is in good condition . There is some weathering of the exposed wood trim on the exterior that needs touchup paint seal service now and repainting within 3-5 years. There are a few typical minor mechanical damage areas to the stucco.

\$3,501 - \$4,000

(2) **Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.**

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

The scan was conducted with a FLIR High resolution t300 IR Camera.

2.1.A DOORS (Exterior)

Inspected, Repair or Replace

Exterior side utility door (wood), delaminating at base, recommend replacement. Roof access door corroding, needs paint and hardware repair service.

\$500 - \$650

2.7.A Driveway & Parking

Repair or Replace

The asphalt parking due for seal service. We recommend asphalt surfaces be seal serviced about every five years in this climate. Neglect will result in " alligator cracking and deterioration. Ultimately the surface will need to be resurfaced with a 2" overlay of new asphalt. The difference in cost is about \$0.18/SF for seal service and \$2.00 SF for an overlay

About 6,800SF of asphalt

\$1,500 - \$1,800

2.0.B WALL CLADDING FLASHING AND TRIM

Repair or Replace

(1) Cracks in stucco northeast & northwest corners need to be patched repaired and sealed. Exposed wood due for touch up paint service repainting 2 to 3 years.

\$2,300 - \$2,700

(2) **Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.**

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

The scan was conducted with a FLIR High resolution t300 IR Camera.

2.3.B DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

Metal steps to second floor corroding . Some concrete filler steps broken can be a trip hazard. Recommend corrosion remediation of the steps, demo/refilling broken concrete (2 steps) and repainting of all stair and guard rail steel.

\$1,500 - \$2,000

2.7.B Driveway & Parking

Repair or Replace

Parking area asphalt neglected, well past due for patching and seal service . This parking lot is in worse condition than the main building although it can be patched repaired it will not have a good clean surface unless it is resurfaced. Our recommendation is to plan for a 2" overlay and patch repair the entry concrete.

about 2,000SF of asphalt

\$4,000 - \$4,500

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Main building served by 2, commercial grade gas Water Heaters manufactured in 2003 & 2004 by AO Smith. These units are approaching the end of their expected useful service life, we recommend you budget for replacement.

S Annex building has 1, commercial grade Bradford White 100 gallon gas water heater manufactured in 2010.

\$10,000 - \$13,000

7.10 HEATING/COOLING EQUIPMENT

Inspected

Main Building units have Typical Ptac units. Most are about midway into their service life. You should expect to replace these at a rate of about 3/year (estimate for 5 years). Note, they do not maintain any "spares" on site. Normally a facility of this size would have 2-3 units on site.

The S Annex rooms have baseboard heat that appears abandond. They are served by through the wall AC/electric heat units. Most appear relatively new.

\$8,000 - \$10,000

7.13 ADDITIONAL ITEM(s)

Repair or Replace

(2) The magnetic card door lock system in the facility is quite old, some locks are damaged. These older card lock systems are only marginally supported and are being phased out throughout the hotel/motel industry as no longer cost effective to reliably maintain. It is unlikely that it will be feasible to maintain this system for another 5 years. We recommend you budget for replacement.

\$20,000+

11.1 SURFACE WALLS AND FLOOR OF POOL

Repair or Replace

Pool surface Gunite is becoming etched or deteriorated. It is not quite due for resurfacing yet but will not likely last another three or more years . The bottom surface of the pool is worse than the sides. Recommend you budget for resurfacing and repairing grout from pool coping.

\$4,000 - \$5,000

Other

1.0 ROOF COVERINGS

Inspected

(1) As the roof approaches the end of it's useful life, it will require seal service and patching to remail water tight. We recommend that when it does get replaced, it be replaced with a TPO style roof. This roof will cost a little more to install (about \$85,000) but will last longer and require less maintenance. Therefore, over the life of the roof, a TPO roof will cost considerably less.

You should get more than 5 years out of the existing roof with proper maintenance. There are some areas of standing water that need particular attention and will likely need patch repair over time. The roof of both buildings are in similar condition.

\$85,000

12.1 Documents for Review

Inspected

From Otic:

The Dalles Inn was installed in the 1960s and has not been significantly upgraded since that time.

See additional files from Elevator company sent not with this report.

2 Main Recommendations

1) The control system on this elevator was installed by an elevator company (Dover) that is long since out of business. Replacement parts are very hard to come by and the elevator has definitely passed its intended service life of 25-30 years.

2) There is an existing safety / liability concern with the Single-Bottom Cylinder: Pre-1970's elevator codes permitted single-welded cylinder bottoms. The practice of installing single-bottom cylinders was phased out in 1972. The reason is that they are highly susceptible to corrosion and leaks. If a single-bottom cylinder were to have a major rupture, the hydraulic oil would rush out into the ground, this would cause the elevator car to descend rapidly and out-of-control, which could cause injury and death to passengers. This is of particular risk with this elevator as this is a 4-floor building and has a rise of over 35 feet. Environmental and property damage could also result. We need to make you aware again of the significant risk of continuing to operate this elevator without replacement of the cylinder. We would highly advise you get this project in your budget as soon as possible. Attached is some additional information and an updated proposal.

Please review. Let me know if you have any questions. We would be happy to come by and discuss further whenever works for you. Thank you very much.

Ryon Rosvold

503-339-4890

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens,

noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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