CALIBRE
COMMERCIAL INSPECTIONS

Inspection Report

Professional Investor

Property Address:

Safe@Home Inspections, LLC

Paul Duffau, WA Lic#215 MT #HI0454
PO Box 978
Pullman, WA 99163
208-596-1489

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Date: 1/1/2024	**Time:**	**Report ID:** 20190801-Sample-Office
Property:	**Customer:** Professional Investor	

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.

This property and subsequent building (s) has been inspected by Safe@Home Inspections, LLC. Here is a summary of my qualifications: WA Licensed Home Inspector #215; Certified Mold Inspector; Former Code Certified Inspector (Six Certifications); Thermographer.

Building Use:	**Number of floors/stories:**	**Approximate building size:**
Offices	2- Story	8000+ square feet
Age Of building:	**Apparent occupancy status:**	**Client Is Present:**
Over 50 Years	Vacant	Yes
Weather:	**Rain in last 3 days:**	**Recent Snow:**
Partly Cloudy	No	No

Temperature:
60-69 degrees

1. Summary

Items

A. Summary

Comments: Serviceable

The building is a concrete structure, two stories in height, that was built in 1965. For its vintage and for this region, this building is in better than average condition. Overall construction appears to have been good with minimal structural concerns readily visible. Maintenance appears to have been good and recent upgrades include a new boiler in 2018 and new roofing and air conditioning in approximately 2009. New thermally paned windows were installed in 1996.

The electrical system is older and will need upgrading in the next ten years.

The paving will need upgrading in the near term.

2. Lot and Grounds

Items

A. Physical Parameters

Comments: Serviceable

The lot is rectangular. The north side is bounded by Third Street. The east side is bounded by Main Street. The remaining two sides are bounded by adjacent properties.

B. Topography

Comments: Serviceable

The lot is very slightly sloped from east (high) to west (low).

C. Storm Water Drainage

Comments: Serviceable

(1) Storm water run-off is disposed of through the municipal drains at the street. There were no evidence to suggest standing water or problems in removing water.

(2) The storm water drainage from the roof is directed by scupper to the street.

D. Access and Egress

Comments: Serviceable

Access to the parking areas are from Main Street and Third Street. There is also an additional egress to Jackson Street via an alley.

E. Paving, Curbing and Parking

Comments: Serviceable

(1) The paving is asphalt over a compacted base.

(2) There are six covered spaces for vehicle parking plus a van-accessible handicapped space. On the west side of the lot, there is a parking area with approximately 10 more spaces.

E. Item 1 (Picture)

(3) The asphalt is in poor condition in the main travel lanes to the the west of the building. Recommend removal of sections that are deteriorated past reasonable repair. The remainder should be resealed and restriped.

F. Flatwork (sidewalks, plazas, patios)

Comments: Serviceable

While the perimeter sidewalks are publicly owned, the building owner is responsible for upkeep to ensure a safe travel surface, per City of Moscow Ordinance.

Moscow City Code Title 5, Chapter 7, Section 2 A. Sidewalk Policies*."It shall be the responsibility of the adjacent property owner to maintain in good repair and safe condition and to keep clear of all snow, ice and debris, the sidewalks*

which are adjacent to the owner's property including the portion of the sidewalk which runs to the middle of any adjacent public alley."

G. Landscaping and Appurtenances

Comments: Serviceable

There is a landscaped border at the sidewalk along Third Street. It appeared well-maintained.

G. Item 1 (Picture)

G. Item 2 (Picture)

H. Site Safety Features

Comments: Serviceable

Lighting on the exterior is much better than average. The covered parking lot has multiple lights and there are wall-mounted lights for the other parking lot.

3. Structural Frame and Building Envelope

Items

A. Type of Construction

Comments: Serviceable

The building is a Type II non-combustible structure with concrete walls and slabs and roof deck.

B. Foundation

Comments: Serviceable

(1) The foundation is a combination of slab on grade concrete with concrete column support for the elevated sections. While the footing were not visible, they are presumed to be reinforced concrete.

B. Item 1 (Picture)

B. Item 2 (Picture)

(2) The floor and roof systems appear to be precast reinforced concrete spans that bear to concrete beams.

B. Item 3 (Picture)

(3) Minor damage was noted on two columns (east and west ends) that have spalled concrete and exposed rebar. This will lead to further degradation of the column base in time. Recommend repairs now by a licensed and qualified contractor.

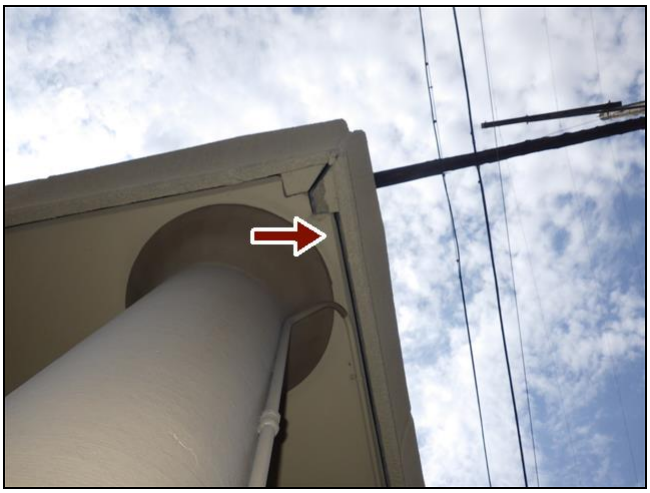
B. Item 4 (Picture)

C. Building Frame

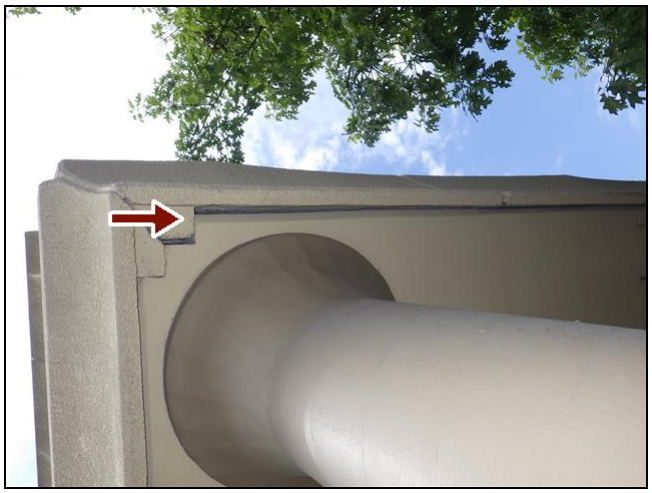
Comments: Serviceable

(1) The building frame is a combination of reinforced poured concrete and structural masonry. The elevated walls are concrete panels. The means of attachment was not visible.

(2) Two panels appear to be out of plumb. One on the northwest corner, west-facing panel, and one on the northeast corner, north-facing panel, show separation from the top of the beam to which they bear. Recommend evaluation by a structural engineer to determine how significant a concern this is.



C. Item 1 (Picture)



C. Item 2 (Picture)

(3) There is a drop panel system above the parking area that provides visual protection and a small measure of weather protection (cold) to plumbing pipes.

D. Decks/Balconies

Comments: Not Present

E. Fenestration System (i.e. windows, openings, doors etc.)

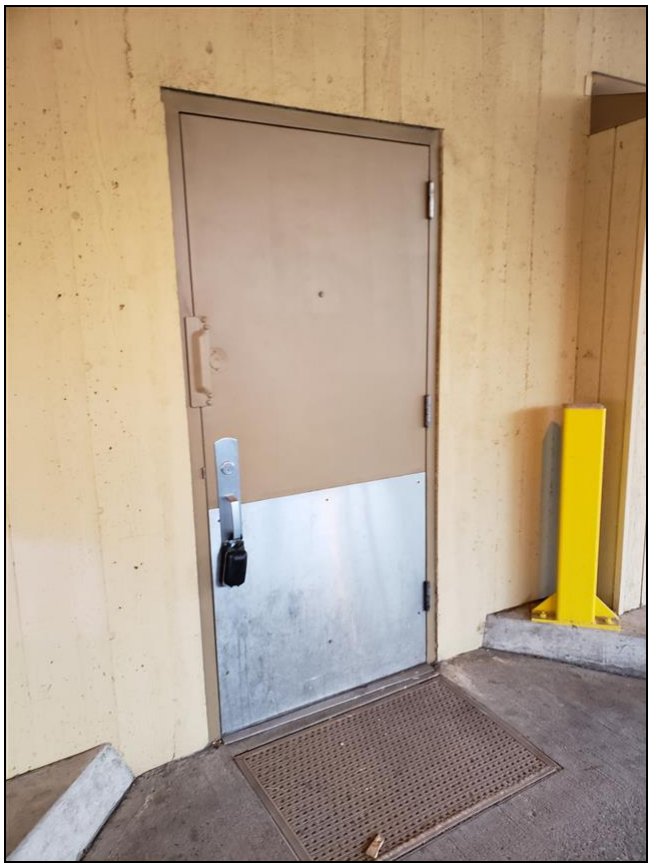
Comments: Serviceable

(1) The windows are anodized metal framed thermally paned systems that appear to have been installed in 1996. No deficiencies were noted.

E. Item 1 (Picture)

(2) Three doors were present at ground level. The two primary entrances are anodized metal framed doors with thermally paned glazing. These faced east and north. Also on the north side was a steel security door. No deficiencies were noted.

E. Item 2 (Picture)



E. Item 3 (Picture)

F. Parapets (protective wall barriers at balcony, roof etc.)

Comments: Not Present

The building lacks parapets. This was not a requirement at the time of construction.

G. Roofing

Comments: Serviceable

(1) The roofing material appeared to be TPO (Thermoplastic Polyolefin) membrane roofing. It appears to be approximately 10 years old. In our region, TPO roofing frequently last for 20 years.

G. Item 1 (Picture)

G. Item 2 (Picture)

(2) The roof does not appear to be properly sloped for drainage as is evident from the residual pooling marks. This is not feasible for correction until the roof is replaced.

G. Item 3 (Picture)

G. Item 4 (Picture)

H. Attic

Comments: Not Present

No attic is present.

I. Insulation

Comments: Serviceable

There is little insulation present. The upper roof deck appears to have rigid foam below the membrane and the upper story walls appear to have insulation.

I. Item 1 (Picture)

Out of Scope Issues:

Entering of Crawlspace or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

4. Utilities

Items

A. Water

Comments: Serviceable

Domestic potable water is supplied by the City of Moscow. The municipal main is located on the northwest corner of the property.

A. Item 1 (Picture)

B. Electricity

Comments: Serviceable

The source for electricity is Avista Utilities. The electrical service is overhead and attaches to the building on the west side. The service appears to be a 600 amp, 480 volt, three phase system.

B. Item 1 (Picture)

C. Natural gas

Comments: Serviceable

The fuel source is natural gas and is supplied by Avista Utilities. The meter is located on the west side of the building.

C. Item 1 (Picture)

D. Sanitary Sewer

Comments: Serviceable

Sanitary waste appears to connect to the municipal sewer at the street. The waste system is managed by the City of Moscow.

E. Oil Storage Tank

Comments: Not Present

Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

5. Electrical Systems

Items

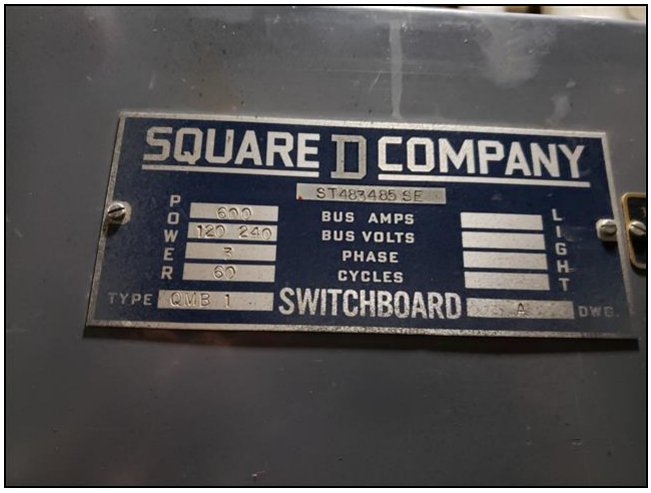
A. Electric Service and Meter

Comments: Serviceable

B. Electric Distribution

Comments: Serviceable

(1) The main panel complex is located at the basement. The system was manufactured by Square D and utilizes cartridge fuses for primary protection. The system is rated for 600 amp with 3-phase distribution.



B. Item 1 (Picture)

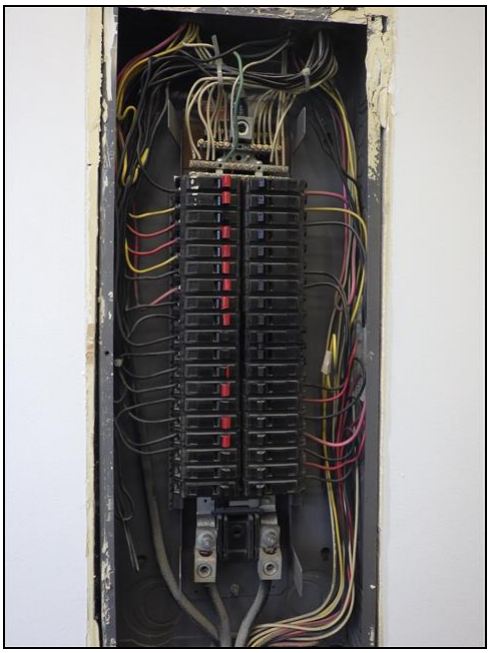
B. Item 2 (Picture)

B. Item 3 (Picture)

B. Item 4 (Picture)

(2) The sub panel box marked panel A is located at the basement. This is a 200 amp 120/240 volt Square D circuit breaker panel. This panel provides protection to the ground floor and embedded wiring circuits.

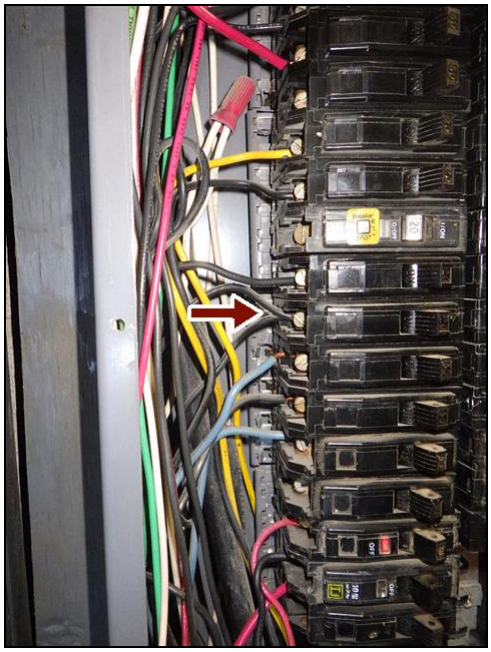
(3) The sub panel box marked panel B is located at the top of the stairs. This is a 200 amp 120/240 volt Square D circuit breaker panel. Panel B appears to serve the circuits on the second floor.About forty percent of the breakers are unused.



B. Item 5 (Picture)

(4) Panel P is a 400 amp 3-phase fuse system with six sub-fused switches. These appear to provide protection to the air conditioning system, the escalators, mechanical room lighting, and the air handler.

(5) One double tap is present in Panel A. Recommend correction by a licensed and qualified electrical contractor.



B. Item 6 (Picture)

C. Visible Wiring, Receptacles, and Switches

Comments: Serviceable

(1) Receptacles were tested on a random basis. They tested with grounding and proper polarity. Wiring in the enclosed spaces was correctly contained in conduit.

(2) One junction box on the roof is missing a cover plate. Recommend correction.

C. Item 1 (Picture)

D. Grounding

Comments: Serviceable

The grounding electrode was a copper wire that attached to a driven ground rod.

E. Bonding

Comments: Serviceable

The plumbing and gas systems did not appear to be bonded to current safety standards. Recommend correction as remodels occur.

6. Plumbing Systems

Items

A. Water Mains

Comments: Serviceable

The main shut off for the building is located at the north wall of the basement. (See Picture) It appears that a two inch main was present but disconnected. The current main appears to be a one inch main.

B. Plumbing - Water Supply and Distribution

Comments: Serviceable

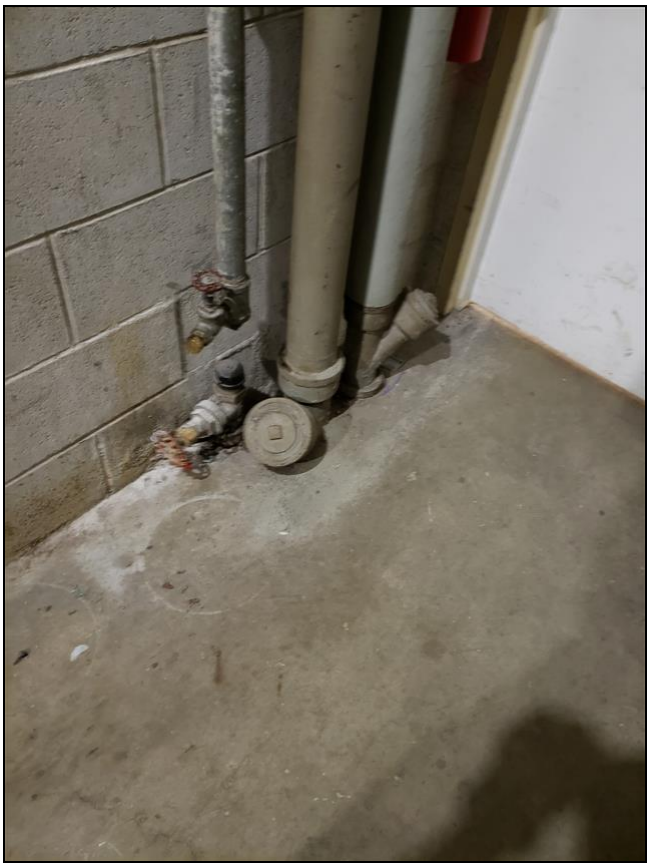
Interior plumbing appeared to be copper. No deficiencies were noted.

C. Plumbing Drain, Waste and Vent Systems

Comments: Serviceable

(1) Waste and vent plumbing appeared to be cast iron and galvanized.

(2) The cleanout is located in the basement.



C. Item 1 (Picture)

(3) The building has one or more of the following: horizontal cast iron piping which may be deteriorated; clay tile piping or Orangeburg piping connecting the house to the utility sewer system or onsite sewer system. Thus, THE FOLLOWING SHOULD BE DONE: Have a licensed and qualified plumbing contractor video-scan the the main sewer line from the home to the street or the onsite sewage system to check for blockages or hidden damage BEFORE YOU CLOSE.

Clearwater Rooter 208-305-9643

D. Fixtures

Comments: Serviceable

The building has two restrooms with two commodes each. There is a mop sink and a kitchen sink. No deficiencies were noted.

E. Gas Supply and Meter

Comments: Serviceable

(1) The gas meter(s) is/are located at the west side of the building.

(2) An exterior gas line is exposed to potential vehicle impact. Recommend installing protection.

F. Gas Piping

Comments: Serviceable

The gas piping was black iron. No deficiencies were noted.

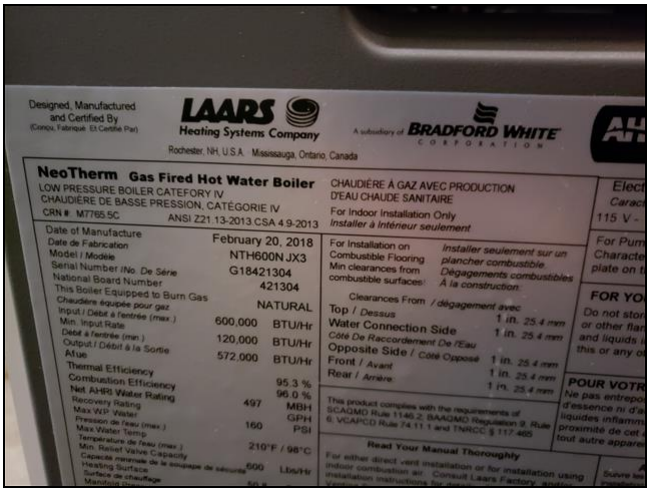
7. Mechanical Systems

Items

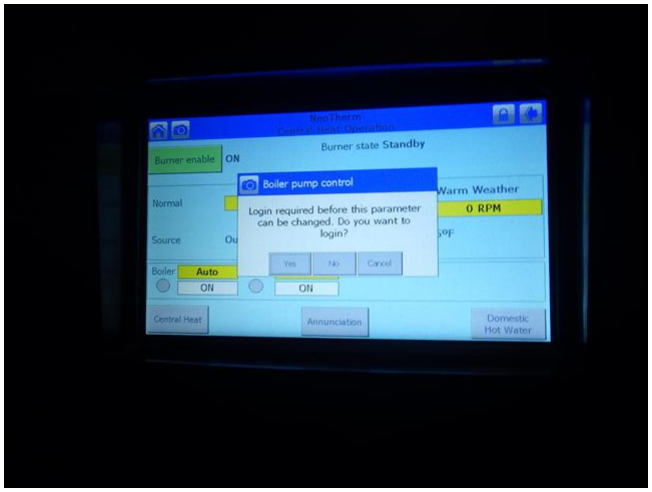
A. Heating Equipment

Comments: Serviceable

(1) The boiler was manufactured by LAARS in 2018. It is rated for up to 600,000 BTUs. It is a hot water boiler with two circulator pumps. The controls are electronic. It is rated at 95 percent efficiency.



A. Item 1 (Picture)



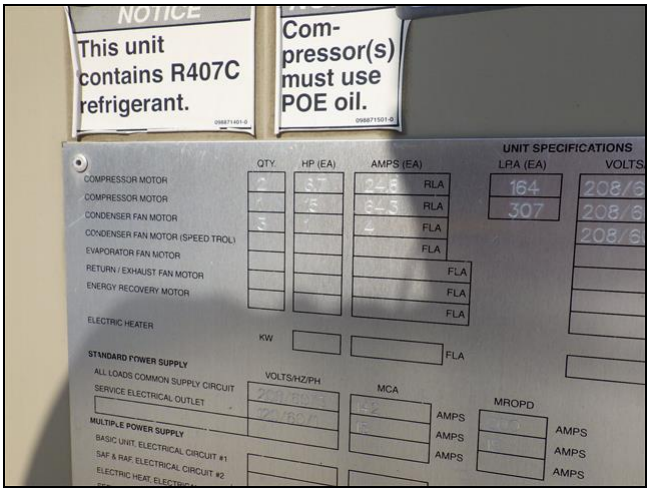
A. Item 2 (Picture)

(2) Heating equipment is due for routine maintenance.

B. Air Conditioning Equipment

Comments: Serviceable

(1) The air conditioning plant is roof mounted. Manufactured by McQuay, it has a total of three compressors. The total amperage rating of the equipment is 200 amp of 208v power. It appears that the compressors are rated at 3 tons of cooling (2) and 7 tons of cooling (1).



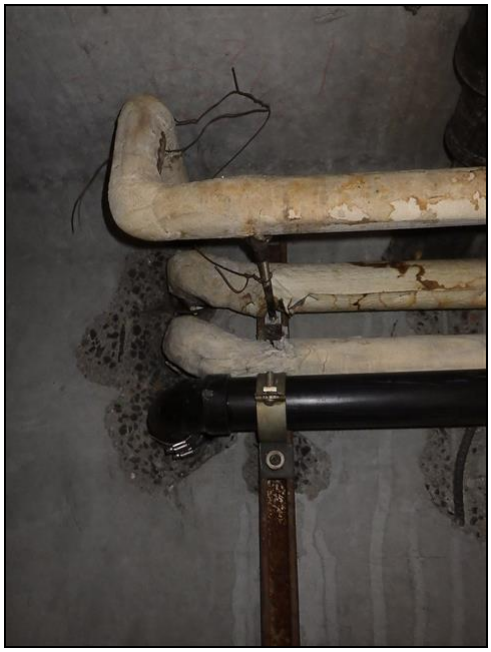
B. Item 1 (Picture)

(2) The air conditioning system is due for routine maintenance.

C. Distribution

Comments: Serviceable

(1) The boiler distributes heat through a radiant floor system. System not tested.

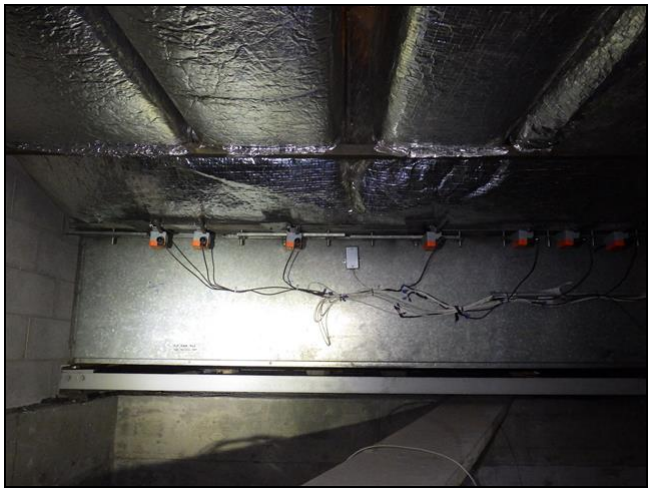


C. Item 1 (Picture)

C. Item 2 (Picture)

(2) The air conditioning is distributed by a belt driven blower.

(3) Both systems have multiple zones.



C. Item 3 (Picture)

D. Ventilation

Comments: Serviceable

Fresh air ventilation is provided by a air intake at the roof.

E. Domestic Water Heating

Comments: Serviceable

Domestic hot water is generated from the boiler.

F. Refrigeration Equipment

Comments: Not Present

8. Fire Protection

Styles & Materials

Name of Fire Department:
City of Moscow FD

Distance from Responding Station:
Less Than 1 Mile

Items

A. Fire Stations

Comments: Serviceable

The nearest reporting fire station is located less than .5 miles away. It is a volunteer fire station maintained by the City of Moscow.

B. Fire Hydrant

Comments: Serviceable

The nearest fire hydrant is less than one hundred yards from the property.

C. Sprinklers and Standpipes

Comments: Not Present

No sprinklers were observed.

D. Alarm Systems

Comments: Serviceable

A fire alarm system is present.

E. Fire Extinguishers

Comments: Serviceable

Fire extinguishers are present on each floor. The tags on the fire extinguishers indicate the service was performed by Oxarc.

E. Item 1 (Picture)

F.

Emergency Lighting

Comments: Serviceable

The emergency lighting was present and met current safety standards.

Out of Scope Issues

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

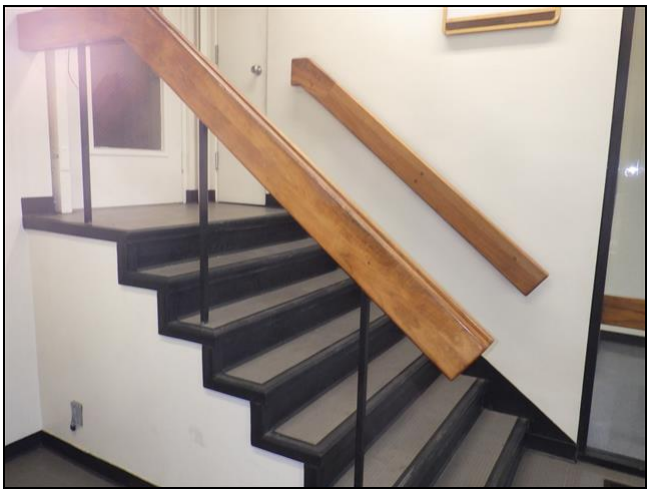
9. Vertical Transport

Items

A. Internal Stairwells

Comments: Serviceable

There were two stairwells present. The first was located on the west side of the building. This stairwell appears to meet current safety standards except where the handrails terminate. Instead of terminating to the wall, they are open. The second stairwell leads to the drug store upper floor. This stairwell lacks proper baluster spacing for the guard rails. Recommend installing to prevent falls.

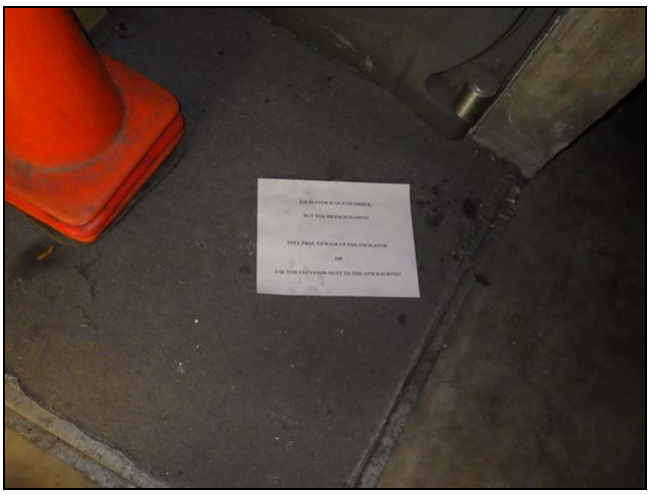


A. Item 1 (Picture)

B. Escalators

Comments: Serviceable

The escalators are located on the east side of the building. They appear original to the building. Based on available signage, their reliability is suspect. Recommend full servicing and evaluation to determine the feasibility of continuing their use, their status relative to modern safety requirements, and prospects for replacement.



B. Item 1 (Picture)

B. Item 2 (Picture)

C. Elevator

Comments: Serviceable

The elevator is an older model that uses electrical-mechanical relays for the controls. The motor and relays are located in a basement pit below the elevator itself. Inspections appear current but will expire soon. I recommend contacting the servicing company to re-certify the elevator and to assess the potential for adding an additional stop.

C. Item 1 (Picture)

C. Item 2 (Picture)

C. Item 3 (Picture)

C. Item 4 (Picture)

C. Item 5 (Picture)

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

10. Common Areas (Interior)

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Suspended ceiling panels	Drywall	Carpet
	Wallpaper	Old 9" square tile (possible asbestos)
	Unfinshed	Vinyl

Items

A. Ceiling, Walls, Floors

Comments: Serviceable

(1) The ceiling was constructed as a drop ceiling with acoustic panels. Given the vintage of the building, there is a reasonable chance that the panels are asbestos containing. Recommend testing. In general, the ceiling tiles were in better than average condition.

(2) Walls were gypsum board with paint or wallpaper. Two points of water intrusion were noted but these appear to be old damage.

(3) There are several styles of flooring tile that are likely asbestos containing. The EPA recommendation is to cover them with other flooring materials. Major remodels may require abatement.

A. Item 1 (Picture)

B. Windows and Doors

Comments: Serviceable

Interior doors were in acceptable operating condition. Glass that was present on interior doors was tempered.

C. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)

Comments: Not Present

D. Additional Considerations

Comments: Not Present

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

11. Additional Considerations

Additional Considerations:
There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

Additional Issues:
Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

Items

A. Out of Scope Considerations

Comments: Serviceable

Activity Exclusions—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

Warranty, Guarantee, and Code Compliance Exclusions: By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc. ***Additional/General Considerations: Further Inquiry:*** There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if

included in the PCR, should be identified.
Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.
Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations,and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

B. Opinions of probable costs to remedy physical deficiencies

Comments: Serviceable

Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate,* the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.
Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

12. ADA Tier 2 Survey

Items

A. Overview of The Americans with Disabilities Act

Comments: Serviceable

The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. ***Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled.*** The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants, and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

Overview of the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

As required by the ADA, the U.S. Architectural and Transportation Barriers Compliance Board promulgated the Americans with Disabilities Act Accessibility Guidelines. ADAAG provides guidelines for implementation of the ADA by providing specifications for design, construction, and alteration of facilities in accordance with the ADA. These guidelines specify quantities, sizes, dimensions, spacing, and locations of various components of a facility so as to be in compliance with the ADA.

Variable Levels of Due Diligence: For many users, especially those acquiring or taking an equity interest in a property, a complete accessibility survey in accordance with ADAAG may be desired. For other users, however, an abbreviated accessibility survey may serve to identify most of the major costs to realize ADA compliance without assessing every accessible element and space within and without a facility, and without taking measurements and counts. Any accessibility survey should be based on ADAAG, however. There are three tiers of ADA due diligence, which may be supplemented or revised in accordance with the user's risk tolerance level for ADA deficiencies and the resulting costs to realize compliance. These tiers are: ***Tier I-Visual Accessibility Survey (a limited scope visual survey, which excludes the taking of measurements or counts); Tier II-Abbreviated Accessibility Survey (an abbreviated scope survey entailing the taking of limited measurements and counts); and Tier III-Full Accessibility Survey in compliance with ADAAG. ADAAG provides guidance only concerning federal requirements for ADA compliance.*** Some states and localities may have additional compliance requirements that will not be addressed by any of the levels of due diligence enumerated in this document. The user may desire a site-specific accessibility survey, in some instances.

This inspection survey for ADA compliance is a Tier 2

13. Parking

Items

A. Are there sufficient accessible parking spaces with respect to the total number of reported spaces?
Comments: Yes

B. Are there sufficient van-accessible parking spaces available (96" wide x 60" aisle)?
Comments: Yes

C. Are accessible spaces marked with the international Symbol of Accessibility?
Comments: Yes

D. Are the signs reading "Van Accessible" at van spaces?
Comments: Yes

E. Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?
Comments: Yes

F. Do curbs on the accessible route have depressed ramped curb cuts at drives, paths and drop-offs?
Comments: Yes

G. Does signage exist directing you to accessible parking and an accessible building entrance?
Comments: Yes

14. Ramps

Items

A. If there is a ramp from parking to accessible building entrance, does it meet slope requirements of 1:12 slope or less?
Comments: Yes

B. Are ramps longer than six feet complete with railings on both sides?
Comments: Not Applicable

C. Is the width between railings at least 36 inches?
Comments: Not Applicable

D. Is there a level landing for every 30 feet horizontal length of ramp at the top and at the bottom of ramps and switchbacks?
Comments: Not Applicable

15. Entrances / Exits

Items

A. Is the main accessible entrance doorway at least 32 inches wide?
Comments: Yes

B. If the main entrance is inaccessible are there alternate accessible entrances?
Comments: Yes

C. Can the alternate accessible entrance be used independently?
Comments: Yes

D. Is the door hardware easy to operate (lever/push type hardware no twisting required, and not higher than 48" above the floor)?
Comments: Yes

E. Are main entry doors other than revolving doors available?
Comments: Not Applicable

F. If there are two main doors in series, is the minimum space between the doors 48" plus the width of any door swinging into that space?
Comments: Not Applicable

16. Paths of Travel

Items

A. Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36" wide)?
Comments: Yes

B. Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?
Comments: Yes

C. Is at least one wheelchair accessible public phone available?
Comments: No

D. Are wheelchair accessible facilities (toilet rooms, exits, etc.) identified with signage?
Comments: No

E. Is there a path of travel that does not require the use of stairs?
Comments: Yes

17. Elevators

The elevator was not running. Interior components not inspected.

Items

A. Do the call buttons have visual signals to indicate when a call is registered and answered?
Comments: No

B. Is the "UP" button above the "Down button?
Comments: Yes

C. Are there visual and audible signals inside cars indicating floor change?
Comments: Not Applicable

D. Are there standard raised and Braille markings on both jambs of each hoist way entrance?
Comments: No

E. Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?
Comments: Not Applicable

F. Do elevator lobbies have visual and audible indicators of car arrival?
Comments: Not Applicable

G. Are elevator controls low enough to be reached from a wheelchair (48" front approach or 54" side approach)?
Comments: Not Applicable

H. Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left side of button)?
Comments: Not Applicable

I. If a two way emergency communication system is provided within the elevator cab, is it usable without voice communication?
Comments: Not Applicable

18. Toilet Rooms

Items

A. Are common area public toilet rooms located on an accessible route?
Comments: Not Applicable

B. Are door handles either push/pull or lever types?
Comments: No

C. Are there audible and visual fire alarm devices in the toilet rooms?
Comments: No

D. Are corridor access doors wheelchair accessible (at least 32" wide)?
Comments: Yes

E. Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?
Comments: No

F. In Unisex toilet rooms are there safety alarms with pull cords?
Comments: No

G. Are toilet stall doors wheelchair accessible at least 32" wide?
Comments: No

H. Are grab bars provided in toilet stalls?
Comments: No

I. Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?
Comments: No

J. Are sink handles operable with one hand without grasping, pinching or twisting?
Comments: No

K. Are exposed pipes under sinks sufficiently insulated against contact?
Comments: No

19. Definitions

Items

A. Definitions

Comments: Serviceable

Definitions of Terms Specific to Understanding the Americans with Disabilities Act:

Alteration: a change to a building or facility made by, on behalf of, or for the use of a public accommodation or commercial facility, that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation,reconstruction, historic restoration, change or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility. An alteration to a place of public accommodation or a commercial facility shall comply with the ADA guidelines for new construction and alterations.

Architectural barriers: a physical object that impedes a disabled person's access to, or use of, a facility.

Commercial facility: a facility intended for nonresidential use by private entities and their employees only and whose operations affect commerce such as single-tenant office buildings, factories, warehouses, etc. A commercial facility may contain areas of both public accommodations and nonpublic accommodations.

Communication barriers: a part of a building system intended to communicate to the public and which, due to its design or construction, fails to meet the communications needs of a disabled person. Taken together with architectural barriers, they are often referred to as physical barriers.

Public accommodation: facilities operated by private entities offering goods and services to the public, for example multi-tenanted office buildings, places of lodging, restaurants and bars, theaters, auditoriums, retail, service establishments, terminals for public transportation, place of public display or collection, places of recreation, social services centers, apartment leasing offices, educational centers, etc.

Readily achievable: defined by the ADA as an action that is "easily accomplishable and able to be carried out without much difficulty or expense.

Presentation of Opinions of Probable Costs: Regardless of the tier of accessibility survey selected by the user, the accessibility survey report should include opinions of probable costs to remedy each existing item of noncompliance, as identified within the scope of the tier selected, if the item is feasible and practical to implement with respect to considering physical constraints. Nonetheless, noncompliant items identified by the consultant should be reported. The opinions of probable costs to remedy ADA deficiencies should be identified separately and not combined with other physical deficiencies identified with a building system, to the extent reasonable.

Immediate Costs Summary

Safe@Home Inspections, LLC

PO Box 978
Pullman, WA 99163
208-596-1489

Customer
Professional Investor

Address

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

2. Lot and Grounds

E. Paving, Curbing and Parking

Serviceable

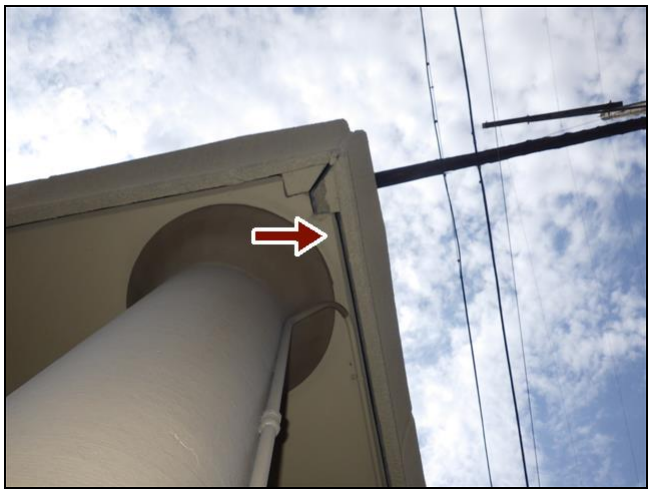
(3) The asphalt is in poor condition in the main travel lanes to the the west of the building. Recommend removal of sections that are deteriorated past reasonable repair. The remainder should be resealed and restriped.
Estimate: $5,000 - $10,000

3. Structural Frame and Building Envelope

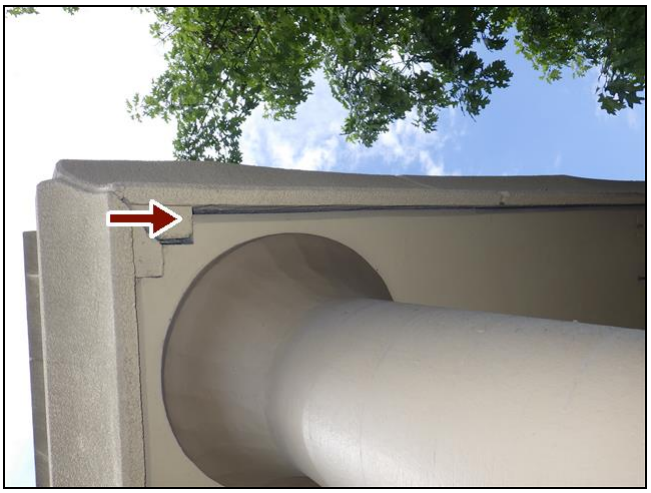
C. Building Frame

Serviceable

(2) Two panels appear to be out of plumb. One on the northwest corner, west-facing panel, and one on the northeast corner, north-facing panel, show separation from the top of the beam to which they bear. Recommend evaluation by a structural engineer to determine how significant a concern this is.
Estimate: Detailed quotation required.



C. Item 1 (Picture)



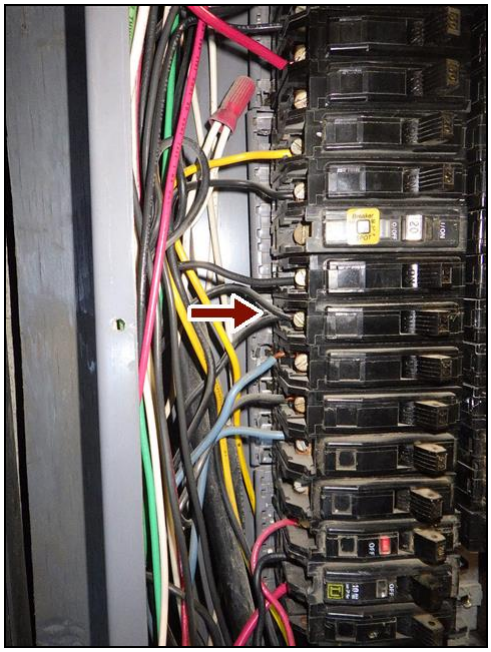
C. Item 2 (Picture)

5. Electrical Systems

B. Electric Distribution

Serviceable

(5) One double tap is present in Panel A. Recommend correction by a licensed and qualified electrical contractor.
Estimate: $101 - $250



B. Item 6 (Picture)

6. Plumbing Systems

C. Plumbing Drain, Waste and Vent Systems

Serviceable

(3) The building has one or more of the following: horizontal cast iron piping which may be deteriorated; clay tile piping or Orangeburg piping connecting the house to the utility sewer system or onsite sewer system. Thus, THE FOLLOWING SHOULD BE DONE: Have a licensed and qualified plumbing contractor video-scan the the main sewer line from the home to the street or the onsite sewage system to check for blockages or hidden damage BEFORE YOU CLOSE.

Clearwater Rooter 208-305-9643

Estimate: $101 - $250

E. Gas Supply and Meter

Serviceable

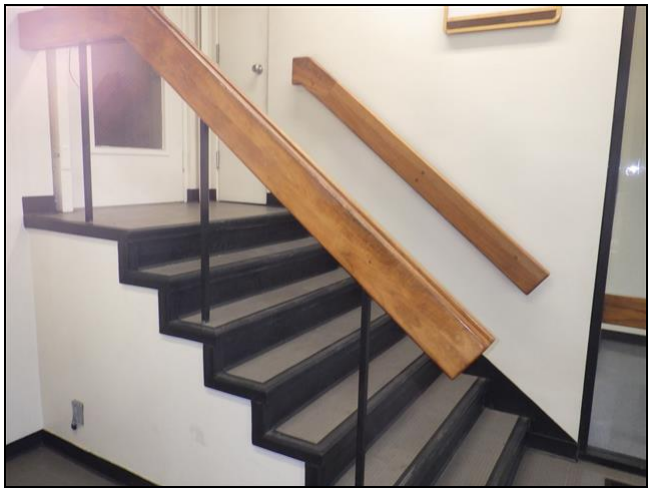
(2) An exterior gas line is exposed to potential vehicle impact. Recommend installing protection.
Estimate: $250 - $500

9. Vertical Transport

A. Internal Stairwells

Serviceable

There were two stairwells present. The first was located on the west side of the building. This stairwell appears to meet current safety standards except where the handrails terminate. Instead of terminating to the wall, they are open. The second stairwell leads to the drug store upper floor. This stairwell lacks proper baluster spacing for the guard rails. Recommend installing to prevent falls.
Estimate: $501 - $1000

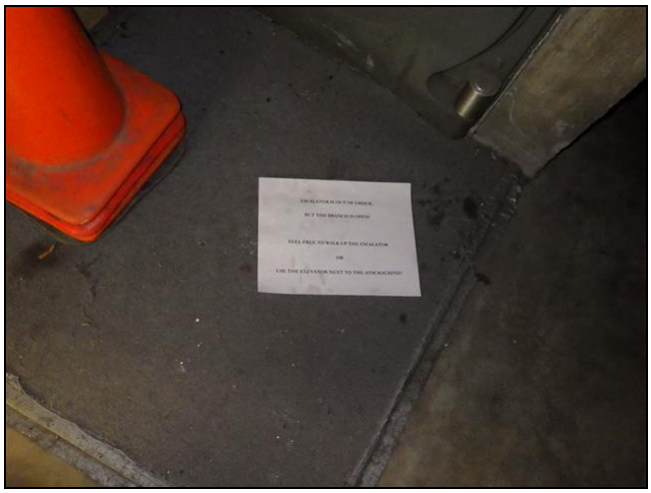


A. Item 1 (Picture)

B. Escalators

Serviceable

The escalators are located on the east side of the building. They appear original to the building. Based on available signage, their reliability is suspect. Recommend full servicing and evaluation to determine the feasibility of continuing their use, their status relative to modern safety requirements, and prospects for replacement.
Estimate: Detailed quotation required.



B. Item 1 (Picture)

B. Item 2 (Picture)

C. Elevator

Serviceable

The elevator is an older model that uses electrical-mechanical relays for the controls. The motor and relays are located in a basement pit below the elevator itself. Inspections appear current but will expire soon. I recommend contacting the servicing company to re-certify the elevator and to assess the potential for adding an additional stop.
Estimate: Detailed quotation required.

C. Item 1 (Picture)

C. Item 2 (Picture)

C. Item 3 (Picture)

C. Item 4 (Picture)

C. Item 5 (Picture)

Short Term Summary 1-5 Years

Safe@Home Inspections, LLC

PO Box 978
Pullman, WA 99163
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Customer
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Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

3. Structural Frame and Building Envelope

B. Foundation

Serviceable

(3) Minor damage was noted on two columns (east and west ends) that have spalled concrete and exposed rebar. This will lead to further degradation of the column base in time. Recommend repairs now by a licensed and qualified contractor.
Estimate: $250 - $500

B. Item 4 (Picture)

5. Electrical Systems

E. Bonding

Serviceable

The plumbing and gas systems did not appear to be bonded to current safety standards. Recommend correction as remodels occur.
Estimate: $250 - $500
