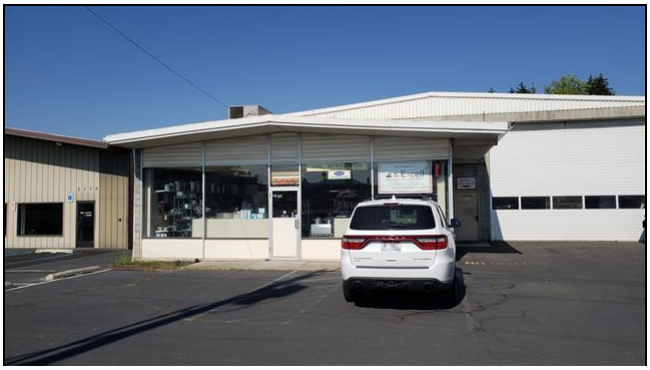
CALIBRE
COMMERCIAL INSPECTIONS

Inspection Report

Professional Investor

Property Address:



Safe@Home Inspections, LLC

Paul Duffau, WA Lic#215 MT #HI0454
308 2nd Street
Asotin, WA 99402
208-596-1489

Table of Contents

Date: 1/1/2024	**Time:** 09:00 AM	**Report ID:**
Property:	**Customer:** Professional Investor	

Executive Summary

This is a Limited 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. Specifically excluded are 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. No Opinion of Probable Cost will be generated. Executive Summaries will not be generated. 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 within the constraints of the above limitations, that outlines the consultant's observations and opinions as to the subject property's condition.

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.

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: Specifically excluded are 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. No Opinion of Probable Cost will be generated.

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:	**Construction Type:**	**Number of floors/stories:**
LIGHT INDUSTRIAL, RETAIL	STEEL FRAMED, MASONRY	2- Story
Approximate building size:	**Age Of building:**	**Apparent occupancy status:**
8000+ square feet	Over 50 Years	100%
Client Is Present:	**Weather:**	**Rain in last 3 days:**
YES	CLEAR	NO
Temperature:		
70-79 degrees		

1. Lot and Grounds

Items

A. Physical Parameters

Comments: Information

The lot is irregularly shaped in a manner that resembles the letter "U" with the two upright legs connecting to Palouse River Drive with the East leg running parallel with Main St/Hwy 95. The east side of the property is bounded by Main Street/Highway 95. The south is bounded by a commercial business. The west side is bounded by a parking lot that belong to a separate commercial business. The north side has a rental storage business in the center of the "U" shape.

B. Topography

Comments: Information

The lot exhibits a moderate slope from the front and rear edges to the center of the lot.

C. Storm Water Drainage

Comments: Poor

(1) Water from the lot is intended to sheet to storm water drains located in the front parking lot and along the north side of the lot. Roof runoff is managed by gutters.

C. Item 1 (Picture)

(2) The front drain is slightly uphill from the building sharply limiting the effectiveness of the storm water drainage. This appears to leading to degradation of the asphalt parking lot and, due to location, possible degradation of the foundation of the front addition. Recommend repair by a licensed and qualified paving contractor.

(3) The gutter system is in poor repair. Recommend repair.

D. Access and Egress

Comments: Information

There are two entrances to the property. The first is from Main Street on the east side. The second is at the north side from Palouse River Drive. There is also a pass through from the neighboring property to the south.

D. Item 1 (Picture)

E. Paving, Curbing and Parking

Comments: Poor

(1) The parking areas are paved with asphalt over a (presumed) crushed gravel base.

(2) The parking lots and drives are in very poor condition with extensive surface cracking, evidence of pumping that suggest the subgrade compaction is damaged, and evidence of previous repairs now failing. Striping is nearly non-existent in the front lot. Repairs are necessary on an immediate basis to limit further damage.

E. Item 1 (Picture)

E. Item 2 (Picture)

E. Item 3 (Picture)

F. Retaining Walls

Comments: Not Present

G. Flatwork (sidewalks, plazas, patios)

Comments: Serviceable

Flatwork consists of a walkway to the front door. No deficiencies were readily observable.

H. Landscaping and Appurtenances

Comments: Information

Landscaping was not present. There was not a dedicated trash enclosure as is now required. A single pole sign at the east side of the property was present.

H. Item 1 (Picture)

H. Item 2 (Picture)

I. Site Safety Features

Comments: Not Present

No on-site safety systems were present.

2. Structural Frame and Building Envelope

Styles & Materials

Foundation:
Slab

Building Type:
Masonry Block
Pre-Engineered Steel

Roof-Type:
Gable

Roof Structure:
Engineered wood trusses
Steel trusses

Exterior Entry Doors:
Steel
Anodized Metal and Glass

Window Types:
AGED
Thermal/Insulated

Siding Style:
Block and mortar

Siding Material:
Vinyl
Masonry

Roof Covering:
Metal
Elastomeric coating

Viewed roof covering from:
Walked roof

Items

A. Type of Construction

Comments: Serviceable

The construction rating is a Type IIIA. Type III (often referred to as “ordinary construction”) is divided into two subcategories, A and B. Type IIIA buildings are also called “protected combustible” structures. Their exterior walls are of noncombustible materials, often brick, while internal floors and roofs may be of combustible materials (like wood) that have been rated as fire resistant for up to one hour.

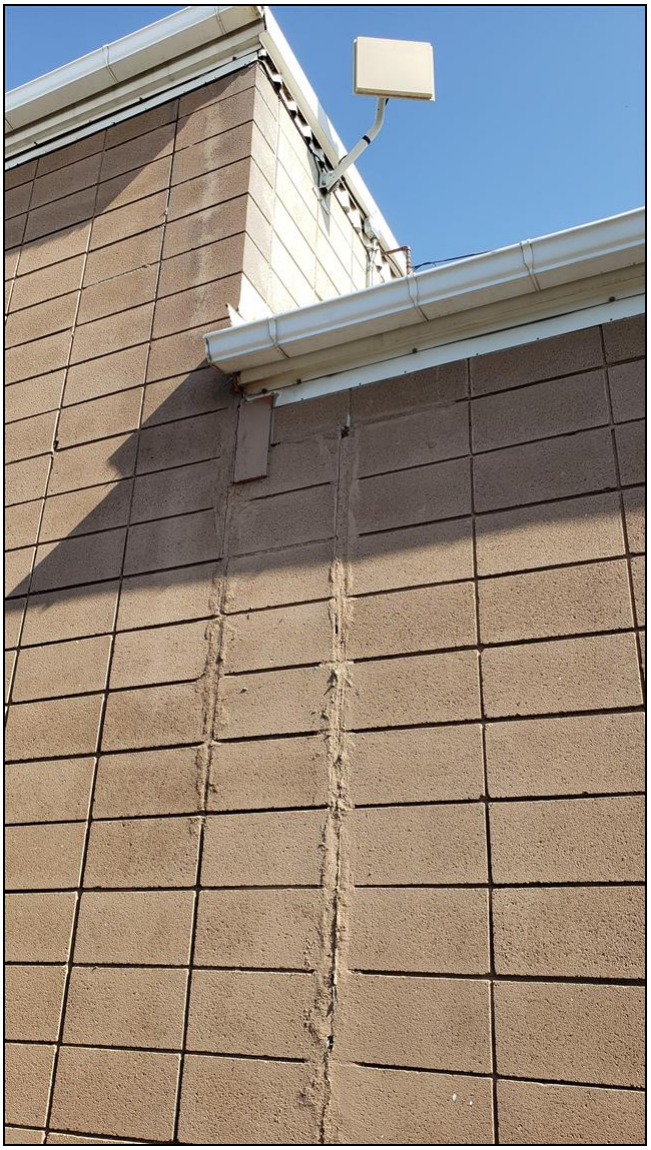
B. Foundation

Comments: Fair

(1) Foundation construction was (or included) a slab-on-grade concrete construction. Because the commercial inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the building exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern.

(2) A structural crack in the foundation wall at left side was observed. This crack translates up the masonry wall and shows differential hinging movement. The crack is large enough or has sufficient differential movement to be a concern. The corner of the addition slab opposite the crack has settled. Recommend evaluation by a structural engineer to fully determine the scope of the issues. All recommendations made by the engineer should be completed by a licensed and qualified contractor.

B. Item 1 (Picture)



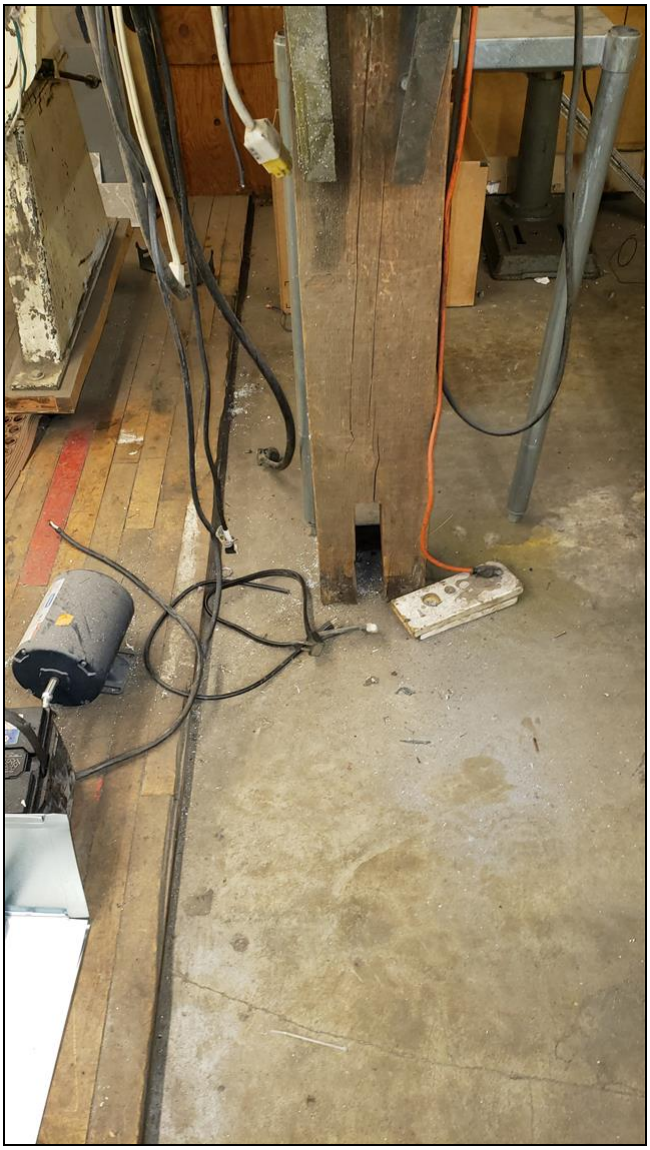
B. Item 2 (Picture)

B. Item 3 (Picture)

C. Sub-Structure Framing

Comments: Poor

(1) It appears that the sub-structure framing for the loft/mezzanine appears to be constructed of columns that were recycled from another building.



C. Item 1 (Picture)

(2) Beam structures were improperly constructed laminate systems. They lack columns under splices and are significantly sagging. Recommend evaluation

C. Item 2 (Picture)

C. Item 3 (Picture)

C. Item 4 (Picture)

D. Building Frame

Comments: Serviceable

(1) The building has an original section and two additions. The additions were made to the front (sales floor) and rear (storage.)

(2) The original building and the front addition are prefabricated steel frame structures. It uses large steel columns or posts to provide the vertical structural support, along with girts to provide horizontal support. The roof structure uses purlins. The use of larger steel truss assemblies allows for more open interior space without load-bearing walls.No readily observable deficiencies were noted.

(3) The rear addition is a wood-framed pole barn construction. Pole barn construction is a building technique adapted from the labor-intensive traditional timber framing technique. It uses large poles or posts buried in the ground or on a foundation to provide the vertical structural support, along with girts to provide horizontal support. The roof structure uses purlins. The use of larger rafter assemblies allows for more open interior space without load-bearing walls. No readily observable deficiencies were noted

(4) One corner of the masonry wall is cracked. It appears that this occurred when the footing for the pole barn was installed in that corner. No cracking of the footing was observed.

E. Facades or Curtain Wall

Comments: Fair

(1) Each portion of the building had a separate cladding style. The primary portion was constructed of concrete masonry units in a stacked bond with vertical bond beams. The front addition used CMU and framed walls. The rear had bare corrugated sheet metal.

(2) There was extensive water intrusion at the masonry walls evident by the efflorescence on the wall and the detachment of spray applied insulation. In one location, it appears that this intrusion may have triggered fungal growth. Recommend correction of intrusion and evaluation of the suspected fungal growth.

E. Item 1 (Picture)

E. Item 2 (Picture)

E. Item 3 (Picture)

(3) Mortar for the masonry work is deteriorating in several areas. Recommend repair.

E. Item 4 (Picture)

F. Sidewall System (exterior wall cladding and components)

Comments: Fair

(1) The front addition has vinyl cladding over older wood. No vapor barrier was observed. Underlying wood was highly weathered. Clearance to hardscape was improper and can lead to water intrusion. Recommend repairs by a licensed and qualified contractor.

(2) Wood rot noted on the skirting at the base of the pole barn. Recommend replacement of all damaged wood with sound materials.

F. Item 1 (Picture)

(3) The siding had loose, protruding or missing fasteners at the rear addition visible at the time of the inspection. Minor dents and holes present. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.

F. Item 2 (Picture)

G. Decks/Balconies

Comments: Not Present

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

Comments: Poor

(1) Windows were anodized metal with thermal panes for the addition in front. The upper windows of the original part of the building were single pane anodized metal.

(2) The upper windows were poorly installed without flashing and are due for replacement.

H. Item 1 (Picture)

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

Comments: Not Present

J. Roofing

Comments: Poor

(1) The roof covering was a lapped metal panel system with exposed screws or nails for fasteners. The typical lifespan of these panels is 30-60 years depending on the quality of the initial material, the quality of the installer, the quality of maintenance, and environmental conditions. A spray-applied insulation product has been placed on the roofing panels with an additional elastomeric coating painted on.

J. Item 1 (Picture)

J. Item 2 (Picture)

J. Item 3 (Picture)

(2) The roofing covering materials are approaching the end of their service life. Some areas are in worse condition than others. Materials in several areas show mechanical damage. While the roof may have some serviceable life left and does not appear to be currently leaking, an evaluation is needed to determine what repairs can be completed at this time and how much longer the roof will last. That evaluation should include the costs associated with any necessary repairs. as well as estimates of remaining service life of the materials. All work should be completed by a licensed and competent roofing contractor.

J. Item 4 (Picture)

(3) Extensive leaking of the roof noted as evident by the multitude of stains inside the structure. Deterioration of the roofing coatings noted in multiple areas.

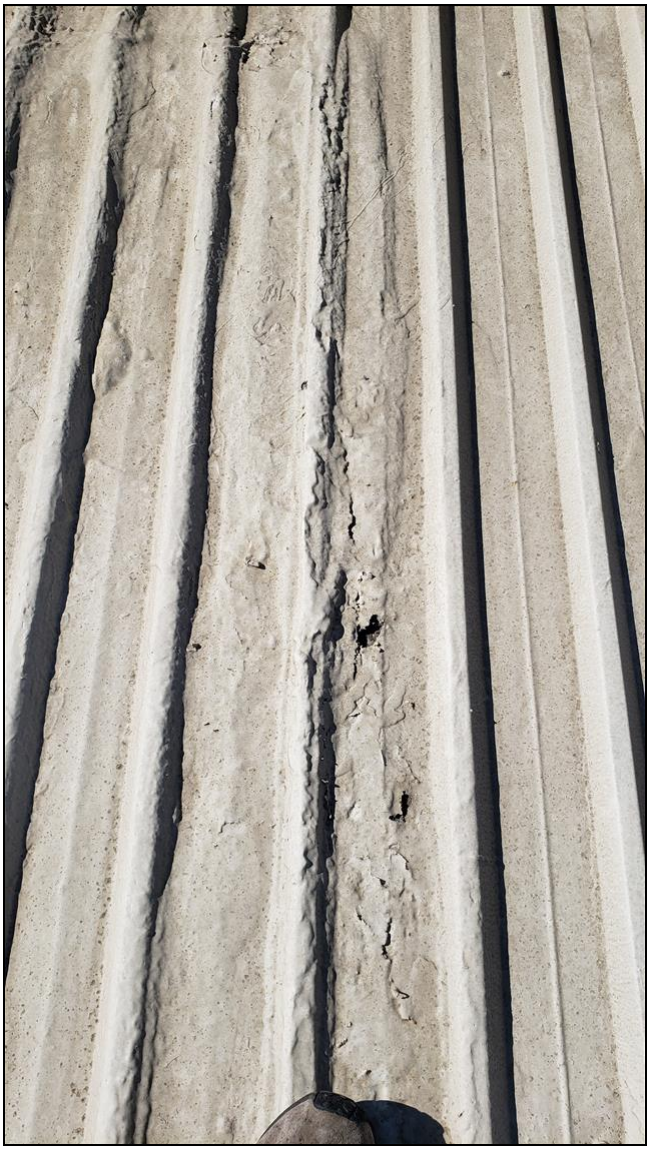
J. Item 5 (Picture)

J. Item 6 (Picture)

J. Item 7 (Picture)


J. Item 8 (Picture)

J. Item 9 (Picture)



J. Item 10 (Picture)

(4) The various insulations and coatings have been applied over skylights. This is exceedingly dangerous as there are very limited visual clues for any worker on the roof that there is a hazard present. This has the potential to be a life-threatening issue. Recommend consulting an industrial safety expert for the best means of mitigating this risk.

(5) Loose, protruding or missing fasteners visible by movement noted at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion. This condition will be challenging to correct with the coatings present. Recommend repair by a licensed and qualified roofing contractor.

J. Item 11 (Picture)

(6) The roof for the rear addition does not have any coatings.

J. Item 12 (Picture)

K. Attic

Comments: Not Present

L. Insulation

Comments: Poor

The level of insulation present is consistent with the vintage of building. Ceiling/roof insulation is far below modern standards and wall insulation is not present. This will greatly increase the operating costs of the building. Recommend improvement/correction by an insulation specialist.

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.

3. Utilities

Items

A. Water

Comments: Serviceable

Domestic potable water is supplied by the City of Moscow.

B. Electricity

Comments: Serviceable

The source for electricity is Avista Utilities.

C. Natural gas

Comments: Serviceable

The fuel source is natural gas and is supplied by Avista Utilities.

D. Propane Gas/Tank

Comments: Not Present

E. 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.

F. Special Utility Systems

Comments: Not Present

G. Oil Storage Tank

Comments: Not Present

Out of Scope Issues:

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

4. Electrical System - Service Entrance

Styles & Materials

Electrical Service:
OVERHEAD SERVICE

Meter Location:
NORTH SIDE

Grounding Electrode:
DRIVEN GROUND ROD

Permit/Inspection Sticker:
NONE OBSERVED

Items

A. Utility Service Components

Comments: Serviceable

The electrical service entrance feeds from a utility pole on the east side of the property with overhead conductors to the north side of the building. This is typical of older vintage buildings. Components inspected included the following: masthead; mast condition and support; and service entrance. It appeared that the service was a 400amp, 120/240/480v system. Power ran from the overhead mast to the meter to a transfer box within the garage portion of the building. No readily observable deficiencies were noted.

B. Bonding and Grounding Systems

Comments: Serviceable

The grounding electrode was a copper wire attached to a driven rod into the ground. Current standard requires two rods, 6 feet apart, driven to a depth of 8 feet (with some exceptions.) Older standards allowed a single rod and those are considered to be sufficient until the system receives major upgrades.

C. Permit/Inpsection Sticker Present

Comments: Information Not Available

5. Electrical System - Main Panel

Styles & Materials

Panel Accessibility:
INADEQUATE

Electric Panel Manufacturer:
CUTLER HAMMER

Panel Capacity:
(2) 200 AMP service panel

Supplied Votlage:
120/240/480v

Service Conductor Material:
SERVICEABLE
4/0 ALUMINUM

Branch Circuit Wiring Materials:
COPPER, SOLID CONDUCTOR, 120V
COPPER, SOLID CONDUCTOR, 240V
ALUMINUM, STRANDED CONDUCTOR, 240V
COPPER, STRANDED CONDUCTOR, 240V

Main Breaker Type:
SINGLE THROW
200 AMP

Breakers Identified?:
NO

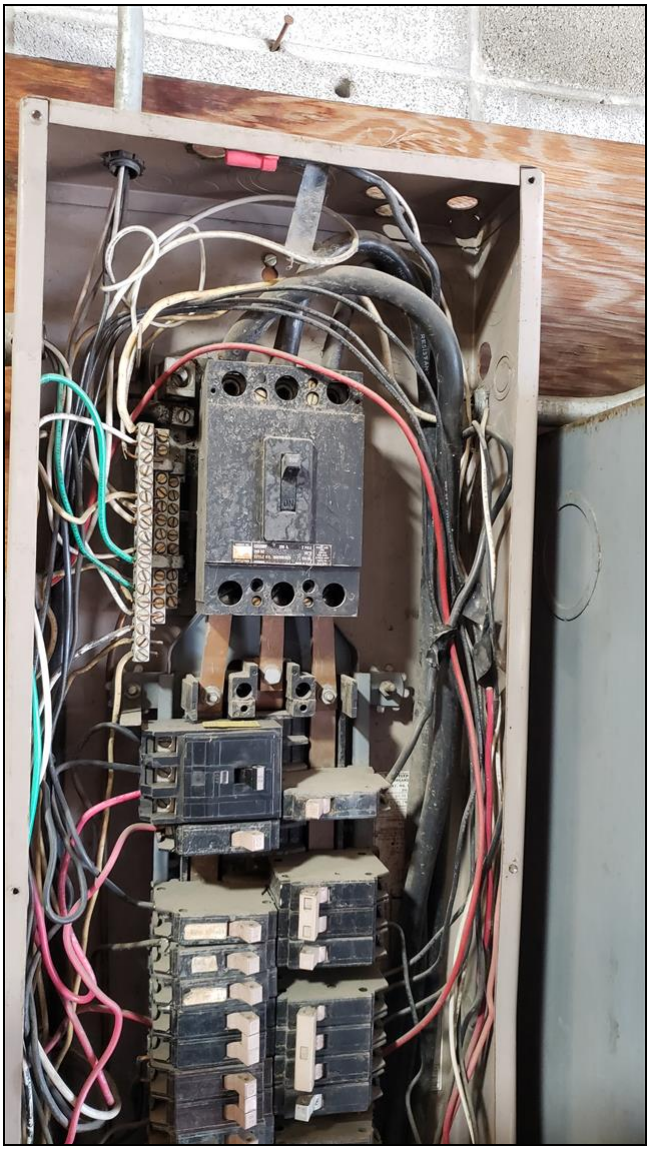
Panel Bond:
PRESENT

Items

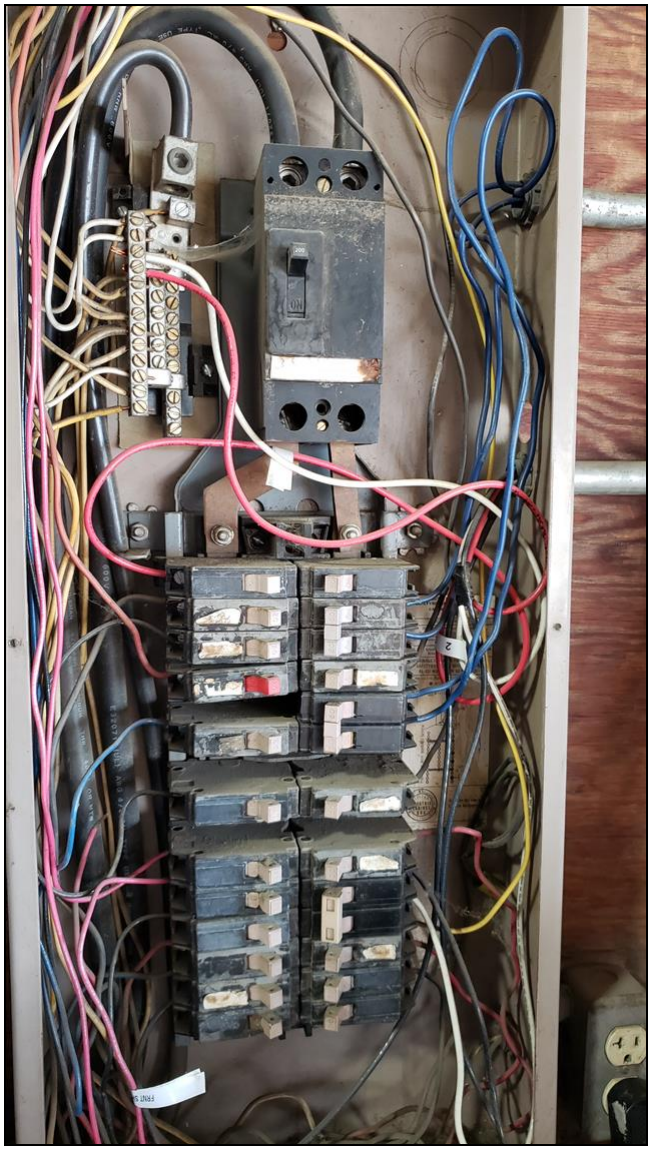
A. Main Distribution Panel

Comments: Poor

(1) Electrical power ran from the interior transfer box to a pair of Cutler-Hammer electric panels that appear original located in the garage portion of the building. One panel was rated at 200amp with 120/240/480 capacity. The second panel was rated at 200amps and 120/240v.



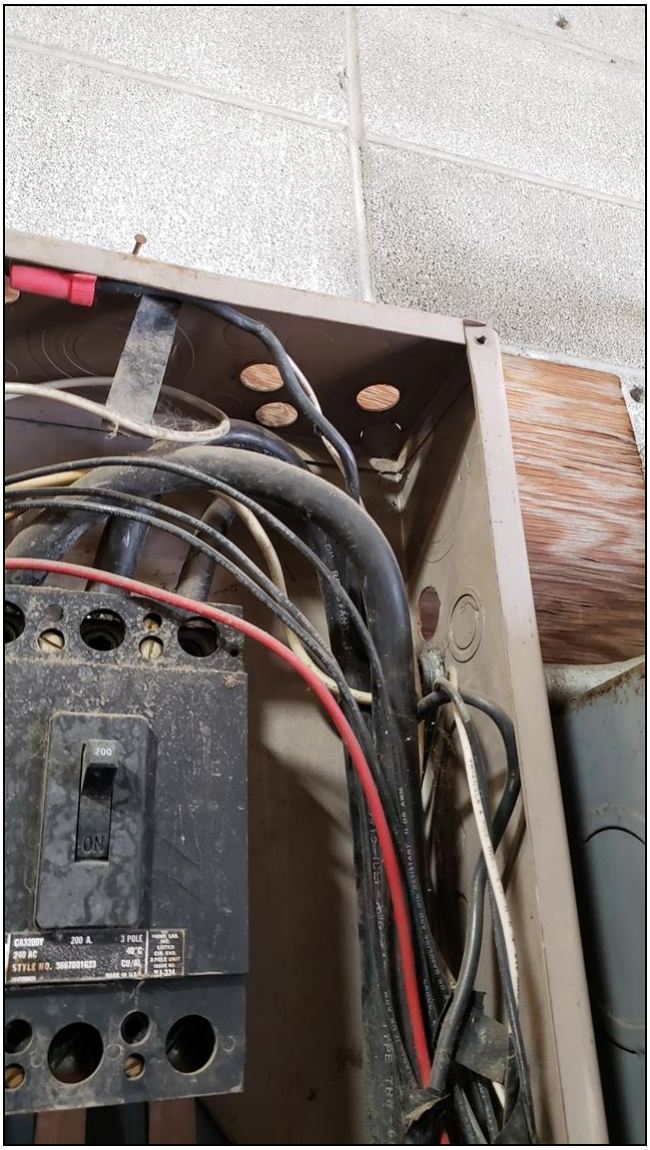
A. Item 1 (Picture)



A. Item 2 (Picture)

(2) The main electrical panels are aging and likely near the end of its service life. While panels such as these have proven to be reliable over a period of years, industry standards suggest that panels have a safe service life of approximately 50 years. An additional consideration is that usage of the electrical systems of this vintage of building have greatly increased since this panel was installed. Safe@Home recommends having the panel evaluated by licensed and qualified electrical contractor. This evaluation should be written, inform you of the electrician's expectation of remaining safe operating life, and should provide you with estimates for any immediate repairs and for the potential costs of upgrading this when needed.

(3) Unfilled holes or knockouts in the main electrical service panel may allow persons to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a licensed and qualified electrical contractor.



A. Item 3 (Picture)

A. Item 4 (Picture)

(4) The screws used to retain the cover are not appropriate for this purpose. Screws should be blunt-nosed to avoid damaging wires and shocking people. Recommend replacing with an appropriate screw.

(5) The two conduits for the service feeds to the panels from the transfer box are open. Recommend repair.

A. Item 5 (Picture)

(6) Inadequate access/clearance exists at the main service panel. A panel must be easily accessible. The panel should have: an open area 30- 36" exists in front of the panel; the panel is at a convenient, eye level, height; at least 6'3" of headroom; the wall below the panel is clear to the floor, not used for heavy storage of belongings.

B. Panel Breakers

Comments: Serviceable

The breakers are not well marked, marked in a confusing manner, or the writing is illegible. In the event of an emergency or an individual working on specific circuits, this can result in someone getting shocked. Recommend having the circuits the breakers control identified and marked accordingly.

C. Panel Wiring

Comments: Serviceable

The panel cover was removed. Observation of the interior of the panel confirmed that the service main and main breaker were correctly sized to each other, the breakers were well-secured to the buss, and that wires and breakers sizes aligned correctly.

D. Panel Bond

Comments: Serviceable

The panel bond was present.

E. Surge Protection

Comments: Not Present

Modern equipment is much more sensitive to power surges. This has led to a change in the electrical code that mandates surge protection on electrical service panels. Recommend installation.

6. Electrical System - Secondary Panels

Styles & Materials

Permit/Inspection Sticker:	Number of Observed Secondary Panels:	Secondary Panel LocationS:
NO	ONE	SHOP

Panel Accessibility:	Electric Panel Manufacturer:
INADEQUATE	FEDERAL PACIFIC

Items

A. Electrical Panel Accessibility

Comments: Poor

Inadequate access/clearance exists at the main service panel. A panel must be easily accessible. The panel should have: an open area 30- 36" exists in front of the panel; the panel is at a convenient, eye level, height; at least 6'3" of headroom; the wall below the panel is clear to the floor, not used for heavy storage of belongings.

B. Secondary Distribution Panels

Comments: Poor

The main electrical service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. I recommend that you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

7. Electrical System - Branch Circuits

Styles & Materials

Wiring Methods:

NON-METALLIC SHEATHED CABLE (ROMEX)
ARMORED CABLE
LIQUID-TIGHT CONDUIT
NON-METALLIC CONDUIT
METALLIC CONDUIT

Items

A. Branch Circuits

Comments: Fair

(1) A representative number of receptacles were tested. All tested receptacles were grounded and had correct polarity.

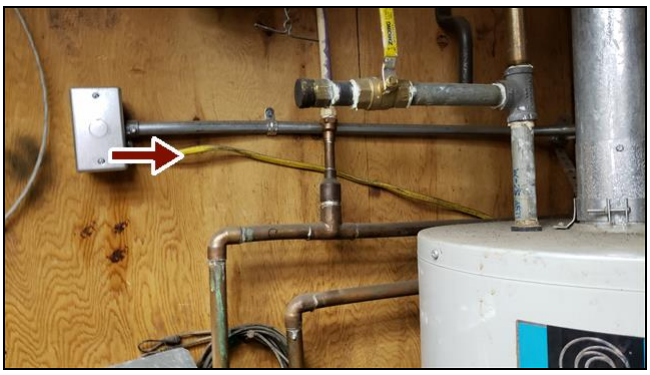
(2) One circuit in the shop area did not have power. Unable to locate a means of energizing.

B. Visible Junction Boxes/Wiring Condition

Comments: Fair

(1) Missing covers noted on junction boxes, switches, or receptacles in multiple locations. This is a potential shock hazard. Recommend having a competent handyman/homeowner install covers in all locations where necessary. Not every location may be noted within the report due to access issues.

(2) The wiring in several areas appears to have been installed by a person unfamiliar with good electrical practices. Wiring is exposed to damage and the junction boxes are missing bushings. Recommend evaluation by a licensed and qualified electrical contractor.



B. Item 1 (Picture)

C. Exterior Wiring

Comments: Serviceable

D. Exterior Electical Receptacles/Switches

Comments: Serviceable

E. Receptacles (Outlets)

Comments: Serviceable

(1) A representative number of receptacles were tested.

(2) Receptacles were tested for proper polarity. Polarity is most easily described as the direction the electrical current flows. This is a generally accepted safety standard designed to limit the potential for shock and damage to your possessions. All the tested receptacles showed correct polarity.

F. Switches

Comments: Serviceable

G. Exterior Lighting

Comments: Serviceable

Overall lighting appears average to poor. Lighting not present in the parking areas.

G. Item 1 (Picture)

H. Lights and Fans

Comments: Serviceable

I. Ground Fault Circuit Interrupters

Comments: Serviceable

8. Plumbing System - Water

Styles & Materials

Water Source:	**Plumbing Main (Municipal):**	**Plumbing Main (Interior):**
PUBLIC	DRIVEWAY	BEHIND THE WATER HEATER
Pressure Reducing Valve:	**Plumbing Water Supply (into building):**	**Plumbing Water Distribution (inside Building):**
NO	COPPER	COPPER
Type of Waste Drainage:	**Plumbing Waste:**	**Cleanout Location:**
SEWER	ABS	FRONT OF HOME

Items

A. Main Water Shut-off Device

Comments: Serviceable

Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

B. Supply Plumbing

Comments: Serviceable

The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection. The water supply piping appeared to be copper. No readily observable deficiencies were noted.

C. Functional Flow

Comments: Serviceable

Functional flow is an effort to determine how well your water supply lines perform under normal conditions. No readily observable deficiencies noted.

D. Plumbing Drain Lines (Where Visible)

Comments: Serviceable

Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the house is vacant, the plumbing system is older, there are prior know drain problems (please check the seller's disclosure), or there are large tress on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing. Two companies that provide this service are Clearwater Rooter and Roto-Rooter

E. Cleanout

Comments: Serviceable

The cleanout appeared in generally acceptable condition.

E. Item 1 (Picture)

F. Plumbing Vents

Comments: Serviceable

9. Plumbing Fixtures

Styles & Materials

Number of Bathrooms - Each Unit:	Number of Laundry/Utility Sinks:	Floor Drains:
TWO	ONE	PRESENT - NOT TESTED FOR FUNCTION

Items

A. Water faucets (hose bibs)
Comments: Serviceable

B. Kitchen Sinks and Faucets
Comments: Serviceable

C. Kitchen Sink Drainage
Comments: Not Present

D. Bathroom Sinks and Faucets
Comments: Serviceable

E. Bathroom Sink Drainage
Comments: Serviceable

F. Tub/Shower Fixtures
Comments: Not Present

10. Plumbing System - Fuel Oil and Gas

Styles & Materials

Type of Fuel:	Gas Meter Location:	Gas Piping Materials:
NATURAL GAS	NORTH SIDE	BLACK IRON FLEXIBLE APPLIANCE CONNECTOR
Appliance Shut-offs:	**Sediment Traps:**	**Underground Fuel Tank:**
PRESENT	PRESENT	INDICATIONS PRESENT

Items

A. Gas Meter

Comments: Serviceable

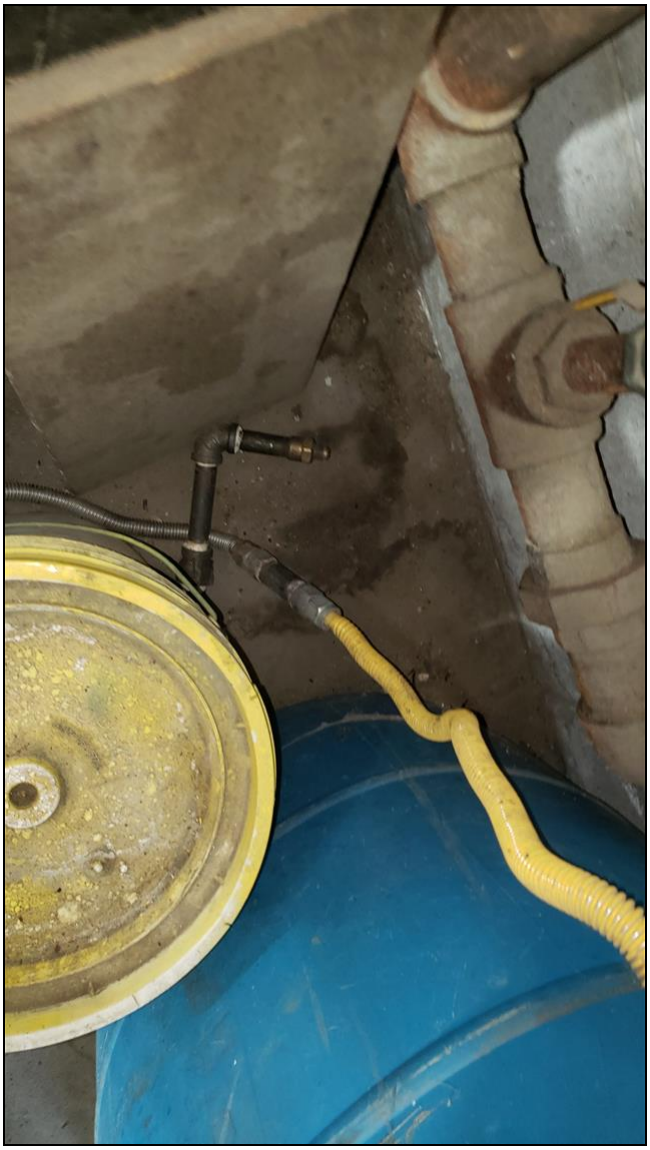
The gas meter, located on the north, appeared in functional condition. As it was in a drive path, it was protected by bollards. No readily observable deficiencies were noted.

A. Item 1 (Picture)

B. Gas Piping

Comments: Serviceable

Several gas pipes were not capped though turned off. This is a safety hazard if the knob gets bumped as gas could be released into the building. Recommend capping.



B. Item 1 (Picture)

C. Appliance Gas Shut-offs

Comments: Serviceable

D. Sediment Traps

Comments: Serviceable

A sediment trap was noted on the gas line prior to the flexible appliance connector(s) for the furnace and/or water heater.

E. Underground Fuel Storages Tank

Comments: Not Present

11. Domestic Water Heating

Styles & Materials

Number of Water Heaters:	**Water Heater Manufacturer:**	**Water Heater Power Source:**
ONE	STATE	NATURAL GAS
Water Heater Age (Years):	**Water Heater Capacity:**	**Flue Type:**
20 OR MORE	UNKNOWN	CLASS B
Water Temperature:	**Expansion Tank:**	**Water Heater Drain Pan:**
120 DEGREES OR LESS	NOT PRESENT	NOT PRESENT

Items

A. Obstacles to Inspection
Comments: Not Present

B. Water Heating Description
Comments: Serviceable

(1) The water heater is gas-fired using natural gas from the local utility provider.

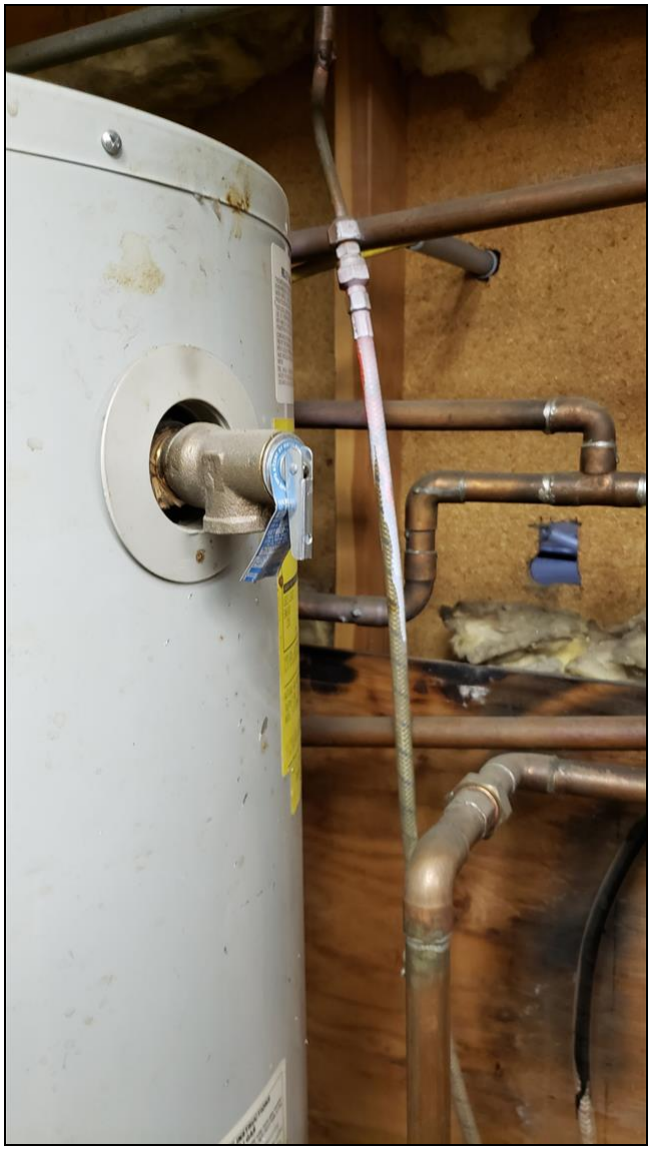
(2) The water heater is more than 20 years old and well beyond the end of a normal service life. Recommend replacement.

C. Water Heater Operation
Comments: Serviceable

D. Combustion System & Flue
Comments: Serviceable

E. Temperature Pressure Relief
Comments: Serviceable

The TPR valve on water heater needs a proper extension to extend within 6 inches of floor or other approved location visible to occupants. I recommend repair by a licensed and qualified plumbing contractor.



E. Item 1 (Picture)

F. Siesmic Strapping

Comments: Not Present

G. Expansion Tank

Comments: Not Present

The water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. At the time of this installation, it was not a required item. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

H. Water Heater Drain Pan

Comments: Poor

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed with a pan of sufficient shape and size to receive all drippings or condensate. This pan was not present. Recommend installing.

12. Unitary Heating and Cooling

Styles & Materials

Number of Unitary Systems:
ONE

Location:
ROOF-TOP

Cooling Capacity (in Tons):
UNKNOWN

Line Sets:
ISSUES NOTED

Temperature Differential:
BETWEEN 14-24 DEGREES OF TEMPERATURE CHANGE

Type Heating System Present:
GAS-FIRED FURNACE

Age of Equipment:
16 OR MORE YEARS OLD

Thermostat Location:
OFFICE

Condensate Drainage:
TO THE EXTERIOR

Manufacturer:
CARRIER

Heating Capacity (BTU):
UNKNOWN

Disconnect Present:
YES

Test Mode:
COOLING

Items

A. Equipment Description

Comments: Poor

There was a single roof-top unitary system present. The data tag was covered in spray applied insulation. It appears to a Carrier unit that is approximately 20 years old.

A. Item 1 (Picture)

A. Item 2 (Picture)

B. Equipment Cabinet/Enclosure
Comments: Serviceable

C. Condenser Unit
Comments: Serviceable

D. Service Disconnect
Comments: Serviceable

E. Refrigeration Lines
Comments: Poor

The line sets for the refrigerant lines were missing insulation. This can lead to poor efficiency or, in some cases, damage to equipment. Recommend replacement of the insulation by a licensed and qualified HVAC contractor.

F. Equipment Operation
Comments: Serviceable

G. Combustion System & Flue
Comments: Serviceable

H. Thermostat
Comments: Serviceable

I.

Condensate System

Comments: Serviceable

J. System Maintenance

Comments: Poor

The roof-top equipment does not appear to have been recently serviced (no service sticker was observed/not current). Safe@Home recommends that equipment cleaning, service, and certification be performed by a qualified contractor, with measurements according to the data plate and manufacturer's instructions. If the current owner has had the unit serviced but the servicing company did not put on a sticker, he/she should have records and receipts that could be accepted in lieu of the new service.

13. Heating and Cooling

Styles & Materials

Heat Type:
GAS-FIRED CONDENSING FURNACE
GAS-FIRED INDUCED DRAFT FURNACE

Cooling Type:
CENTRAL AIR CONDITIONING - SPLIT SYSTEM

Furnace Manufacturer:
CARRIER
LENNOX
YOUNG RADIATOR

Number of Furnaces:
FOUR

Furnace Energy Source:
NATURAL GAS

Air Conditioner Manufacturer:
CARRIER

Number of Air Conditioners:
TWO

Condenser Location:
ROOF

Age of Cooling Equipment:
GREATER THAN 25 YEARS OLD

Cooling Capacity (in Tons):
UNKNOWN
2.5 TONS

Thermostat Location:
ZONED

Safety Switches:
SERVICEMAN'S AND BLOWER DOOR SAFETY SWITCHES PRESENT

Type of Flue:
PVC

Condensate Drainage:
TO THE EXTERIOR

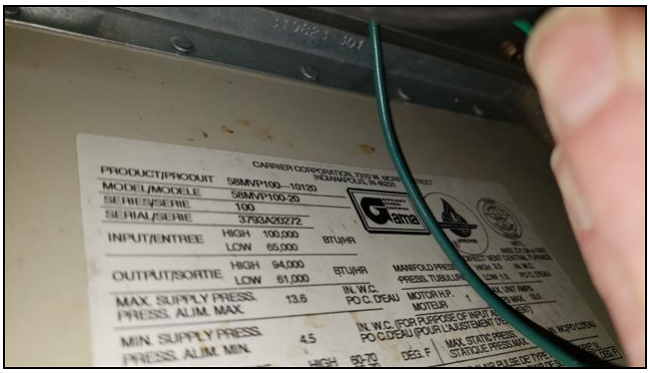
Items

A. Equipment Description

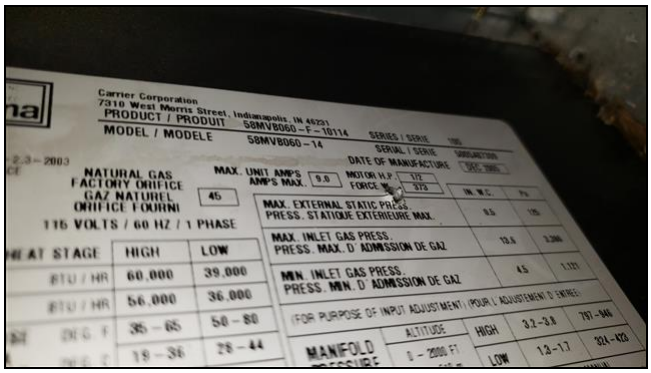
Comments: Poor

(1) This building has three high-efficiency gas-fired condensing furnaces. These furnaces are typically 90% to 98.5% efficient (AFUE). The combustion chambers are sealed, and the heat extracted from the burnt gases causes water vapor to return to a liquid state. These furnaces discharge water to a condensate pump or drain when operating. Two furnace were Carrier systems located in the loft area. These were 18 and 30 years old and rated at 100,000 and 60,000 BTUs respectively. One furnace was a Lennox system that is 24 years old and rated at 75,000BTUs.

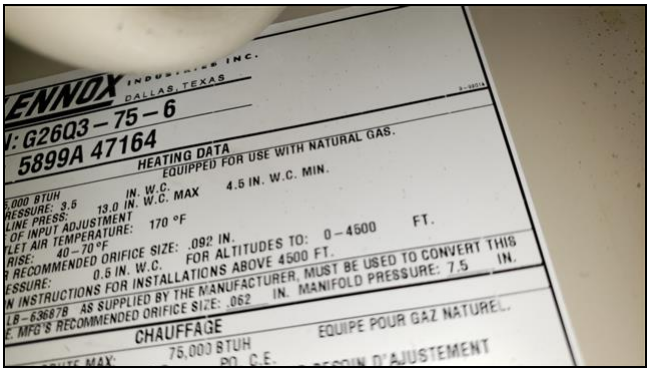
There was one ceiling mounted induced draft furnace present. This was manufactured by Young Radiator Company and rated at 205,000 BTUs.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)

A. Item 4 (Picture)

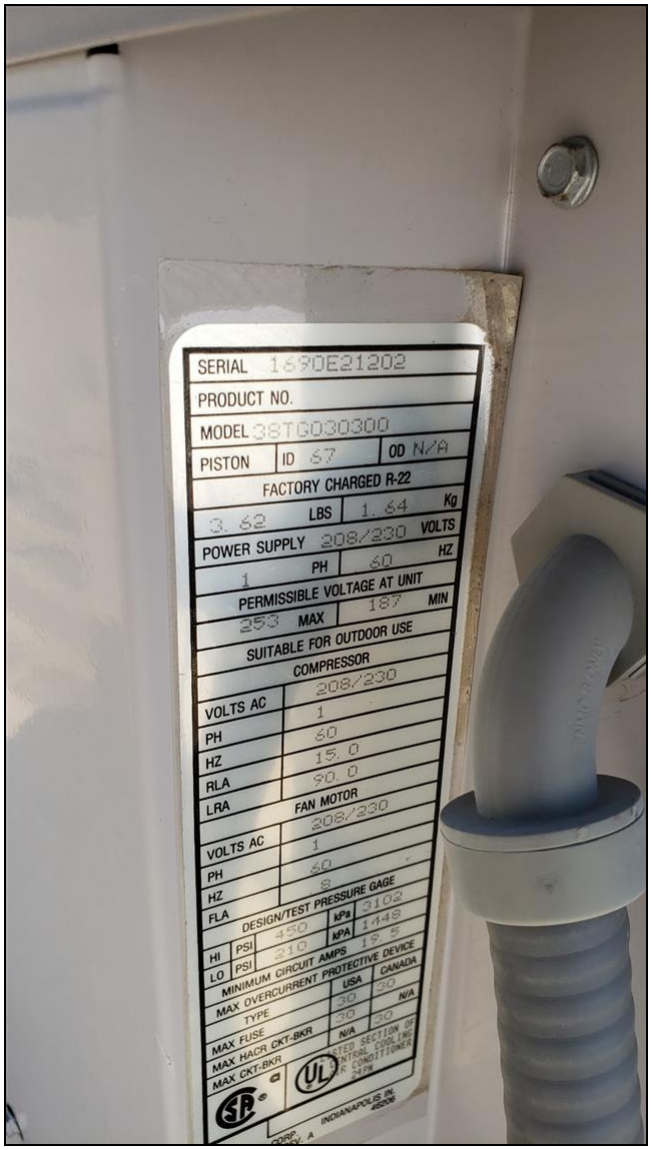
(2) Two condensing furnaces are 20+ years old which is substantially beyond a normal service life (15-20 years per the NAHB). The ceiling mounted furnace appears to older than 20 years. They are overdue for replacement. Recommend doing so now.

(3) One furnace is 18 years old which is substantially approaching a normal service life (15-20 years per the NAHB). It is overdue for replacement. Recommend holding reserves for replacement. .

(4) The air conditioning system included a pair of split systems in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside at the blower assembly.

One system was a Lennox which was 50 years old. The second was a Carrier that was more than 30 years old.

A. Item 5 (Picture)



A. Item 6 (Picture)

(5) Both air conditioners exceed a normal service life. Recommend replacement.

B. Heating Equipment Cabinet/Enclosure

Comments: Serviceable

C. Combustion System & Flue

Comments: Serviceable

D. Air Conditioning Cabinet/Enclosure

Comments: Serviceable

The line sets for the refrigerant lines were missing insulation. This can lead to poor efficiency or, in some cases, damage to equipment. Recommend replacement of the insulation by a licensed and qualified HVAC contractor.

E. Thermostat

Comments: Serviceable

F. Condensate System

Comments: Fair

There is evidence of a previous leak in the condensate system as evident by the rust present in the furnace cabinet under the condensate lines. This does not appear active. No recommendation.

14. Ventilation

Styles & Materials

Bathroom Ventilation:	Dryer Present:	Dryer Power Source:
MECHANICAL	YES	ELECTRIC

Items

A. Bathroom Ventilation

Comments: Poor

One or more bathroom exhaust vents terminated in the garage. This condition is improper and will introduce excessive amounts of moisture to that space. Excessive moisture deposited result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the building exterior. SAFE@HOME recommends correction of all such vents by a qualified contractor.

B. Kitchen Ventilation

Comments: Not Present

C. Laundry Room Ventilation

Comments: Not Present

D. Dryer Vent

Comments: Poor

The dryer vent piping is disconnected in the garage and is discharging moisture and lint into the home. All dryer vents are supposed to discharge to the exterior of the home. Recommend correction by a qualified and competent handyman/homeowner.

15. Interior Surfaces

Items

A. Ceilings

Comments: Poor

The ceilings were a combination of acoustic tile drop ceilings and sheetrock. Staining noted from water leaks on both. Damage noted to portions of the sheetrock due to water intrusion. Recommend repair of all damaged materials.

B. Walls

Comments: Fair

(1) Unless otherwise noted, the walls show all of the cosmetic concerns typical of a home of its age and type of construction. No further recommendation---- repair/replace/maintain as desired.

(2) Water damage noted at the base of the walls in the utility room with the water heater.

B. Item 1 (Picture)

C. Floors

Comments: Serviceable

The floors show all of the cosmetic concerns typical of a building of its age and type of construction. No further recommendation---- repair/replace/maintain as desired.

D. Interior Doors (representative number)

Comments: Serviceable

E. Kitchen Cabinetry

Comments: Not Present

F. Bathroom Cabinetry

Comments: Not Present

16. Stairs

Styles & Materials

Stairway Locations:
FIRST TO SECOND FLOOR

Number of Stairwells (4 or More Risers):
ONE

Items

A. Stairway Structure
Comments: Serviceable

B. Stair Landings
Comments: Serviceable

C. Stair Treads
Comments: Serviceable

D. Stair Risers
Comments: Serviceable

E. Stair Handrails/Guardrails
Comments: Poor

(1) The handrails and guardrails had baluster spacings larger than 4 3/8". This can permit a small child to get their head stuck or fall through. Recommend correction when feasible.

E. Item 1 (Picture)

(2) The handrail at this staircase and for the guardrails did not appear to have attachment hardware that adequately secured the handrail to the wall. Recommend repair by a licensed and qualified contractor.

F. Stair Lighting

Comments: Serviceable

17. Fire Protection

Styles & Materials

Name of Fire Department:
City of Moscow FD

Distance from Responding Station:
1-2 Miles

Items

A. Fire Stations
Comments: Serviceable

B. Fire Hydrant
Comments: Serviceable
Located on property.

B. Item 1 (Picture)

C. Sprinklers and Standpipes
Comments: Not Present

D. Alarm Systems
Comments: Not Present

E. Other Systems
Comments: Not Present

F. Fire Extinguishers
Comments: Serviceable

G. Emergency Lighting
Comments: Poor
There was no emergency lighting and minimal signage that does not meet current standards. Recommend installation to meet OSHA regulations. This includes an exit route adequately lighted so that an employee with normal vision can see along the exit route. Each exit must be clearly visible and marked by a sign reading “Exit.” Additionally, the line-of-sight to an exit sign must clearly be visible at all times. Each doorway or passage along an exit access that could be mistaken for an exit must be marked “Not an Exit” or similar designation, or be identified by a sign indicating its actual use (e.g., closet). Each exit sign must be illuminated to a surface value of at least five foot-candles (54 lux) by a reliable light source and be distinctive in color.

Out of Scope Issues

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

18. 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: Information

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.

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.

19. Parking

Items

A. Are there sufficient accessible parking spaces with respect to the total number of reported spaces?
Comments: No

B. Are there sufficient van-accessible parking spaces available (96" wide x 60" aisle)?
Comments: No

C. Are accessible spaces marked with the international Symbol of Accessibility?
Comments: No

D. Are the signs reading "Van Accessible" at van spaces?
Comments: No

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: Not Applicable

G. Does signage exist directing you to accessible parking and an accessible building entrance?
Comments: No

20. 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: No

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

Immediate Costs Summary

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
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.

1. Lot and Grounds

C. Storm Water Drainage

Poor

(2) The front drain is slightly uphill from the building sharply limiting the effectiveness of the storm water drainage. This appears to leading to degradation of the asphalt parking lot and, due to location, possible degradation of the foundation of the front addition. Recommend repair by a licensed and qualified paving contractor.

(3) The gutter system is in poor repair. Recommend repair.

E. Paving, Curbing and Parking

Poor

(2) The parking lots and drives are in very poor condition with extensive surface cracking, evidence of pumping that suggest the subgrade compaction is damaged, and evidence of previous repairs now failing. Striping is nearly non-existent in the front lot. Repairs are necessary on an immediate basis to limit further damage.
Estimate: Cost likely exceeds $10.000.

E. Item 1 (Picture)

E. Item 2 (Picture)

E. Item 3 (Picture)

2. Structural Frame and Building Envelope

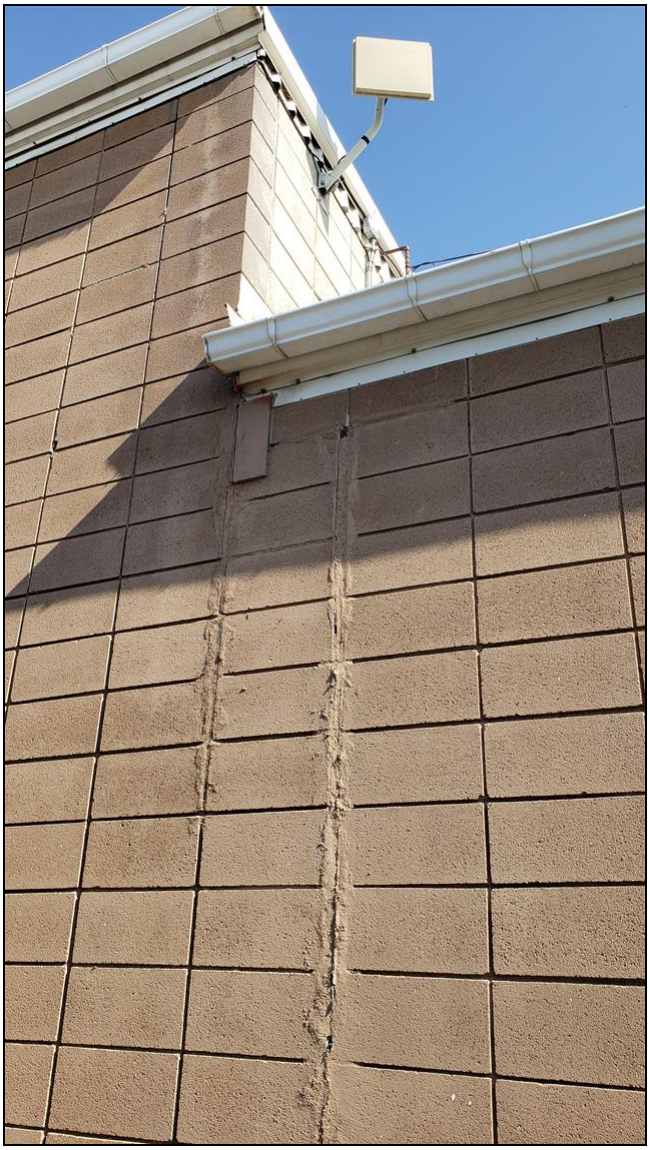
B. Foundation

Fair

(2) A structural crack in the foundation wall at left side was observed. This crack translates up the masonry wall and shows differential hinging movement. The crack is large enough or has sufficient differential movement to be a

concern. The corner of the addition slab opposite the crack has settled. Recommend evaluation by a structural engineer to fully determine the scope of the issues. All recommendations made by the engineer should be completed by a licensed and qualified contractor.

B. Item 1 (Picture)



B. Item 2 (Picture)

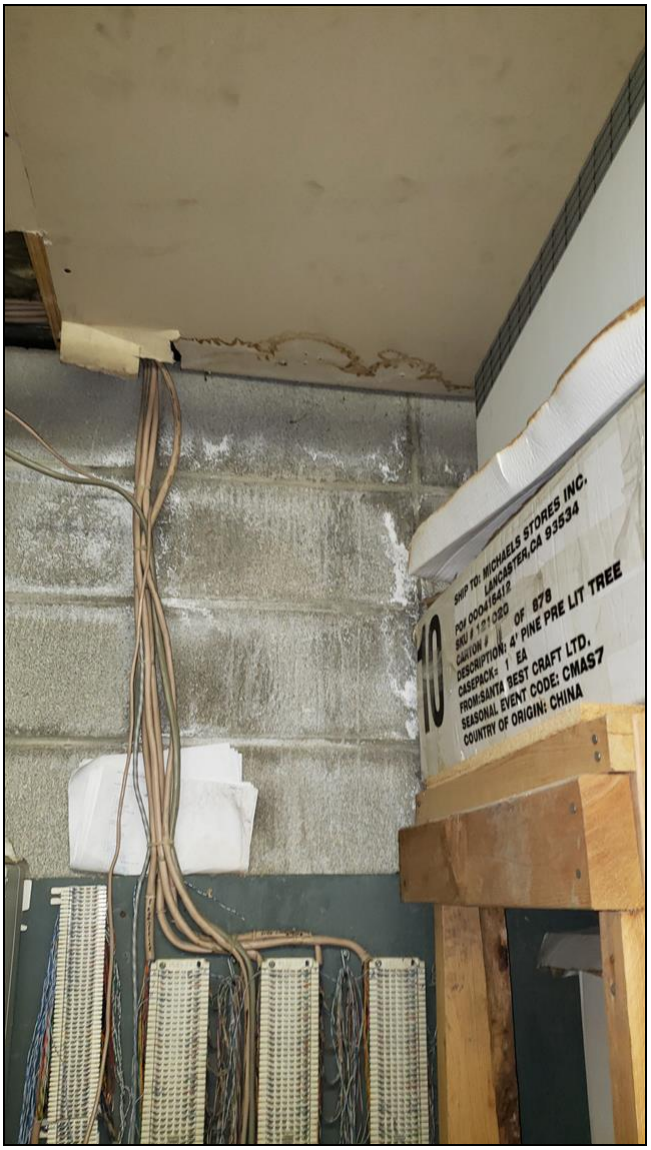
B. Item 3 (Picture)

E. Facades or Curtain Wall

Fair

(2) There was extensive water intrusion at the masonry walls evident by the efflorescence on the wall and the detachment of spray applied insulation. In one location, it appears that this intrusion may have triggered fungal growth. Recommend correction of intrusion and evaluation of the suspected fungal growth.

E. Item 1 (Picture)



E. Item 2 (Picture)

E. Item 3 (Picture)

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

Poor

(2) The upper windows were poorly installed without flashing and are due for replacement.

H. Item 1 (Picture)

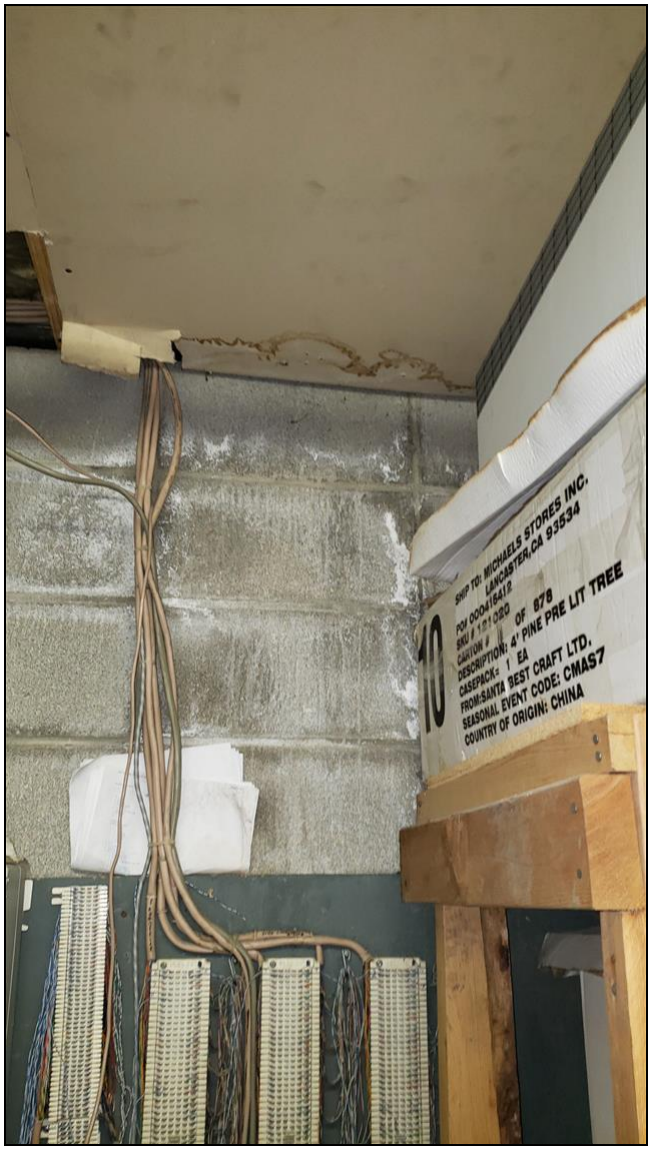
J. Roofing

Poor

(3) Extensive leaking of the roof noted as evident by the multitude of stains inside the structure. Deterioration of the roofing coatings noted in multiple areas.

J. Item 5 (Picture)

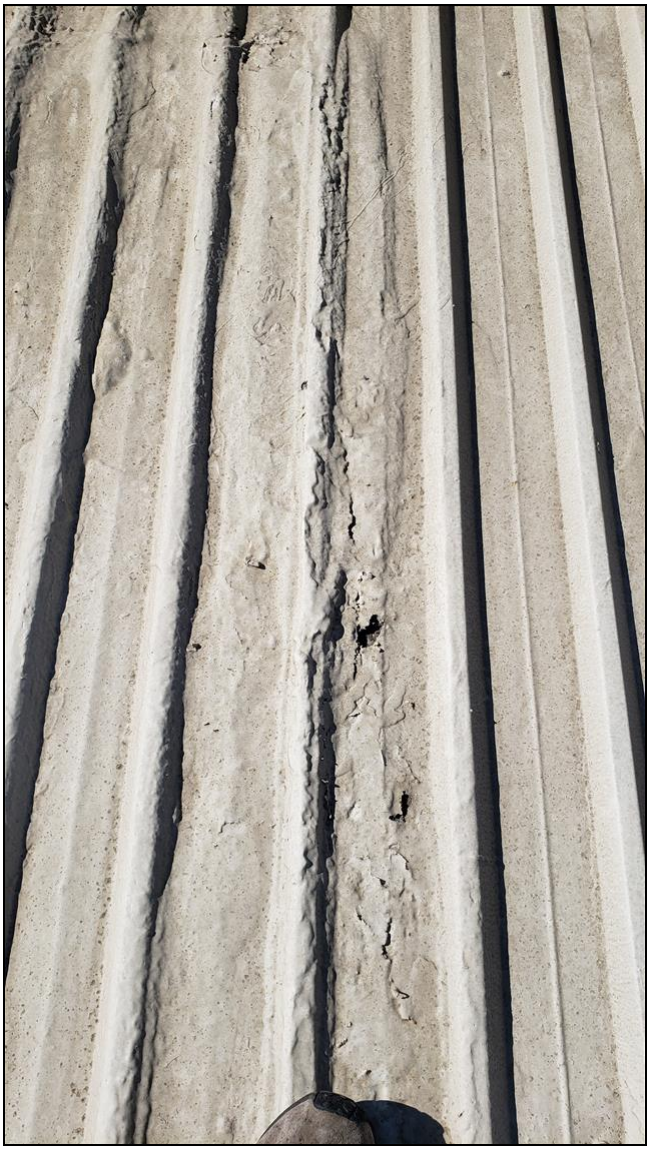
J. Item 6 (Picture)



J. Item 7 (Picture)


J. Item 8 (Picture)

J. Item 9 (Picture)



J. Item 10 (Picture)

(4) The various insulations and coatings have been applied over skylights. This is exceedingly dangerous as there are very limited visual clues for any worker on the roof that there is a hazard present. This has the potential to be a life-threatening issue. Recommend consulting an industrial safety expert for the best means of mitigating this risk.

(5) Loose, protruding or missing fasteners visible by movement noted at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion. This condition will be challenging to correct with the coatings present. Recommend repair by a licensed and qualified roofing contractor.

J. Item 11 (Picture)

L. Insulation

Poor

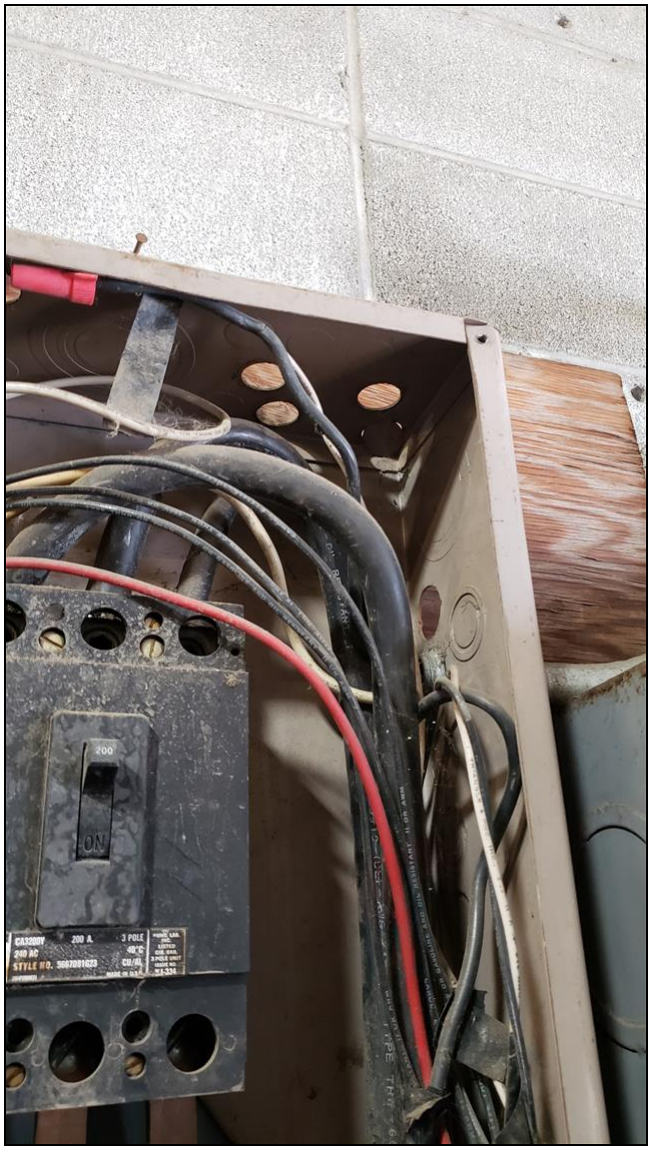
The level of insulation present is consistent with the vintage of building. Ceiling/roof insulation is far below modern standards and wall insulation is not present. This will greatly increase the operating costs of the building. Recommend improvement/correction by an insulation specialist.

5. Electrical System - Main Panel

A. Main Distribution Panel

Poor

(3) Unfilled holes or knockouts in the main electrical service panel may allow persons to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a licensed and qualified electrical contractor.



A. Item 3 (Picture)

A. Item 4 (Picture)

(4) The screws used to retain the cover are not appropriate for this purpose. Screws should be blunt-nosed to avoid damaging wires and shocking people. Recommend replacing with an appropriate screw.

(5) The two conduits for the service feeds to the panels from the transfer box are open. Recommend repair.

A. Item 5 (Picture)

E. Surge Protection

Not Present

Modern equipment is much more sensitive to power surges. This has led to a change in the electrical code that mandates surge protection on electrical service panels. Recommend installation.

7. Electrical System - Branch Circuits

B. Visible Junction Boxes/Wiring Condition

Fair

(1) Missing covers noted on junction boxes, switches, or receptacles in multiple locations. This is a potential shock hazard. Recommend having a competent handyman/homeowner install covers in all locations where necessary. Not every location may be noted within the report due to access issues.

10. Plumbing System - Fuel Oil and Gas

B. Gas Piping

Serviceable

Several gas pipes were not capped though turned off. This is a safety hazard if the knob gets bumped as gas could be released into the building. Recommend capping.

B. Item 1 (Picture)

11. Domestic Water Heating

B. Water Heating Description

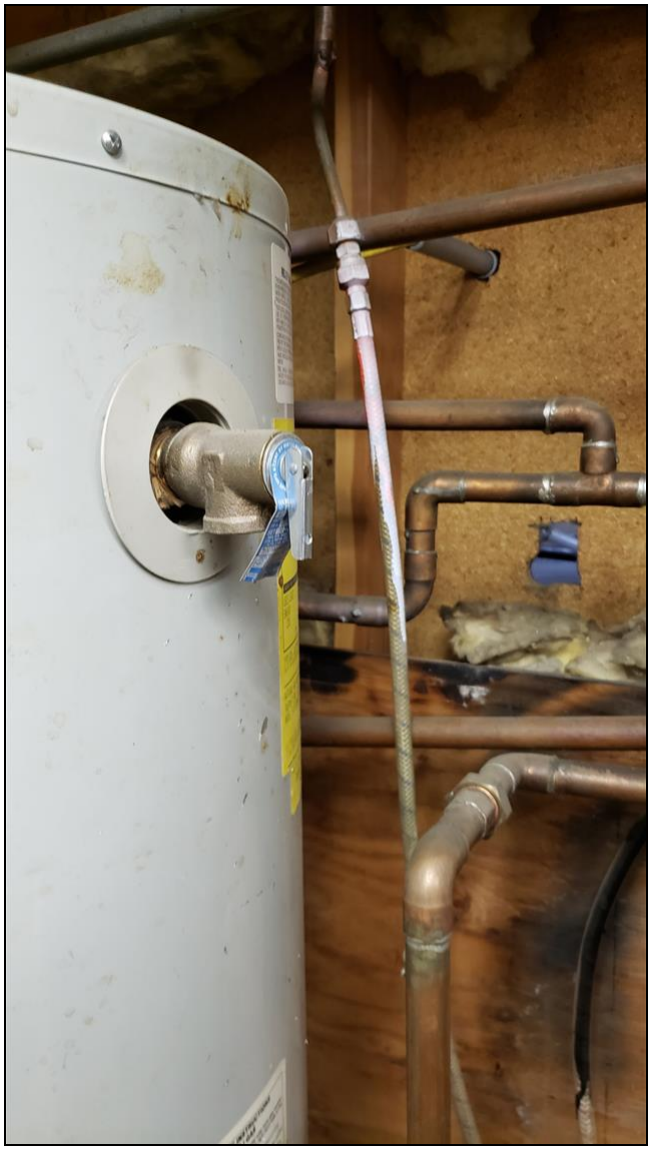
Serviceable

(2) The water heater is more than 20 years old and well beyond the end of a normal service life. Recommend replacement.

E. Temperature Pressure Relief

Serviceable

The TPR valve on water heater needs a proper extension to extend within 6 inches of floor or other approved location visible to occupants. I recommend repair by a licensed and qualified plumbing contractor.



E. Item 1 (Picture)

13. Heating and Cooling

A. Equipment Description

Poor

(2) Two condensing furnaces are 20+ years old which is substantially beyond a normal service life (15-20 years per the NAHB). The ceiling mounted furnace appears to older than 20 years. They are overdue for replacement. Recommend doing so now.

(5) Both air conditioners exceed a normal service life. Recommend replacement.

14. Ventilation

A. Bathroom Ventilation

Poor

One or more bathroom exhaust vents terminated in the garage. This condition is improper and will introduce excessive amounts of moisture to that space. Excessive moisture deposited result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the building exterior. SAFE@HOME recommends correction of all such vents by a qualified contractor.

D. Dryer Vent

Poor

The dryer vent piping is disconnected in the garage and is discharging moisture and lint into the home. All dryer vents are supposed to discharge to the exterior of the home. Recommend correction by a qualified and competent handyman/homeowner.

16. Stairs

E. Stair Handrails/Guardrails

Poor

(1) The handrails and guardrails had baluster spacings larger than 4 3/8". This can permit a small child to get their head stuck or fall through. Recommend correction when feasible.

E. Item 1 (Picture)

(2) The handrail at this staircase and for the guardrails did not appear to have attachment hardware that adequately secured the handrail to the wall. Recommend repair by a licensed and qualified contractor.

17. Fire Protection

G. Emergency Lighting

Poor

There was no emergency lighting and minimal signage that does not meet current standards. Recommend installation to meet OSHA regulations. This includes an exit route adequately lighted so that an employee with normal vision can see along the exit route. Each exit must be clearly visible and marked by a sign reading “Exit.” Additionally, the line-of-sight to an exit sign must clearly be visible at all times. Each doorway or passage along an exit access that could be mistaken for an exit must be marked “Not an Exit” or similar designation, or be identified by a sign indicating its actual use (e.g., closet). Each exit sign must be illuminated to a surface value of at least five foot-candles (54 lux) by a reliable light source and be distinctive in color.

Short Term Summary 1-5 Years

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
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.

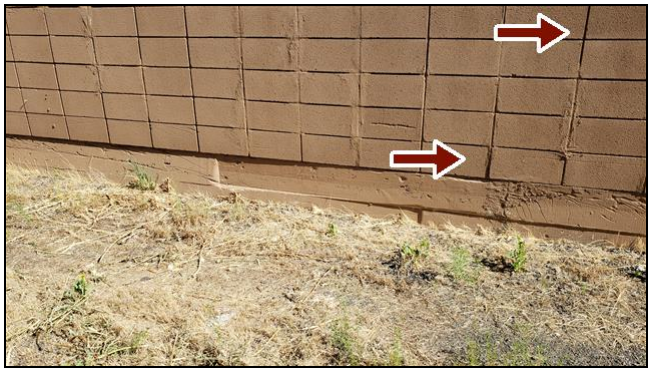
Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the 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. Structural Frame and Building Envelope

E. Facades or Curtain Wall

Fair

(3) Mortar for the masonry work is deteriorating in several areas. Recommend repair.



E. Item 4 (Picture)

F. Sidewall System (exterior wall cladding and components)

Fair

(1) The front addition has vinyl cladding over older wood. No vapor barrier was observed. Underlying wood was highly weathered. Clearance to hardscape was improper and can lead to water intrusion. Recommend repairs by a licensed and qualified contractor.

(3) The siding had loose, protruding or missing fasteners at the rear addition visible at the time of the inspection. Minor dents and holes present. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion.

F. Item 2 (Picture)

J. Roofing

Poor

(2) The roofing covering materials are approaching the end of their service life. Some areas are in worse condition than others. Materials in several areas show mechanical damage. While the roof may have some serviceable life left and does not appear to be currently leaking, an evaluation is needed to determine what repairs can be completed at this time and how much longer the roof will last. That evaluation should include the costs associated with any necessary repairs. as well as estimates of remaining service life of the materials. All work should be completed by a licensed and competent roofing contractor.

J. Item 4 (Picture)

5. Electrical System - Main Panel

A. Main Distribution Panel

Poor

(2) The main electrical panels are aging and likely near the end of its service life. While panels such as these have proven to be reliable over a period of years, industry standards suggest that panels have a safe service life of approximately 50 years. An additional consideration is that usage of the electrical systems of this vintage of building have greatly increased since this panel was installed. Safe@Home recommends having the panel evaluated by licensed and qualified electrical contractor. This evaluation should be written, inform you of the electrician's expectation of remaining safe operating life, and should provide you with estimates for any immediate repairs and for the potential costs of upgrading this when needed.

13. Heating and Cooling

A. Equipment Description

Poor

(3) One furnace is 18 years old which is substantially approaching a normal service life (15-20 years per the NAHB). It is overdue for replacement. Recommend holding reserves for replacement. .
