



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**

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Date: Invalid DateTime	Time: 08:00 AM	Report ID:
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 **Paul Duffau of Safe@Home Inspections, LLC.**

Building Use: Lodging	Construction Type: Conventionally Wood Framed	Number of floors/stories: 2- Story
Age Of building: Over 50 Years	Apparent occupancy status: 100%	Client Is Present: No
Weather: Clear	Rain in last 3 days: No	Recent Snow: No
Temperature: 32-39 degrees		

1. Summary

Items

A. Summary

Comments: Informational

2. Interviews

Items

A. Building Owner

Comments: Informational

The building owner was present. Information was readily offered. On occasions where direct observations are not available but the owner was able to supply information, it will be noted in the report.

The owner was present for the majority of the inspection.

3. Lot and Grounds

Styles & Materials

General Topography:

Flat

Storm Water Drainage:

Municipal Drains nearby
Sheeting Action
Property Edge

Access and Egress:

Paved Driveway

Paving Curbing Parking:

Asphalt Parking Lot

Number of Parking levels:

One

Number of parking spaces:

15

Method used to determine parking spaces:

estimated roughly

Items

A. Physical Parameters

Comments: Informational

The lot is located at the corner of Yellowstone Street (south side of structure) and Hayden Street (east side of structure). On the north and west sides are other commercial properties. The lot is rectangular in shape. The front of the building faces south.

B. Topography

Comments: Informational

The lot is generally flat.

C. Storm Water Drainage

Comments: Serviceable

Storm water run off is accomplished by sheeting action from the roof to surrounding surfaces. The parking lot sheets to Yellowstone Street in front and a sewer drain at the rear of the lot.

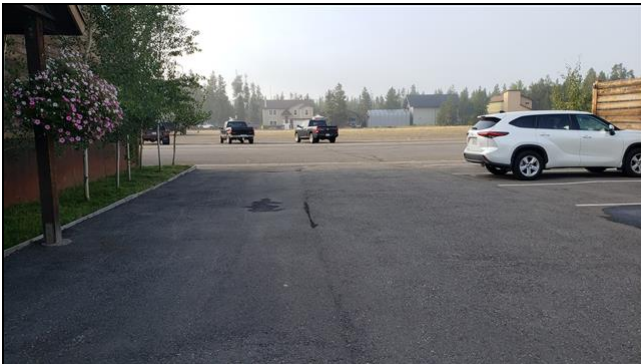


C. Item 1 (Picture)

D. Access and Egress

Comments: Serviceable

There is a single point of access to the parking lot from Yellowstone Street.



D. Item 1 (Picture)

E. Paving, Curbing and Parking

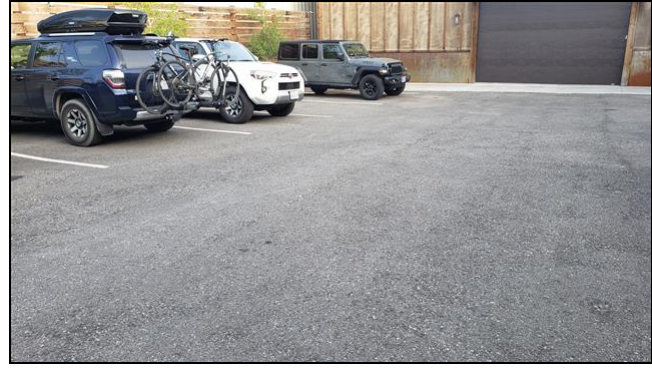
Comments: Serviceable

(1) The driveway and parking areas are asphalt over a compacted gravel base. Approximately 15 parking spaces are available on the lot. There is considerable street parking across Yellowstone Street.

(2) The asphalt surface of parking lot generally is intact with some minor exceptions of cracks in some surface areas typical of its age. It is recommended to perform a maintenance coating which will require painting new lines for parking spaces .



E. Item 1 (Picture)



E. Item 2 (Picture)

F. Flatwork (sidewalks, plazas, patios)

Comments: Serviceable

(1) The sidewalks are poured-in-place concrete. Typical wear and tear observed.



F. Item 1 (Picture)



F. Item 2 (Picture)



F. Item 3 (Picture)

(2) A small patio is integrated with the walkways along the front of the building.



F. Item 4 (Picture)

G. Landscaping and Appurtenances

Comments: Serviceable

Landscaping was present and consisted of shrubs, and trees along the sides with streets.



G. Item 1 (Picture)

H. Site Safety Features

Comments: Serviceable

Lighting was present on both pole mounted and wall mounted systems.

I. Recreational Facilities

Comments: Not Present

J. Special Utility Systems

Comments: Not Present

4. Structural Frame and Building Envelope

Items

A. Foundation

Comments: Fair

(1) The visible portions of the foundation walls appeared to be poured in place concrete. Given the age of the subject property, reinforcing steel is likely present. Unless otherwise noted below, no significant defects were present.

(2) No access was present to the substructure space (crawl space). Per the comments of the owner, the space is too shallow to traverse. Additional comments follow.

(3) No access to the under-floor area was visible. Safe@Home Inspections was unable to view conditions in the crawlspace. Safe@Home Inspections recommends a proper access be created and crawlspace conditions be inspected by a qualified inspector after access to the crawlspace is provided.



A. Item 1 (Picture)

(4) No ventilation openings present to crawlspace. While typical for the age of the home, current standards require one square foot of ventilation per 150 feet of area in the crawlspace. Recommend further evaluation and any repairs necessary by a qualified ventilation contractor.

B. Building Frame

Comments: Serviceable

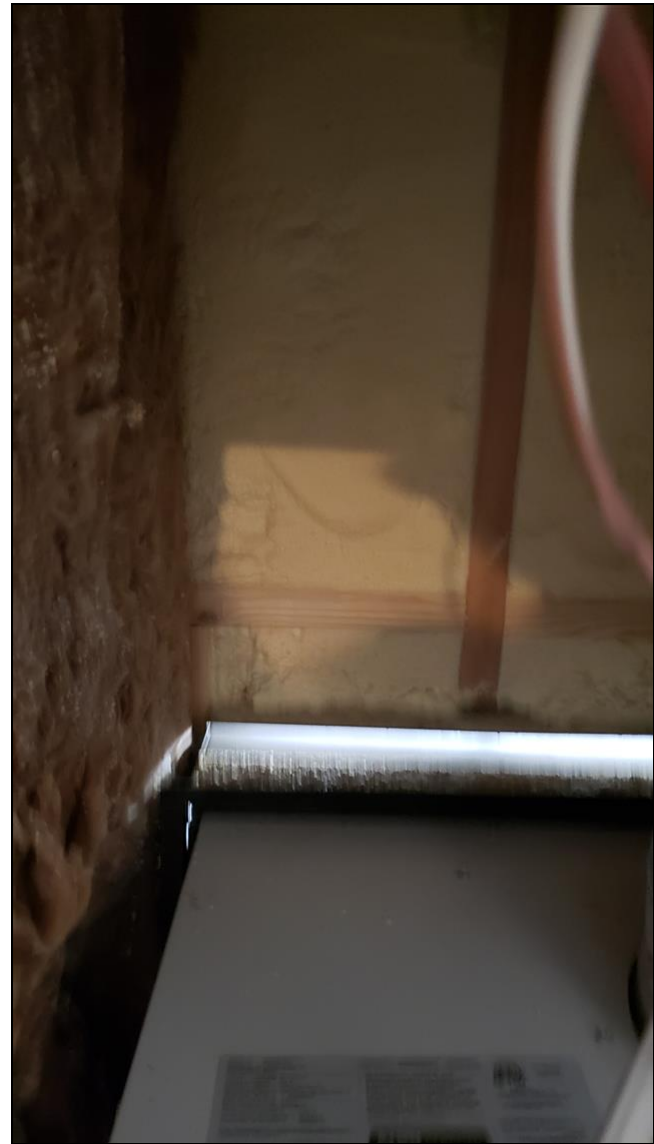
(1) We could not observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is conventionally

framed using 2x6 wood studs. It is generally not possible to determine the spacing of the studs. The interior walls are most likely conventionally framed using 2x4 wood studs.

(2) Wall insulation was visible in the PTAC closets. There was a combination of blown cellulose and foam insulation present. No material defects were observed.



B. Item 1 (Picture)



B. Item 2 (Picture)

C. Sidewall System (exterior wall cladding and components)

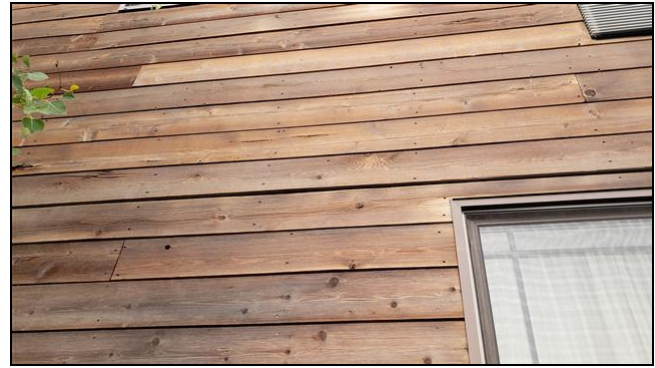
Comments: Fair

(1) Sidewall system is primarily shiplapped wood. Up to the three or four foot level on the exterior wall is metal plating that has been attached by screws to the underlying framing systems. The rear of the structure has metal siding materials.

(2) At this time the extent of paint failure might best be described as substantial. The exterior paint or finish is blistering/peeling/cracking/missing. Recommend consulting a licensed and qualified paint contractor to obtain estimates for re-painting the home. Repainting is recommended at the earliest possible opportunity.



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)

(3) No water resistive barrier was observed behind the metal plating at limited openings. Bare OSB was observed. It is possible that the WRB degraded in weather. Recommend removal of several to verify that a water resistive barrier is present. If it is not, recommend installation.



C. Item 4 (Picture)

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



C. Item 5 (Picture)

(5) Staining from nails present at the garage wood siding. This is usually a result of improper fasteners used with the wood siding. Recommend evaluation by a licensed and qualified siding contractor.



C. Item 6 (Picture)



C. Item 7 (Picture)

D. Decks/Balconies

Comments: Fair

The beams for the decks do not bear to a column. This is not an acceptable practice for deck construction. The deck stairs lack the proper hardware to attach to the deck. This can lead to separation of the stairs from the deck and a potential fall. Recommend further evaluation and repair of all such deficiencies by a licensed and qualified contractor.



D. Item 1 (Picture)

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

Comments: Serviceable

- (1) The windows are thermally paned anodized metal frame systems. A representative number were tested and found to be properly operating. No material defects were observed.
- (2) The doors are thermally paned systems. No material defects were observed.
- (3) There is a single garage door that is insulated metal.

F. Roofing

Comments: Serviceable

- (1) The roof was covered with architectural fiberglass asphalt shingles, also called "laminated" or dimensional" shingles. Architectural shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. The typical lifespan of these

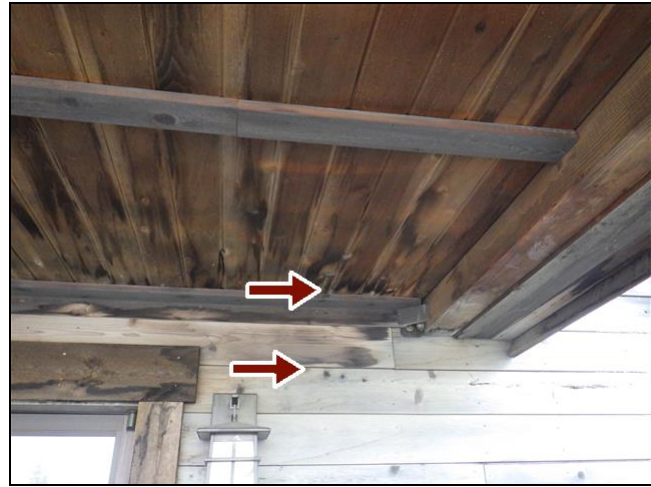
shingles is 20-30 years depending on the quality of the initial material, the quality of the installer, the quality of maintenance, and environmental conditions.

(2) The visible components of the roof covering materials appear to function as intended given the age and type of home unless otherwise specified in this report.

(3) The flashing at the walls at the awnings was not installed correctly. This flashing should be placed under the siding material rather than over it to prevent possible water intrusion. This did not happen here. Recommend repair by a qualified contractor.



F. Item 1 (Picture)



F. Item 2 (Picture)

G. Attic

Comments: Information Not Available

(1) The attic did not have accesses. Per the owner, the fire department required fire separations at each upstairs unit. Recommend verifying with the fire department.

(2) The roof was reported to be framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to the building site.

H. Attic Insulation

Comments: Serviceable

Insulation was verified as present by use of an infrared camera. The level of insulation is not determinable with this equipment. The owner reported that the insulation was required to be a minimum of 16 inches. This would be consistent with current standards for flat ceilings.

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.

5. Utilities

Styles & Materials

Water Source:

Public Utility

Electric source:

Power company

Gas supply:

Natural Gas

Sanitary Sewer:

Public sewer system

Storm Sewer:

Present

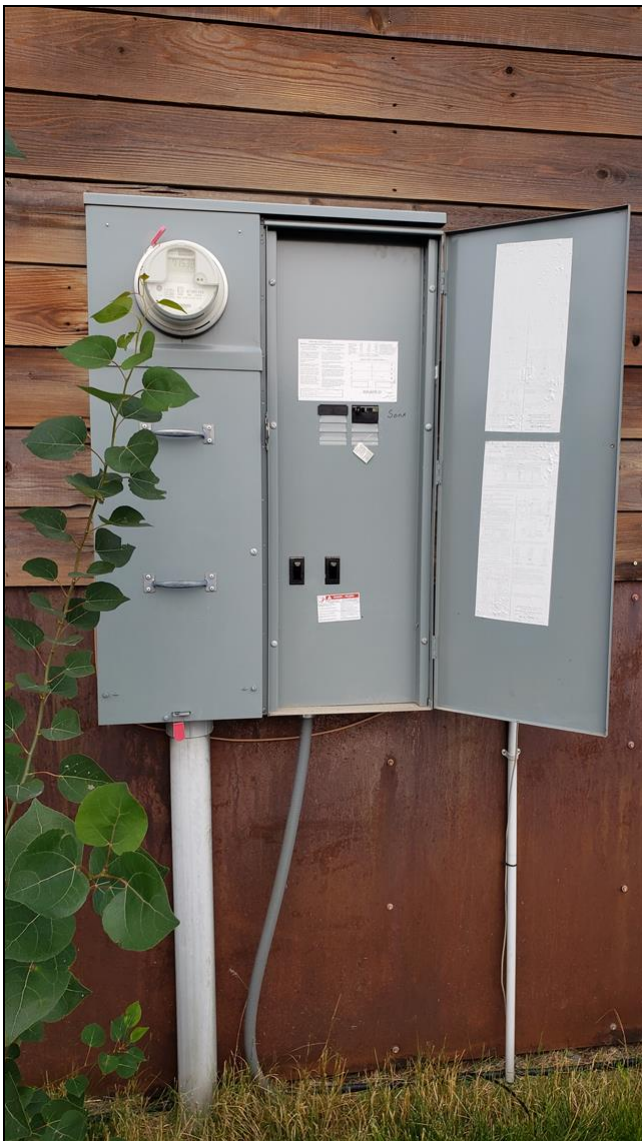
Items

A. Water**Comments:** Serviceable

Water for the subject property is supplied by the City of Yellowstone. The water is primarily spring-fed with supplemental water obtained from a well.

B. Electricity**Comments:** Serviceable

The main electrical service is located on the east side of the property. The service is underground. The source for electricity Northwest Energy.



B. Item 1 (Picture)

C.

Natural gas**Comments:** Serviceable**D. Sanitary Sewer****Comments:** Serviceable

Sanitary waste discharges into the municipal sewer. Sanitary waste discharges to a system managed by the City of West Yellowstone.

E. Storm Sewer**Comments:** Serviceable**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.

6. Electrical Systems

Items

A. Electric Service and Meter

Comments: Serviceable

(1) The electrical service is on the side of the building. Service is an underground riser. This goes to a Square D combination panel that contains the meter and the main panel. The main panel is manufactured by Square D. The labels inside are very faded but it appears that this panel is rated for 120/240v, 400 amps.

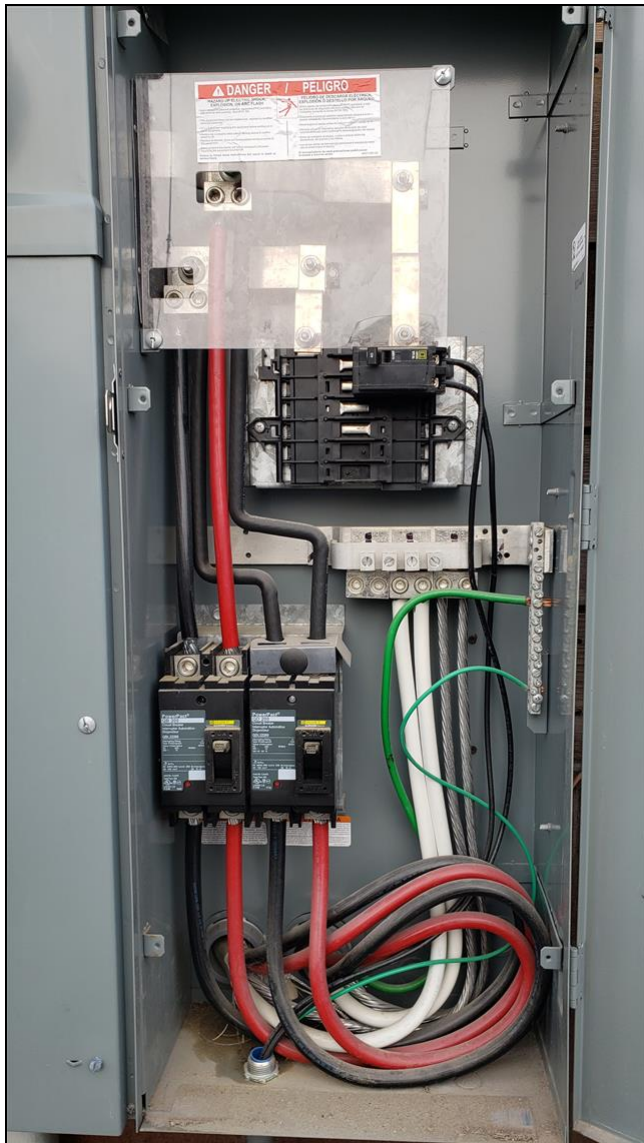


A. Item 1 (Picture)



A. Item 2 (Picture)

(2) Removal of the panel cover reveals 4/0 aluminum service entrances to each 200 amp breaker. There are two 200 amp Breakers present. There is also a 40 amp breaker installed in the panel. This breaker appears to be for the sauna.



A. Item 3 (Picture)



A. Item 4 (Picture)



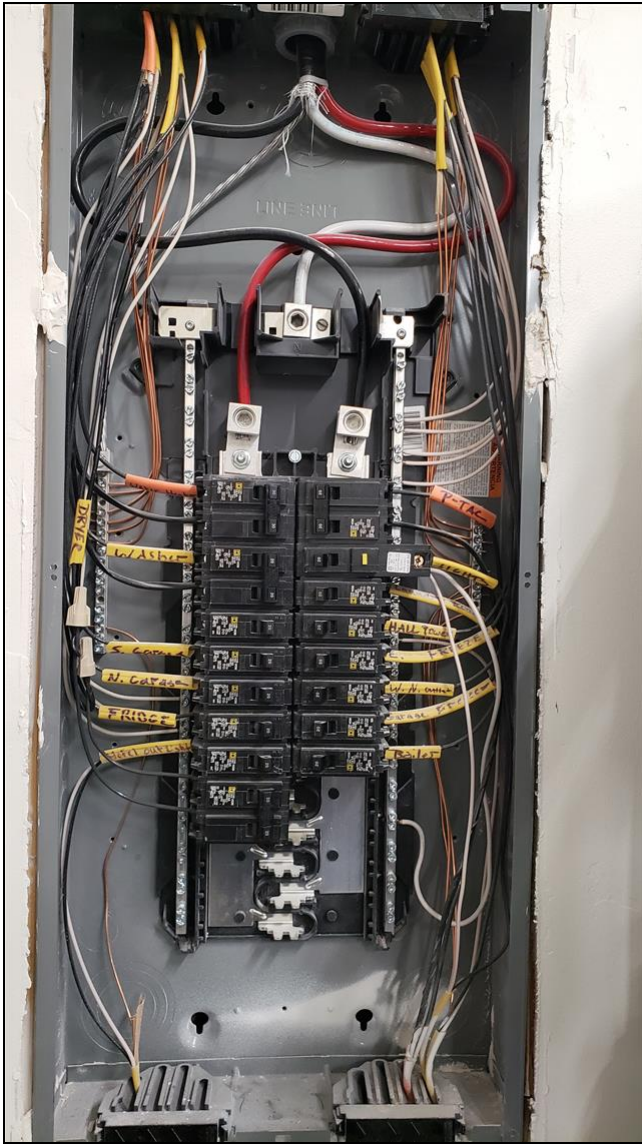
A. Item 5 (Picture)

(3) This panel and service appear to have been upgraded in the last 5 years.

B. Electric Distribution

Comments: Serviceable

(1) A total of three secondary panels were observed. They were each 200 amps. Two were located in the office. One was located within the new garage/laundry. No material defects were observed.



B. Item 1 (Picture)

(2) All tested receptacles were grounded. GFCI breakers were present where necessary.

C. Grounding

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.

D. Bonding

Comments: Serviceable

The visible components of the system appeared adequately bonded. No material defects were observed.

7. Plumbing Systems

Items

A. Plumbing - Water Supply and Distribution

Comments: Serviceable

(1) The plumbing main for the building is integrated with the fire suppression water supply. The shut-off is located in the PTAC enclosure in Room 2.



A. Item 1 (Picture)

(2) Observed plumbing supply materials were pex.

B. Plumbing Drain, Waste and Vent Systems

Comments: Serviceable

(1) A newer sewer clean out was noted on the east side of the building. This is consistent with the owner's statement that the plumbing system was completely upgraded.



B. Item 1 (Picture)

(2) The subject property was attached to a public sewer system. The visible waste, drain, and vent systems appear to be newer plastic (ABS or similar.)

C. Fixtures

Comments: Serviceable

(1) All the observed fixtures have been recently upgraded.

(2) Guest bathrooms were equipped with walk-in showers, commodes, and double sinks.

D. Gas Supply and Meter

Comments: Serviceable

The gas meter is located on the east side of the property. The gas meter appeared in functional condition. No indications of leakage present.



D. Item 1 (Picture)

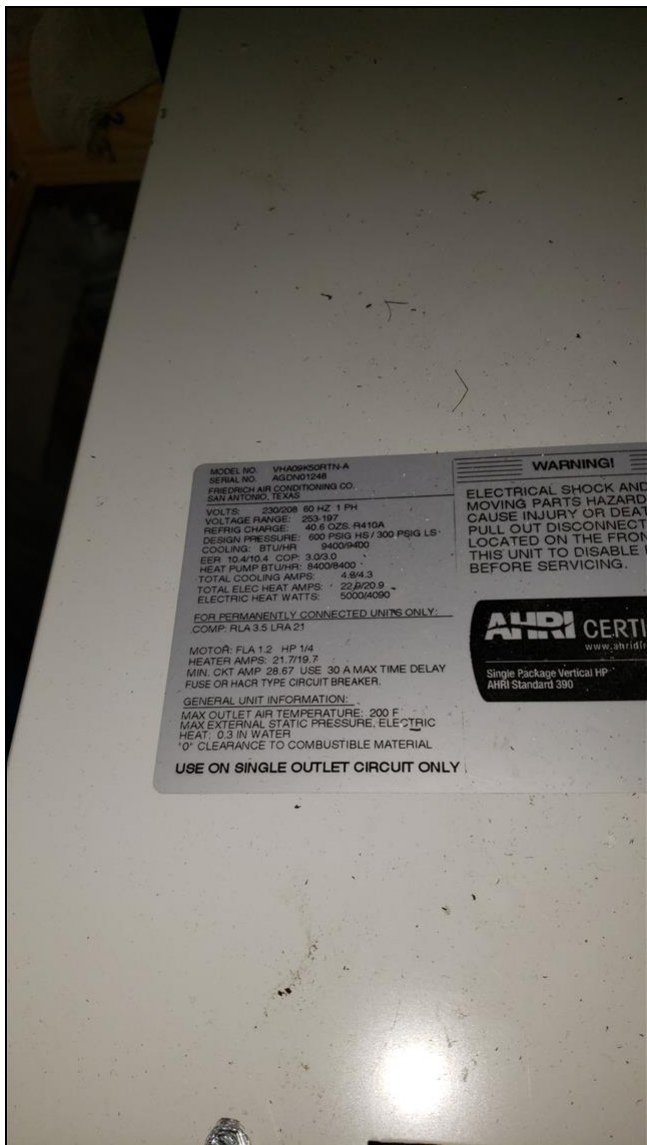
E. Gas Piping

Comments: Serviceable

The observed piping was black iron and flexible appliance connectors. Shut-offs and sediment traps were observed.



E. Item 1 (Picture)



A. Item 2 (Picture)

(4) Each guest room also had a gas insert fireplace. These have electronic ignitions.

(5) Recommend trimming vegetation from the terminations of the gas insert fireplaces to prevent potential fires.



A. Item 3 (Picture)



A. Item 4 (Picture)

(6) There is a gas insert fireplace in the common room.



A. Item 5 (Picture)

(7) There is a gas-fired furnace ceiling-mounted in the garage. No data tag was readily accessible. Since the entire garage was rebuilt in 2019, it is presumed to be of that vintage.

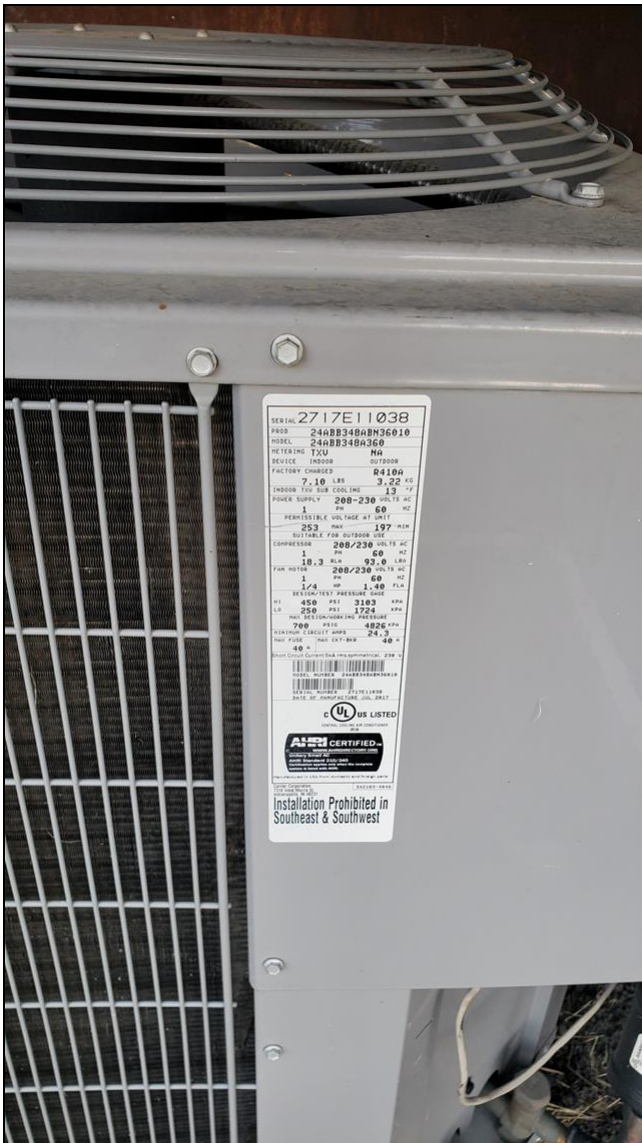


A. Item 6 (Picture)

B. Air Conditioning Equipment

Comments: Serviceable

(1) The air conditioning for the common room area is a Carrier air conditioner rated at 4 tons of cooling capacity. This unit is 5 years old. Temperatures were too cold to test the unit.



B. Item 1 (Picture)

(2) The serviceman's safety switch cannot be accessed due to the cover over the unit. Recommend redesigning the cover to allow for proper access.



B. Item 2 (Picture)

C. Distribution

Comments: Serviceable

A source of heat was observed in all required spaces.

D. Ventilation

Comments: Serviceable

E. Domestic Water Heating

Comments: Serviceable

(1) A total of three water heaters are present.

(2) There are two gas-fired 100 gallon Rheem commercial water heaters for the guest rooms. There is a single 50 gallon Bradford White water heater for the laundry. All are three years old. No material defects were observed.

9. Fire Protection

Styles & Materials

Distance from Responding Station:

Less Than 1 Mile

Sprinkler system:

Yes wet (pressurized)

Standpipes:

Yes wet (pressurized)

Fire Hydrant:

Yes on property

Fire Alarm system:

Yes

Items

A. Fire Stations

Comments: Serviceable

The nearest reporting fire station is located at 10 S. Faithful Street in West Yellowstone.

B. Fire Hydrant

Comments: Serviceable

Located on the property.



B. Item 1 (Picture)

C. Alarm Systems

Comments: Serviceable

Alarms are present in all necessary locations. The system reports to a monitoring company by phone and wireless systems.

D. Fire Extinguishers

Comments: Serviceable

E. Sprinklers and Standpipes

Comments: Serviceable

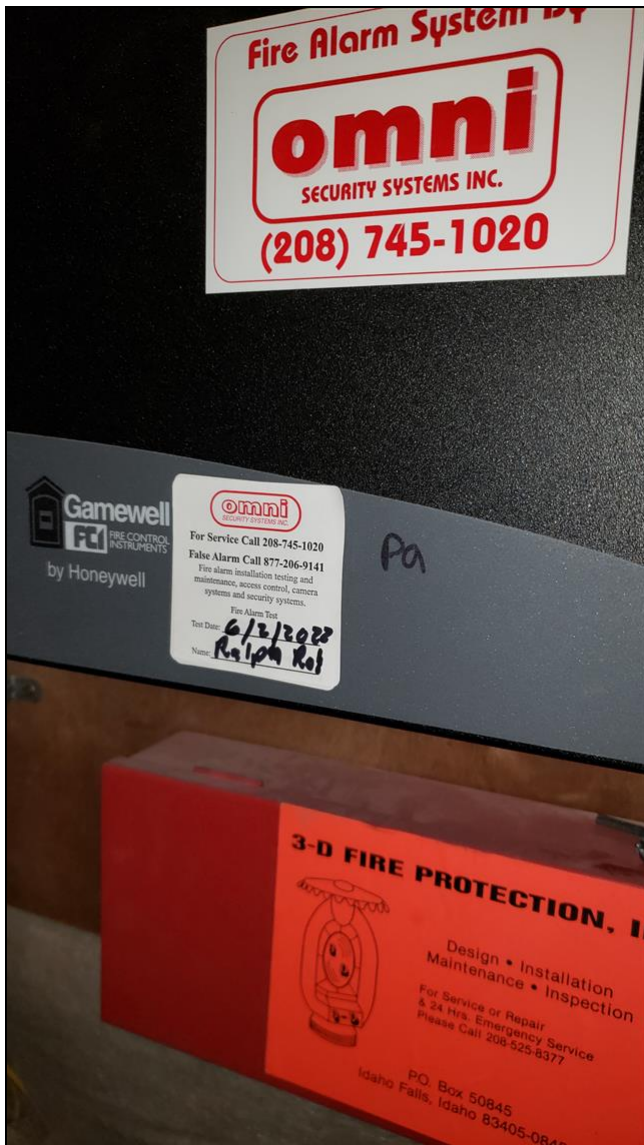
A fire suppression system is installed. This appears to be a wet charged system. The servicing company (also the monitoring company) is Omni Security. The last test on the alarm system was June of 2022.



E. Item 1 (Picture)



E. Item 2 (Picture)



E. Item 3 (Picture)

F. Emergency Lighting

Comments: Serviceable

Emergency lighting systems appeared to be fully installed. One light needs to be replaced as it is on all the time. This, per the owner, has been scheduled.

G. Other Systems

Comments: Not Present

Out of Scope Issues

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

10. Interior Elements (Tenants)

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Tile

Vinyl

Items

A. Ceiling, Walls, Floors**Comments:** Serviceable**B. Windows and Doors****Comments:** Serviceable**C. Bathrooms****Comments:** Serviceable**D. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)****Comments:** Serviceable

The property includes a fitness room and sauna for the guests. The lobby has facilities for a continental breakfast.

Out of Scope Issues:

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

11. Common Areas (Interior)

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

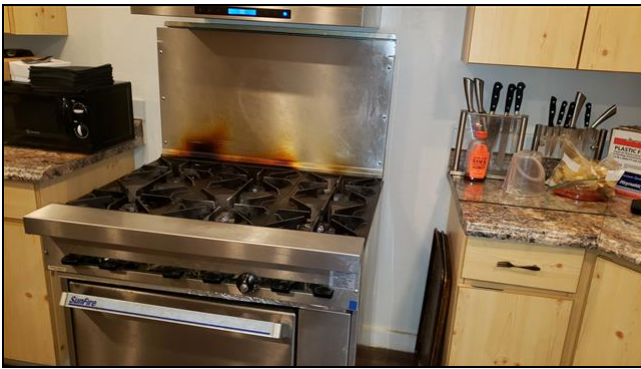
Items

A. Ceiling, Walls, Floors
Comments: Serviceable

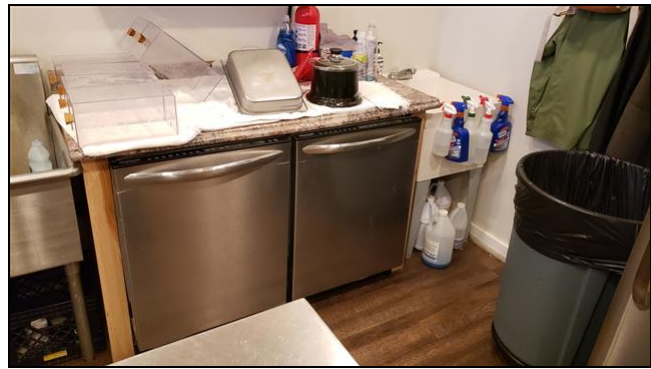
B. Windows and Doors
Comments: Serviceable

C. Kitchen
Comments: Serviceable

There is a small commercial kitchen with gas-fired stove, two dishwashers, and a refrigerator.



C. Item 1 (Picture)



C. Item 2 (Picture)

D. Stairs
Comments: Serviceable

The stairs to the garage lack proper balusters. Recommend installing.



D. Item 1 (Picture)

Out of Scope Issues:

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

12. 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: Informational

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.

13. ADA Tier 2 Survey

Items

A. Overview of The Americans with Disabilities Act

Comments: Informational

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

14. 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: 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: Yes

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

Comments: No

15. 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

16. 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

17. 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: Not Applicable
- D. Are wheelchair accessible facilities (toilet rooms, exits, etc.) identified with signage?**
Comments: Yes
- E. Is there a path of travel that does not require the use of stairs?**
Comments: Yes

18. Toilet Rooms**Items**

- A. Are common area public toilet rooms located on an accessible route?**
Comments: Yes
- B. Are door handles either push/pull or lever types?**
Comments: Yes
- C. Are corridor access doors wheelchair accessible (at least 32" wide)?**
Comments: Yes
- D. Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?**
Comments: Yes
- E. Are toilet stall doors wheelchair accessible at least 32" wide?**
Comments: Yes
- F. Are grab bars provided in toilet stalls?**
Comments: Yes
- G. Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?**
Comments: Yes
- H. Are sink handles operable with one hand without grasping, pinching or twisting?**
Comments: Yes
- I. Are exposed pipes under sinks sufficiently insulated against contact?**
Comments: Yes

19. Guest Rooms

Items

A. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms ?

Comments: Yes

B. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?

Comments: Yes

20. Definitions

Items

A. Definitions

Comments: Informational

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

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.

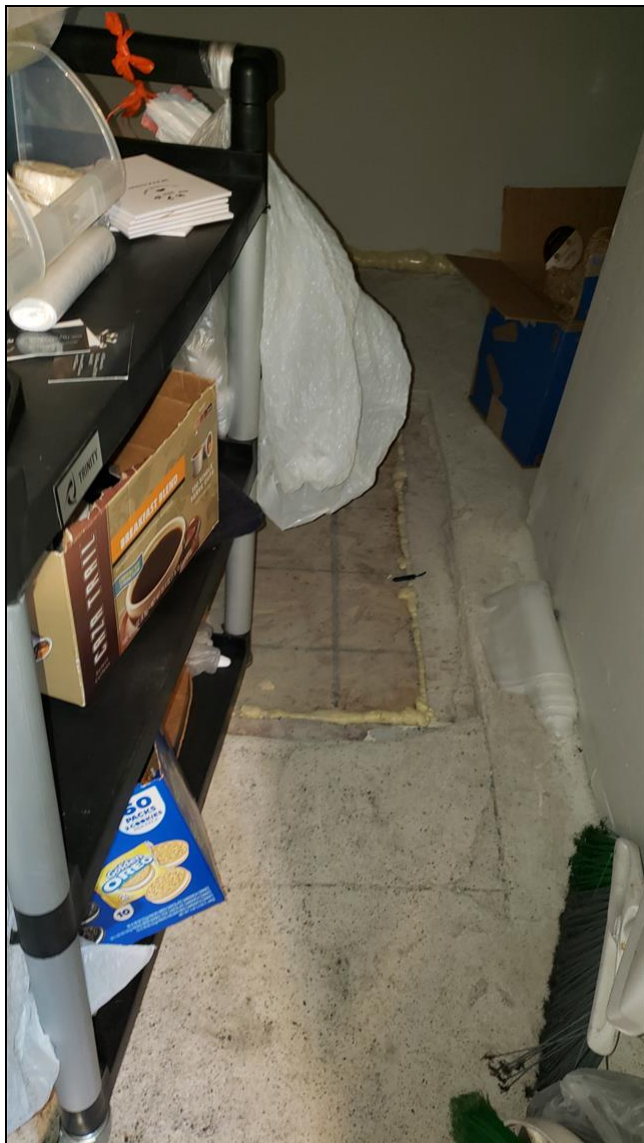
Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the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

4. Structural Frame and Building Envelope

A. Foundation

Fair

(3) No access to the under-floor area was visible. Safe@Home Inspections was unable to view conditions in the crawlspace. Safe@Home Inspections recommends a proper access be created and crawlspace conditions be inspected by a qualified inspector after access to the crawlspace is provided.



A. Item 1 (Picture)

(4) No ventilation openings present to crawlspace. While typical for the age of the home, current standards require one square foot of ventilation per 150 feet of area in the crawlspace. Recommend further evaluation and any repairs necessary by a qualified ventilation contractor.

C. Sidewall System (exterior wall cladding and components)

Fair

(2) At this time the extent of paint failure might best be described as substantial. The exterior paint or finish is blistering/peeling/cracking/missing. Recommend consulting a licensed and qualified paint contractor to obtain estimates for re-painting the home. Repainting is recommended at the earliest possible opportunity.



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)

(3) No water resistive barrier was observed behind the metal plating at limited openings. Bare OSB was observed. It is possible that the WRB degraded in weather. Recommend removal of several to verify that a water resistive barrier is present. If it is not, recommend installation.



C. Item 4 (Picture)

(5) Staining from nails present at the garage wood siding. This is usually a result of improper fasteners used with the wood siding. Recommend evaluation by a licensed and qualified siding contractor.



C. Item 6 (Picture)



C. Item 7 (Picture)

D. Decks/Balconies

Fair

The beams for the decks do not bear to a column. This is not an acceptable practice for deck construction. The deck stairs lack the proper hardware to attach to the deck. This can lead to separation of the stairs from the deck and a potential fall. Recommend further evaluation and repair of all such deficiencies by a licensed and qualified contractor.



D. Item 1 (Picture)

F. Roofing**Serviceable**

(3) The flashing at the walls at the awnings was not installed correctly. This flashing should be placed under the siding material rather than over it to prevent possible water intrusion. This did not happen here. Recommend repair by a qualified contractor.



F. Item 1 (Picture)



F. Item 2 (Picture)

8. Mechanical Systems**A. Heating Equipment****Serviceable**

(5) Recommend trimming vegetation from the terminations of the gas insert fireplaces to prevent potential fires.



A. Item 3 (Picture)



A. Item 4 (Picture)

B. Air Conditioning Equipment**Serviceable**

(2) The serviceman's safety switch cannot be accessed due to the cover over the unit. Recommend redesigning the cover to allow for proper access.



B. Item 2 (Picture)

11. Common Areas (Interior)**D. Stairs****Serviceable**

The stairs to the garage lack proper balusters. Recommend installing.



D. Item 1 (Picture)

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Short Term Summary 1-5 Years



Safe@Home Inspections, LLC

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Address

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3. Lot and Grounds

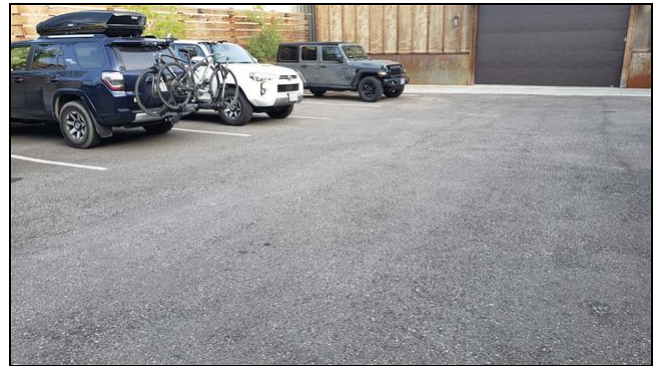
E. Paving, Curbing and Parking

Serviceable

(2) The asphalt surface of parking lot generally is intact with some minor exceptions of cracks in some surface areas typical of its age. It is recommended to perform a maintenance coating which will require painting new lines for parking spaces .



E. Item 1 (Picture)



E. Item 2 (Picture)