



Inspection Report

Professional Investor

Property Address:



Safe@Home Inspections, LLC

**Paul Duffau, WA Lic#215 MT #HI0454
PO Box 95
Asotin, WA 99402
208-596-1489**

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Date: 1/1/2024	Time: 09:00 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. Here is a summary of my qualifications: Licensed Home Inspector #215; certified Mold Inspector; former special inspector (six ICC certifications.)

Building Use: Residential	Number of floors/stories: 3- Story	Apparent occupancy status: 100%
Client Is Present: No	Weather: Snow, Cloudy	Temperature: 32-39 degrees
Number of Buildings: Five	Size of Building #1: 11000+ square feet	Size of Building #2: 11000+ square feet

Size of Building #3:

4000+ square feet

Size of Building #4:

11000+ square feet

Size of Building #5:

10000+ square feet

Age of building #1:

21 Years

Age of building #2:

21 Years

Age of building #3:

21 Years

Age of building #4:

21 Years

Age of building #5:

21 Years

1. Document Review - Municipal

Styles & Materials

Building Use and Occupancy:

R-1 (1994 UBC)

Zoning:

R-3

Construction Classification:

Type VF

Items

A. Zoning**Comments:** Acceptable

The zoning for the property is an R-3. This is a medium-density multi-family residential zone.

B. Certificate of Occupancy**Comments:** Acceptable

(1) The Certificate of Occupancy was issued January 25th, 1999. (See Misc. Documents)

(2) The R-1 occupancy on the Certificate of Occupancy is suitable for multi-family residences under the 1994 UBC which was the governing code of the date of construction.

C. Building Plans**Comments:** Information Not Available

Architectural and Civil plans were available, but Structural plans were not available.

D. Permits**Comments:** Acceptable

(1) Permits were reviewed. The permit record was limited.

(2) It appears that mechanical permits were not pulled for equipment upgrades.

(3) A Stop Work order was issued on August 7th, 2012 pertaining to the construction of a utility shed. There is no indication in the permit record that this was resolved. The shed is present on the property.

CITY OF PULLMAN
PROTECTIVE INSPECTIONS DEPARTMENT
235 SE PARADISE STREET, PULLMAN, WA 99143

INSPECTIONS REQUESTED AFTER 9:00 A.M. MAY NOT BE ACCOMPLISHED UNTIL THE FOLLOWING DAY. PLEASE CALL 338-3329 PRIOR TO 9:00 A.M. FOR SAME DAY INSPECTIONS.

Date: 8-7-12 Requested By: Stan
 Inspection Address: 1590 NE Northwood Dr
 Type of Inspection: Shed - No Permit

No code violations observed.
 Corrections essential. **DO NOT COVER UNTIL REINSPECTED.** Call to schedule reinspection when ready.
 Final mechanical inspection required.
 Not accessible. No inspection made. Call for reinspection.
 Not ready. Call to schedule reinspection when ready.

NOTES / CORRECTIONS REQUIRED:
Utility Structures larger than
120 sq ft Require A Building
Permit.

STOP WORK!

Daniel
INSPECTOR

D. Item 1 (Picture)

E. Municipal Inspection Reports

Comments: Acceptable
Reviewed where available.

F. Fire Department Records

Comments: Acceptable
No fire code violations were cited, per information from the Pullman Fire Department.

G. Assessment Information

Comments: Acceptable
Information on Assessor data is available online at [Whitman County's TaxSifter site](#) (Current assessment document is in Misc. documents.)

2. Document Review - Owner

Items

A. Service Records

Comments: Acceptable

The owner provided maintenance and equipment replacement records for the last five years. (See Section 11 for link.)

3. Interviews

Items

A. Building Owner

Comments: Acceptable

A representative of the owner was onsite during the walk-through to answer questions. The maintenance person was also available. Information from them is incorporated into this report.

B. Building Maintenance Personnel

Comments: Acceptable

Building maintenance records for the last five years were provided. The maintenance person was available to answer questions.

C. Consultants

Comments: Acceptable

- (1) Pricing estimates were obtained from Mr. Leonard Koepke for roofing repairs.
- (2) Estimates for dryer duct cleaning were obtained from B & F PowerVac of Lewiston
- (3) Estimates for crack sealing and line painting were obtained from Paintlines of Lewiston, ID.

4. General Physical Condition

Styles & Materials

General Topography:

Sloping

Storm Water Drainage:

Underground Drains
Retention Basin
Municipal Drains nearby
Sheeting Action

Access and Egress:

Paved Driveway

Paving Curbing Parking:

Asphalt Parking Lot

Method used to determine parking spaces:

Visually counted spaces

Items

A. Physical Parameters

Comments: Acceptable

(1) The property is irregularly shape. The south edge parallels Terre View Drive. The east and south edges are bounded by wheat fields. The west side is bounded by Northwood Drive.

(2) The total lot size was reported to be approximately 4.5 acres. This was not measured in the field.

B. Topography

Comments: Acceptable

(1) The property is sloped from the back to the front. This would be generally east to west toward Northwood Drive. Building D sits at the the slope with building a sitting at the bottom of the slope.

(2) There is a berm along the East and North sides of the property to separate it from wheat fields and water runoff into a retention zone.



B. Item 1 (Picture)



B. Item 2 (Picture)

C. Storm Water Drainage

Comments: Acceptable

Stormwater drainage is accomplished through a combination of means. Stormwater runoff from the buildings are collected in gutters hung at the eaves at the buildings and directed into underground drains. The landscaped lot has drain at the low points around the buildings. Excess runoff flows to a retention pond that parallels Northwood Drive. Parking lots have stormwater collectors that are fed by sheeting action.



C. Item 1 (Picture)



C. Item 2 (Picture)

D. Access and Egress

Comments: Acceptable

There is a single point of vehicular access to the property. This is from Northwood Drive. The access driveway precedes at the slope and forms a loop between buildings B through E. There is also a spur parking lot that provides access to the front of building A.

E. Paving, Curbing and Parking

Comments: Acceptable

(1) The parking lot and driveway is asphalt over a compacted gravel base. It appears that previous repairs have been made to the asphalt as evident by the patches along the center line or water can be expected to accumulate.



E. Item 1 (Picture)



E. Item 2 (Picture)

(2) The parking lot is in fair condition with a substantial number of cracks. These cracks should be sealed to prevent further deterioration of the asphalt.

(3) There are approximately 115 parking places. These are evenly distributed in front of each of the buildings.

(4) Striping for the parking lot is in poor repair and do for upgrade.



E. Item 3 (Picture)

F. Flatwork (sidewalks, plazas, patios)

Comments: Acceptable

- (1) All the flat work on the property is constructed from concrete.
- (2) There are a pair of access bridges to Building A. These are concrete over steel pans. The steel has rusted. Recommend consulting with a concrete contractor for the need and cost of repairs.



F. Item 1 (Picture)



F. Item 2 (Picture)

G. Landscaping and Appurtenances

Comments: Acceptable, Maintenance

- (1) The majority of the non-paved lot is covered with grass. Trees and shrubs have been planted. In general, the landscaping appears to be well-maintained.
- (2) Maintenance of the landscaping is performed by the on-site maintenance personnel. The equipment that they use is stored in the shed located next to building E. The shrubs and trees are somewhat overgrown and due for trimming.



G. Item 1 (Picture)

(3) There are three trash enclosure areas. Each is fenced off. No deficiencies were noted.



G. Item 2 (Picture)

(4) There is a small playground with children's equipment present.



G. Item 3 (Picture)

(5) Bike racks are available. These appear to be in regular use.

(6) There is a central point for mail collection.



G. Item 4 (Picture)

(7) Public garden space is provided. This is located in the southeast corner of the property.



G. Item 5 (Picture)

5. Structural Frame and Building Envelope

Styles & Materials

Foundation: Crawlspace	Method used to observe Crawlspace Cellars or Basement: Could not access	Building Type: Wood Frame
Roof-Type: Gable	Roof Structure: Engineered wood trusses	Method used to observe attic: From entry
Attic Insulation: Blown Fiberglass	Ventilation: Gable vents	Exterior Entry Doors: Steel
Window Types: Thermal/Insulated	Siding Material: Vinyl	Roof Covering: 3-Tab fiberglass
Viewed roof covering from: Ground		

Items

A. Foundation

Comments: Fair

- (1) The foundation is a reinforced concrete perimeter wall with poured-in-place concrete footings in the crawlspace. All five buildings are on crawlspaces. No deficiencies were noted on the concrete foundation.
- (2) Sub-structure framing was built of 2x10 joists bearing to 2x6 cripple walls. In a change from the original plans, cripple walls were used along the perimeter of the buildings instead of using hangers.



A. Item 1 (Picture)

- (3) Entry into several crawlspaces revealed that vapor barriers were poorly installed in spots. Recommend correction.
- (4) Wood rot and mold were visible in the crawlspaces accessed. This appears to be due to water intrusion into the space and the use of framing members immediately against the concrete foundation wall. Recommend remediation of the fungal growths by a mold remediation specialist. Recommend correction of the water intrusion by a foundation specialist.



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)

B. Building Frame**Comments:** Acceptable

The building is platform-framed with wood framing for the walls. It appears that the wall framing is 2x6 studs, likely on 16 inch centers

C. Sidewall System (exterior wall cladding and components)**Comments:** Fair

(1) The primary wall covering is interlocking vinyl. Portions were pulled back and felt verified to be installed behind the exterior wall covering.

(2) Multiple holes were noted on three buildings. Based on the variations in color, multiple portions have been previously replaced. Recommend having all the holes repaired.

D. Fenestration System (i.e. windows, openings, doors etc.)**Comments:** Fair

(1) The windows were thermally-paned vinyl.

(2) Deteriorated thermal seals were noted on multiple windows. Approximately 20 are due for replacement now. It would be prudent to set aside reserves for replacement of 50 percent of the window in the 1-5 year time span.

(3) The primary entry doors were insulated metal. The doors to the decks/patios were thermally-glazed garden doors or vinyl sliding doors.

(4) Many of the doors had very poor weatherstripping.

(5) The garden doors showed signs of significant rust due to poor maintenance. These will likely need replacement in the next five years.



D. Item 1 (Picture)

E. Roofing

Comments: Poor

- (1) The roof was observed from the ground using binoculars.
- (2) The roof covering is a three-tab asphalt composition shingle.
- (3) Multiple repairs, many poorly completed, were noted on all the buildings. Missing shingles were also noted.
- (4) The roofing is in poor condition with multiple repairs. Given the level of repairs that have already been completed, it appears that the roof is at the end of a service life. Recommend gathering estimates on replacement.
- (5) The roof lacks drip edges at all eaves and rakes. There is evident damage to the leading edge of the roof decking. This should be corrected with the installation of a new roof.

F. Attic

Comments: Acceptable

- (1) The observed attics are built from engineered trusses set on 24 inch centers. The roof decking was Oriented Strand Board (OSB).

Not every attic was entered.

- (2) There are indication on the exterior of the building that birds are finding small openings into the attic. Recommend sealing all such.

G. Decks

Comments: Fair

- (1) The deck framing was wood. In general, the decking materials were in satisfactory condition.
- (2) Deck hardware was in poor repair. Recommend correction.



G. Item 1 (Picture)

Out of Scope Issues:

Entering of Crawlspace or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

6. Utilities

Styles & Materials

Water Source:

Public

Electric source:

Avista Utilities

Sanitary Sewer:

Metropolitan Sewage District MSD

Storm Sewer:

Present

Items

A. Water**Comments:** Acceptable

Water is provided by the city of Pullman Municipal supplies. Each building is individually metered.



A. Item 1 (Picture)

B. Electricity**Comments:** Acceptable

The source for electricity is Avista Utilities.

C. Sanitary Sewer**Comments:** Acceptable

Sanitary waste discharges to the municipal sewer system maintained by the City of Pullman.

Out of Scope Issues:

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

7. Mechanical and Electrical System

Styles & Materials

Plumbing Water Supply (into building): Not visible	Plumbing Water Distribution (inside building): CPVC	Plumbing Waste: ABS
Water Heater Power Source: Electric	Heat Type: Electric Base Electric heat	Energy Source for Heat: Electric
Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity	Number of AC Only Units: Two
Electrical Service Conductors: Below ground 3 Phase 120/240 Volts	Units individually metered (Electrical): Yes	Panel capacity: 100 AMP
Panel Type: Circuit breakers	Electric Panel Manufacturer: SIEMENS	Vertical Transportation Type: None

Items

A. Plumbing water supply and Distribution and Fixtures

Comments: Acceptable

- (1) Each building has an independent water meter. The size of the main water line and the material are not known. None of the tenants reported any deficiencies in supply.
- (2) The interior water supply material was CPVC. The manufacturer was Rocky Mtn Colby Pipe. While other brands of CPVC have reported issues, none were found for this manufacturer.
- (3) Each unit had an independent water shutoff located in the same closet as the water heater.
- (4) No systemic deficiencies were noted in the supply plumbing.

B. Plumbing Drain, Waste and Vent Systems

Comments: Acceptable

- (1) Waste drainage flowed to municipal drains. The material was ABS.
- (2) No deficiencies were noted.
- (3) Cleanouts are located within the crawlspaces.

C. Domestic hot water production

Comments: Poor

- (1) Domestic hot water production was generated with electric water heaters located in each unit.
- (2) Each unit had a 50 gallon water heater.
- (3) Approximately 40 water heaters are beyond a normal service life. Tenants reported multiple element change-outs. This suggests that the units are beginning to fail. This is further confirmed by the newer water heaters. Reserves should be retained for replacement of the aged water heaters.
- (4) It does not appear that any of the newer water heaters were installed according to the codes in effect at the time of their installation. Among other findings, we note that drip pans are missing, seismic strapping for water heaters installed after 7/1/2016 were missing, extensions were missing, and extensions were not able to drain by gravity. Also of note is that none of the water heaters were permitted/inspected. Recommend correction of all deficiencies.



C. Item 1 (Picture)

D. Heating Equipment

Comments: Fair

(1) Heating was provided by a combination of fan-equipped electric resistance wall heaters and electric baseboard heaters. All heaters that were tested were operating.

(2) Approximately 10 percent of the heaters are original and due for upgrade.

E. Air conditioning and Ventilation

Comments: Acceptable

There were two in-wall air conditioners were noted. No deficiencies were noted.

F. Electric Service and Meter

Comments: Acceptable

(1) Each building had an 800 amp service with 120/240 volt except for Building C, which had a 400 amp service. The main breakers were located on the exterior of the building.

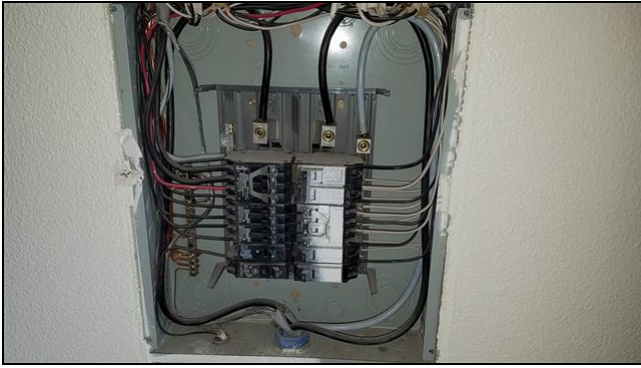
(2) Each unit had a 100 amp breaker located at the meter. Breakers were clearly marked. Meters were located at the stairwells.

(3) The breakers are blocked by personal possessions. This is a safety hazard. Recommend keeping 36 inches of clearance to the front of the breakers/meters.

G. Electric Distribution

Comments: Acceptable

(1) Inside the units, there were 100 amp secondary panels. A number of covers were removed. No deficiencies were noted.



G. Item 1 (Picture)

(2) Receptacles tested with proper grounding and polarity.

Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

8. Fire Protection

Styles & Materials

Name of Fire Department:

City of Pullman FD

Distance from Responding Station:

1-2 Miles

Sprinkler system:

None

Standpipes:

No None

Fire Hydrant:

Yes on property

Fire Alarm system:

No

Items

A. Alarm Systems

Comments: Poor

(1) The carbon monoxide detectors are all six years old. The warranty on them is ten years. Recommend planning for replacement.

(2) Per NFPA 72, smoke detectors should be replaced every ten years. None of the observed smoke detectors were replaced when they expired. Recommend doing so now for all detectors that are older than that. Smoke detectors are required on every floor and in all bedrooms. We estimate that approximately 200 detectors should be replaced with like-kind equipment.

B. Fire Extinguishers

Comments: Acceptable

(1) Multiple fire hydrants are located on the property.



B. Item 1 (Picture)

(2) There is a fire extinguisher on each landing of the buildings. These were verified to be up-to-date on their servicing. The servicing company is Bob's Fire Equipment, LLC.

C. Emergency Lighting

Comments: Acceptable

Out of Scope Issues

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

9. Interior Elements (Tenants)

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Drywall

Floor Covering(s):

Vinyl

Items

A. Ceiling, Walls, Floors

Comments: Acceptable

(1) The ceilings and walls are painted sheetrock. Ceilings and walls appeared in generally good cosmetic condition. Walls appear to be relatively plumb and doorjambes are square. The floors are reasonably level.

(2) The carpeting shows all the cosmetic damage typical of the type and quality of materials. Some minor pet damage was noted in several units. This is normal wear and tear that the tenant bears responsibility for.

B. Doors

Comments: Acceptable

C. Lights-Switches-Receptacles.

Comments: Acceptable

D. Heating

Comments: Acceptable

E. Bathroom Walls and Ceilings

Comments: Acceptable

F. Bathroom Floors

Comments: Fair

High moisture levels were noted at four bathroom floors. All the floors should be rechecked after the water entry issues into the crawlspaces has been addressed.

G. Sinks

Comments: Acceptable

H. Bathing Facilities

Comments: Acceptable

I. Toilets

Comments: Acceptable

J. Kitchen Appliances

Comments: Acceptable

(1) The third of the stoves, dishwashers, and disposals have been replaced.

(2) Plans should be made for original appliances that are still in service. For the purpose of this report, aging is defined by exceeding the standards set for in the NAHB Study of Life Expectancy of Home Components. By that stand, stove are aging at 13 years, dishwashers at 9 years, and garbage disposals at 12 years.

Since much of this equipment does not have a readily available age code to use, the reserve figures should be used as an estimate.

K. Kitchen Sink

Comments: Acceptable

L. Kitchen Cabinetry

Comments: Acceptable

Cabinetry was in generally useful condition. One unit had multiple doors removed.

M. Ventilation

Comments: Poor

The dryer vents are obstructed. Recommend clearing.

Out of Scope Issues:

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

10. Common Areas (Interior)**Styles & Materials**

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Vinyl

Items

A. Ceiling, Walls, Floors**Comments:** Acceptable**B. Windows and Doors****Comments:** Acceptable**C. Stairs/Stairwells****Comments:** Acceptable

Out of Scope Issues:

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

11. Additional Considerations

Additional Considerations:

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

Additional Issues:

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

Items

A. Document Review and Interviews

Comments: Acceptable

B. Out of Scope Considerations

Comments: Acceptable

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.

C. Limiting Conditions

Comments: Acceptable

D. Exhibits (See attached, if any)

Comments: Acceptable

Additional documents (plans, Certificate of Occupancy, permits, repair list (from owner), and equipment replacement) will be accessible at [this link](#). A copy of this report will stored there as well.

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate*, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

12. ADA Tier 2 Survey

Items

A. Overview of The Americans with Disabilities Act

Comments: Acceptable

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

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

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

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

This inspection survey for ADA compliance is a Tier 2

13. Parking**Items**

- A. Are there sufficient accessible parking spaces with respect to the total number of reported spaces?**
Comments: Yes
- B. Are there sufficient van-accessible parking spaces available (96" wide x 60" aisle)?**
Comments: Yes
- C. Are accessible spaces marked with the international Symbol of Accessibility?**
Comments: Yes
- D. Are the signs reading "Van Accessible" at van spaces?**
Comments: 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

14. Ramps**Items**

- A. If there is a ramp from parking to accessible building entrance, does it meet slope requirements of 1:12 slope or less?**
Comments: Yes
- B. Are ramps longer than six feet complete with railings on both sides?**
Comments: Not Applicable
- C. Is the width between railings at least 36 inches?**
Comments: Not Applicable
- D. Is there a level landing for every 30 feet horizontal length of ramp at the top and at the bottom of ramps and switchbacks?**
Comments: Not Applicable

15. Entrances / Exits**Items**

- A. Is the main accessible entrance doorway at least 32 inches wide?**
Comments: Yes
- B. If the main entrance is inaccessible are there alternate accessible entrances?**
Comments: No
- C. Can the alternate accessible entrance be used independently?**
Comments: Not Applicable
- 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: Yes
- F. If there are two main doors in series, is the minimum space between the doors 48" plus the width of any door swinging into that space?**
Comments: Not Applicable

16. Paths of Travel**Items**

- A. Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36" wide)?**
Comments: Yes
- B. Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?**
Comments: Yes
- C. Is at least one wheelchair accessible public phone available?**
Comments: Not Applicable
- D. Are wheelchair accessible facilities (toilet rooms, exits, etc.) identified with signage?**
Comments: No
- E. Is there a path of travel that does not require the use of stairs?**
Comments: Yes

17. 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 there audible and visual fire alarm devices in the toilet rooms?**
Comments: No
- D. Are corridor access doors wheelchair accessible (at least 32" wide)?**
Comments: Yes
- E. Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?**
Comments: Yes
- 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: Not Applicable
- H. Are grab bars provided in toilet stalls?**
Comments: Yes
- I. Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?**
Comments: Yes
- J. Are sink handles operable with one hand without grasping, pinching or twisting?**
Comments: Yes
- K. Are exposed pipes under sinks sufficiently insulated against contact?**
Comments: Yes

Immediate Costs Summary



Safe@Home Inspections, LLC

**PO Box 95
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. General Physical Condition

E. Paving, Curbing and Parking

Acceptable

(2) The parking lot is in fair condition with a substantial number of cracks. These cracks should be sealed to prevent further deterioration of the asphalt.

Estimate: \$1,000 - \$2,500

(4) Striping for the parking lot is in poor repair and do for upgrade.

Estimate: \$1,000 - \$2,500



E. Item 3 (Picture)

F. Flatwork (sidewalks, plazas, patios)

Acceptable

(2) There are a pair of access bridges to Building A. These are concrete over steel pans. The steel has rusted. Recommend consulting with a concrete contractor for the need and cost of repairs.

Estimate: Detailed quotation required.



F. Item 1 (Picture)



F. Item 2 (Picture)

5. Structural Frame and Building Envelope

A. Foundation

Fair

(4) Wood rot and mold were visible in the crawlspaces accessed. This appears to be due to water intrusion into the space and the use of framing members immediately against the concrete foundation wall. Recommend remediation of the fungal growths by a mold remediation specialist. Recommend correction of the water intrusion by a foundation specialist.

Estimate: Detailed quotation required.



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)

C. Sidewall System (exterior wall cladding and components)

Fair

(2) Multiple holes were noted on three buildings. Based on the variations in color, multiple portions have been previously replaced. Recommend having all the holes repaired.

Estimate: \$501 - \$1000

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

Fair

(2) Deteriorated thermal seals were noted on multiple windows. Approximately 20 are due for replacement now. It would be prudent to set aside reserves for replacement of 50 percent of the window in the 1-5 year time span.

Estimate: \$10,000-\$15,000

E. Roofing

Poor

(4) The roofing is in poor condition with multiple repairs. Given the level of repairs that have already been completed, it appears that the roof is at the end of a service life. Recommend gathering estimates on replacement.
Estimate: 75,000.00-100,000.00

(5) The roof lacks drip edges at all eaves and rakes. There is evident damage to the leading edge of the roof decking. This should be corrected with the installation of a new roof.

G. Decks

Fair

(2) Deck hardware was in poor repair. Recommend correction.

Estimate: \$1,000 - \$2,500



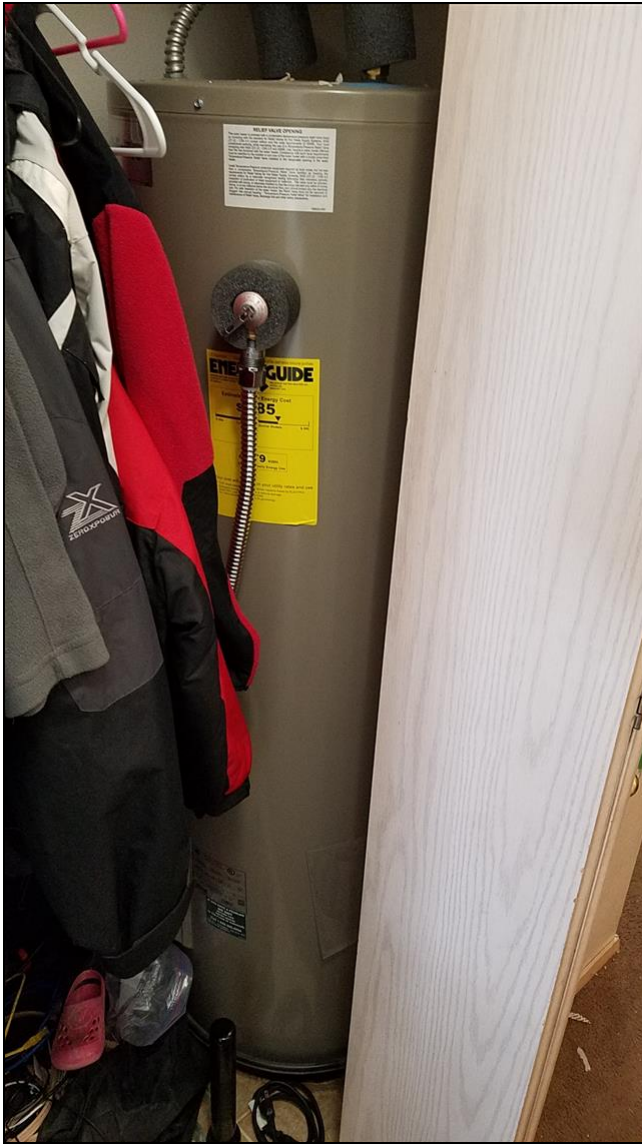
G. Item 1 (Picture)

7. Mechanical and Electrical System

C. Domestic hot water production

Poor

(4) It does not appear that any of the newer water heaters were installed according to the codes in effect at the time of their installation. Among other findings, we note that drip pans are missing, seismic strapping for water heaters installed after 7/1/2016 were missing, extensions were missing, and extensions were not able to drain by gravity. Also of note is that none of the water heaters were permitted/inspected. Recommend correction of all deficiencies. Estimate: \$1,000 - \$2,500



C. Item 1 (Picture)

8. Fire Protection

A. Alarm Systems

Poor

(2) Per NFPA 72, smoke detectors should be replaced every ten years. None of the observed smoke detectors were replaced when they expired. Recommend doing so now for all detectors that are older than that. Smoke detectors are required on every floor and in all bedrooms. We estimate that approximately 200 detectors should be replaced with like-kind equipment.

Estimate: 2,000.00

9. Interior Elements (Tenants)

A. Ceiling, Walls, Floors

Acceptable

(1) The ceilings and walls are painted sheetrock. Ceilings and walls appeared in generally good cosmetic condition. Walls appear to be relatively plumb and doorjambs are square. The floors are reasonably level.

M. Ventilation

Poor

The dryer vents are obstructed. Recommend clearing.

Estimate: \$3,500.00

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Short Term Summary 1-5 Years



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5. Structural Frame and Building Envelope

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

Fair

(2) Deteriorated thermal seals were noted on multiple windows. Approximately 20 are due for replacement now. It would be prudent to set aside reserves for replacement of 50 percent of the window in the 1-5 year time span.

Estimate: \$10,000-\$15,000

(5) The garden doors showed signs of significant rust due to poor maintenance. These will likely need replacement in the next five years.

Estimate: \$15,000-\$20,000



D. Item 1 (Picture)

7. Mechanical and Electrical System

C. Domestic hot water production

Poor

(3) Approximately 40 water heaters are beyond a normal service life. Tenants reported multiple element change-outs. This suggests that the units are beginning to fail. This is further confirmed by the newer water heaters. Reserves should be retained for replacement of the aged water heaters.

Estimate: \$32,000.00-\$38,000.00

D. Heating Equipment

Fair

(2) Approximately 10 percent of the heaters are original and due for upgrade.

Estimate: \$2,501 - \$5,000

8. Fire Protection

A. Alarm Systems

Poor

(1) The carbon monoxide detectors are all six years old. The warranty on them is ten years. Recommend planning for replacement.

Estimate: 750.00

9. Interior Elements (Tenants)

J. Kitchen Appliances

Acceptable

(2) Plans should be made for original appliances that are still in service. For the purpose of this report, aging is defined by exceeding the standards set for in the NAHB Study of Life Expectancy of Home Components. By that stand, stove are aging at 13 years, dishwashers at 9 years, and garbage disposals at 12 years.

Since much of this equipment does not have a readily available age code to use, the reserve figures should be used as an estimate.

Estimate: \$10,000-\$15,000