CALIBRE
COMMERCIAL INSPECTIONS

Inspection Report

Professeional Investor

Property Address:

Safe@Home Inspections, LLC

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Asotin, WA 99402
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Table of Contents

Date: 1/1/2024	**Time:** 08:00 AM	**Report ID:**
Property:	**Customer:** Professeional 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 ***Your Name Here of ABC Inspections.*** Here is a summary of my qualifications:

Building Use:	**Construction Type:**	**Number of floors/stories:**
Long-term Residential	Conventionally Wood Framed	3- Story
Approximate building size:	**Age Of building:**	**Apparent occupancy status:**
15000+ square feet per Bulding except for Leasing Office	48 Years, 4 Years	40%
Client Is Present:	**Weather:**	**Rain in last 3 days:**
No	Clear	No

Recent Snow:
No

Temperature:
20-32 degrees

1. Summary

Items

A. Summary

Comments: Informational

The subject property for the Property Condition Assessment is located at 1555 NE Merman Drive, Pullman WA. The subject property has a total of five buildings present. Only two are available for leasing. Buildings A and B are in a stage of partial renovation and are not habitable. The Leasing office is in similar condition. The four original buildings were constructed in 1975.

Buildings C and D are partially occupied. These buildings contain units with four bedrooms, a small kitchen area, and bathroom facilities with two commodes and a single shower. The bedrooms each have a vanity sink.

Four of 36 units were fully unoccupied. Several of the units observed had doors removed from one bedroom to create a living room space while lowering leasable units. Total occupancy of the two leasable buildings is estimated at 65 percent.

The Walk-Thru survey was completed on February 15th. Based on the incompleteness of work on the renovations at Buildings A and B, the scope was modified and the fee reduced to reflect the change.

B. Overall Maintenance

Comments: Informational

The maintenance of the subject property and grounds has been uniformly poor.

C. Summary - Lots and Grounds

Comments: Informational

The lot is reported to be 2.79 acres in size per online resources.

The landscaping has been substantially neglected and is overgrown. In summer, it is a potential fire hazard.

The parking lots have not been maintained. Striping is nearly non-existent. Per Pullman Municipal Code, there should be one parking place for each dwelling unit. Parking is likely insufficient to meet this requirement.

Flatwork was in poor repair. Older steps do not conform to current safety standards and present a fall hazard. Significant movement of flatwork elements were present suggesting sub-surface erosion is occurring.

Stormwater drainage appeared poor. Gutters on buildings were in poor repair. Parking lots sheeted water to the edges.

D. Summary - Structural Frame and Building Envelope

Comments: Informational

The foundation system were partially observable from the exterior. Based upon the construction date and observations on the exterior, where accessible, the assumption is made that the foundation consists of continuous reinforced concrete spread footings at the perimeter and masonry bearing walls.

Significant cracking of the foundation wall was observed on Buildings B and C, both on the north side.

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.

The roof was framed using manufactured 2x6 roof trusses. The sheathing was plywood. Delamination was present at the plywood. The roof covering was architectural shingles. Multiple layers were present.

E. Summary - Electrical Systems

Comments: Informational

Each building had a separate electrical panel system. Buildings A and B had new Square D systems installed rated for 120/240v 1000amps with individual meters for each of the proposed units. The breakers for each unit were rated at 100 amps. The Leasing Office had a similar Square D system rated at 800 amps.

Buildings C and D had 6 Zinsco systems with 120/240v panels. Labeling was poor but they are believed to be 400amps each.Again, each unit had a separate meter and breaker. Zinsco is known to be problematic and those panels should be replaced.

Inside each unit was a Square D or Cutler Hammer panel.

GFCI and AFCI breakers were generally missing.

F. Summary - Plumbing Systems

Comments: Informational

The potable water is supplied by the City of Pullman. Waste was via city sewer.

The supply piping in Buildings A, B, and the Leasing Office was pex. The supply in Buildings C and D were galvanized. The galvanized plumbing is aging and is due for replacement.

The waste drainage appeared to be ABS and PVC.

G. Summary - Mechanical Systems

Comments: Informational

Heating was provided by in-wall electric resistance heaters in Buildings B, C, and D. No heat was present for the remainder, but it appears electric resistance heat is intended.

There was no air conditioning. Line set are present.

Water heating was performed by electric heaters with the exception of one gas fired system installed in building A. In Buildings C and D, the ages varied from 29 years old to 5 years old. The average was approximately 13 years old. None were installed to existing safety standards and all, including the more recent installations, will require repairs/corrections.

Building B had a combination of electric tank water heaters and on-demand water heaters. Not all of the on-demands were installed.

H. Summary - Fire Protection

Comments: Informational

An insufficient number of fire extinguishers was noted. Those that are present are out of code and need service/replacement.

Buildings C and D are missing smoke alarms and carbon monoxide detectors.

Building C and D do not have installed fire suppression systems.

2. Document Review - Municipal

Items

A. Legal Description

Comments: Informational

The legal description of the subject property, as obtained from publicly available sources, is N CAMPUS HGTS ADDN W1/2 LOT 1 BLOCK 2 COLLEGE CREST APTS.

B. Zoning

Comments: Informational

The subject property is located in a R4 zone. Per city code, "The R4 High Density Multi-Family Residential District is intended to establish areas for high density residential developments. Uses are permitted with a maximum density of up to forty-four (44) dwelling units per net acre."

The subject property is reported to be 2.79 acres. 2.79x44=122 units. The subject property currently has 117 dwelling units.

C. Certificate of Occupancy

Comments: Informational

Buildings A, B, and the Leasing Office do not have certificates of occupancy.

D. Building Plans

Comments: Informational

Provided by the Client for the recent renovations.

E. Permits

Comments: Informational

(1) Permit records and inspections were obtained for the last 15 years.

(2) It appears that none of the water heaters were permitted or inspected when installed.

F. Municipal Inspection Reports

Comments: Informational

Inspection records and inspections were obtained for the last 15 years.

G. Fire Department Records

Comments: Informational

A fire occurred in Building B in 2012 that resulted in significant repairs.

H. Assessment Information

Comments: Informational

Assessment information from public sources is attached in the Miscellaneous Section of this report. Recommend verifying that property taxes are current.

3. Document Review - Owner

Items

4. Interviews

Items

A. Building Manager/Point of Contact

Comments: Informational

Met with Gavin and Luke. They are responsible for tenant services and repairs.

Gavin was unaware of my scheduled visit.

Notifications were not sent to the tenants.

Per Luke, work stopped on Buildings A, B, and the Leasing Center in March of 2020.

5. Lot and Grounds

Styles & Materials

General Topography:
Sloping
Steep

Storm Water Drainage:
Sheeting Action

Access and Egress:
Paved Driveway

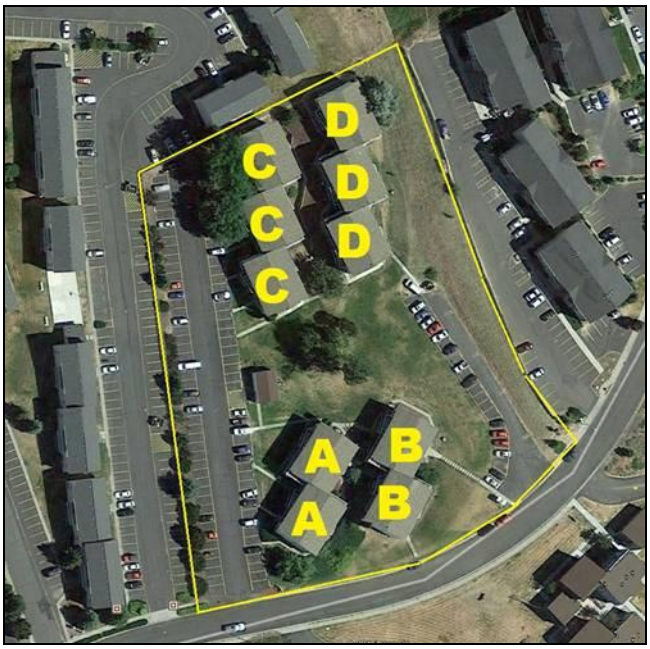
Paving Curbing Parking:
Asphalt Parking Lot

Items

A. Physical Parameters

Comments: Informational

The lot is irregularly shaped but resembling a rectangle. The east side is adjacent to a condominium association. To the north and west are apartment complexes. The south side fronts to Merman Drive. (Leasing office not in picture.)



A. Item 1 (Picture)

B. Topography

Comments: Informational

The lot slopes from east to west with a substantial grade. Individual buildings are built on terraced pads.

B. Item 1 (Picture)

C. Storm Water Drainage

Comments: Poor

(1) The front parking and rear parking lots drain via sheeting action over asphalt paving to the edge of the paving. Storm drains were noted on the property but not along the parking areas.

(2) It appears that storm water drainage sheets downhill towards the buildings. There is evidence of erosion (settled concrete, foundation cracks) present. Recommend mitigating water sheeting by re-landscaping the lot.

(3) The cover of one storm water drain is broken. This is a safety hazard. Recommend replacement.

C. Item 1 (Picture)

D. Access and Egress

Comments: Serviceable

There are two points of access to the subject property. Both are from merman Drive. They provide access to the east and west parking lots respectively.

E. Paving, Curbing and Parking

Comments: Poor

(1) The paving is asphalt over a stabilized base with curb stops at Buildings C and D and curbing at west parking lot for the other buildings. The west parking lot appears to have an asphalt overlay on older asphalt.

(2) The asphalt surface is cracked and is deteriorated in multiple areas. It is recommended to consult further with a paving contractor as to what is necessary to repair and resurface.

E. Item 1 (Picture)

E. Item 2 (Picture)

E. Item 3 (Picture)

(3) Striping is substantially faded and is overdue for repair.

(4) I estimate that there is sufficient parking for approximately 120 vehicles. This is likely insufficient for the occupancy load of the property.

F.

Flatwork (sidewalks, plazas, patios)

Comments: Poor

(1) Stairs from the upper level to the lower are in poor repair with cracking and settlement. This is a potential fall hazard. Recommend replacement.

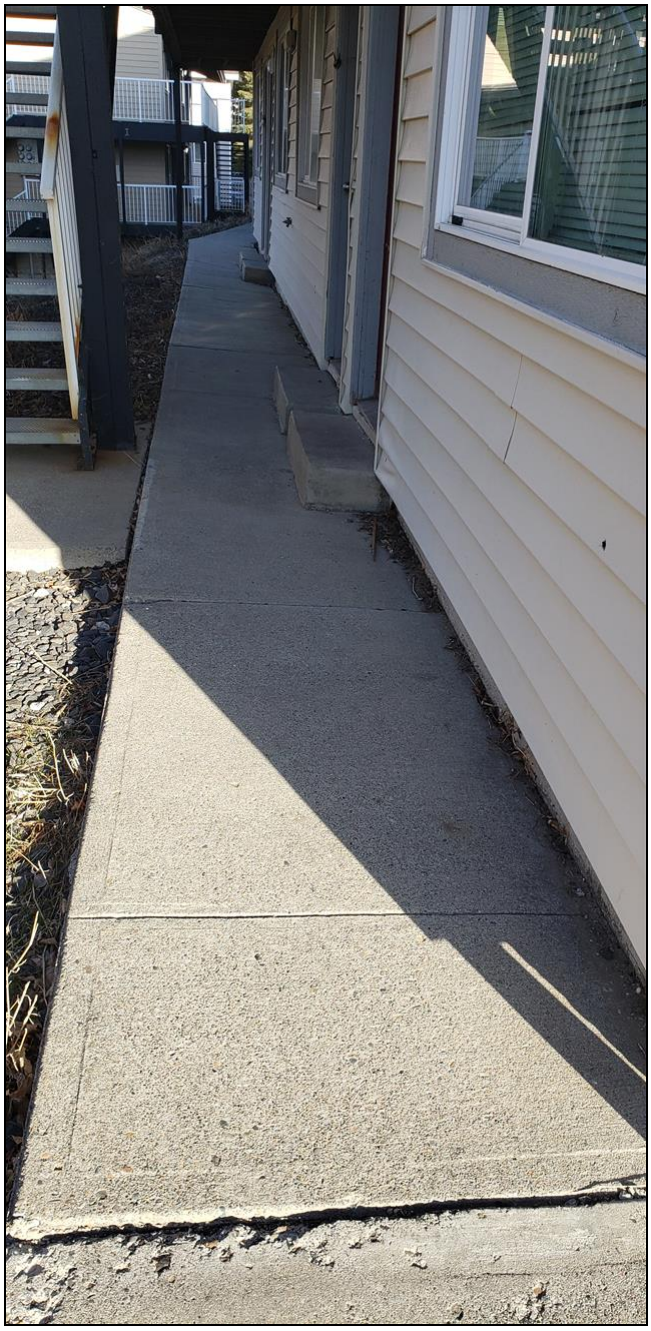
F. Item 1 (Picture)

(2) The stairs to the rear units are in very poor repair with substantial spalling present. The treads are also undersized to modern safety standards. Both pose a hazard of a fall. Recommend replacement.

F. Item 2 (Picture)

(3) Walkways show signs of erosion and settlement. In several cases, the walkways have been undermined. All such should be shored up, or where the walkways are too damaged, replaced.

F. Item 3 (Picture)



F. Item 4 (Picture)

F. Item 5 (Picture)

(4) The concrete for the older walkways has considerable spalling. These pieces will need eventual replacement. Reserves should be held for this.

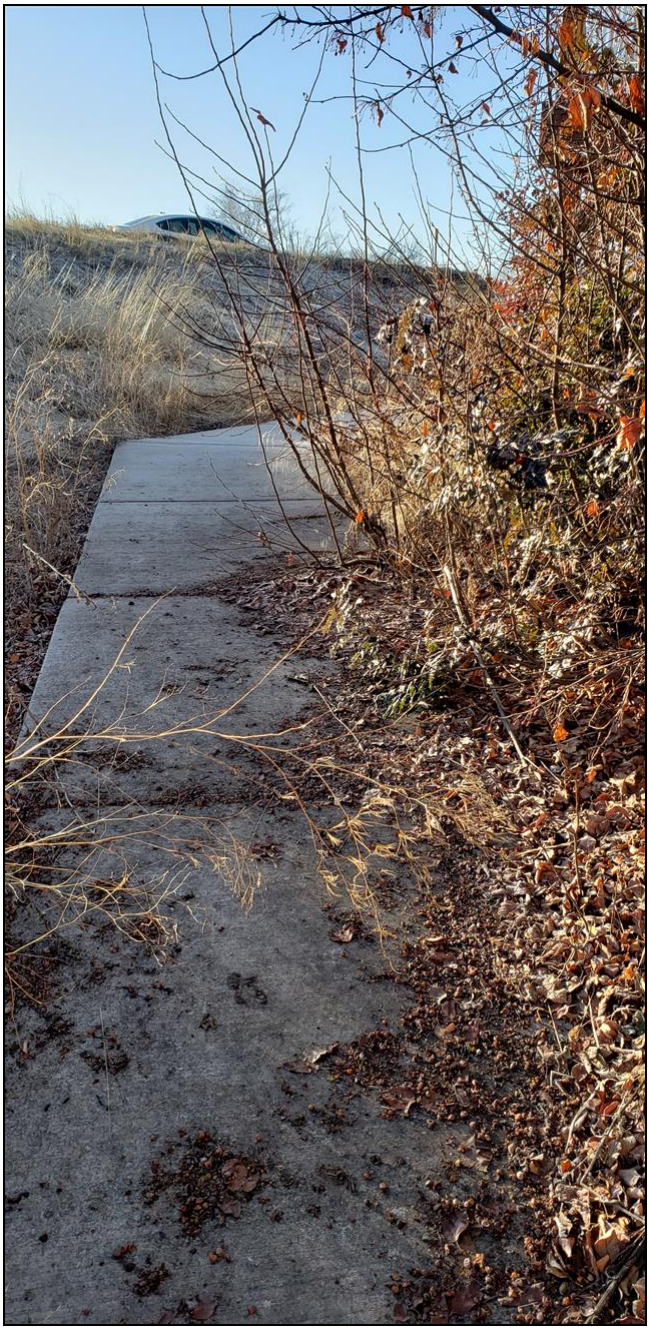
G. Landscaping and Appurtenances

Comments: Poor

(1) Significant part of the subject property is devoted to green space. However, this area is very poorly maintained. It appears as overgrown with wild grasses. Trees are in poor condition and in need of attention. And irrigation system appears to be present but probably not functional. Significant improvements are necessary.

G. Item 1 (Picture)

G. Item 2 (Picture)



G. Item 3 (Picture)

(2) The volume of overgrown vegetation is a fire hazard. Recommend correction.

(3) Concrete retaining walls are present. These appear to be functioning as intended. No significant deficiencies were noted.

G. Item 4 (Picture)

H.

Site Safety Features

Comments: Not Present

The only lighting is building mounted at the doorways.

6. Structural Frame and Building Envelope

Styles & Materials

Foundation:
Concrete
Structural Slab-on-Grade

Building Type:
Wood Frame

Roof-Type:
Gable

Roof Structure:
Engineered wood trusses

Method used to observe attic:
From entry

Attic Insulation:
Fiberglass
Cellulose

Ventilation:
Gable vents
Ridge vents
Soffit Vents

Exterior Entry Doors:
Steel

Siding Material:
Vinyl
Composite board

Roof Covering:
Architectural

Viewed roof covering from:
Ground
Ladder
Walked roof

Items

A. Type of Construction

Comments: Informational

The construction rating is a Type V-B. This classification is used for unprotected combustible materials. These carry the lowest fire rating.

B. Foundation

Comments: Fair

(1) The foundation system for all the buildings presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade.

(2) Cracks were observed on the north side of Buildings B and C. The width of the crack is the larger of the two and is approximately 1/2 inch in width. Given the indications of erosion and undermining of flatwork, this crack, which is larger than typical, may not be stable long-term. Recommend structural engineering evaluation.

B. Item 1 (Picture)

(3) Anchor bolts at the Leasing Office were not properly located in the middle third of the sole plate as required by building codes. This compromises the uplift resistance and earthquake protection of the anchor bolts. Bolts should be installed every six feet along the plate with a bolt located within 6"-12" of the end of each plate. Recommend repair by a licensed and qualified contractor.

B. Item 2 (Picture)

C. Building Frame

Comments: Serviceable

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.

D. Sidewall System (exterior wall cladding and components)

Comments: Poor

(1) The siding is a combination of more recently installed hardboard and vinyl. The vinyl was installed over structural wood panels.

(2) The vinyl siding is failing. It is detaching in wind. Replacement is necessary.

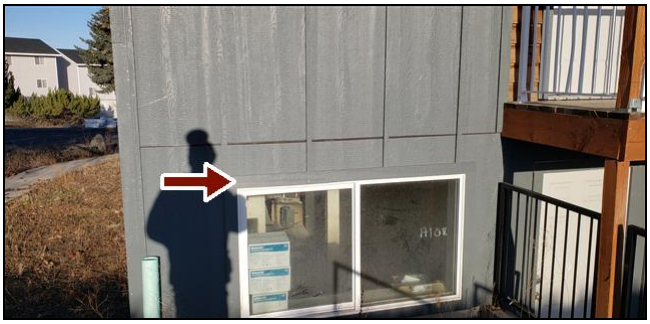
D. Item 1 (Picture)

D. Item 2 (Picture)

D. Item 3 (Picture)

(3) The hardboard siding has been installed on Buildings A, B, and the Leasing Office.

(4) Head flashing is missing above the doors and windows and at horizontal planes that might accumulate water. This lack of flashing can create water issues within the home. This element is required under the manufacturer's installation specifications and the building codes dating back to 2009. Recommend contacting the contractor to have the flashing installed to the manufacture's installation specifications.



D. Item 4 (Picture)

(5) The fit and finish of the trim work on the hardboard is very poor. Replacement of elements of the trim is likely necessary.

D. Item 5 (Picture)

D. Item 6 (Picture)

(6) The hardboard does not appear well-secured. Portions are bulging away from the wall. Recommend evaluation by a licensed and qualified siding contractor.

D. Item 7 (Picture)

D. Item 8 (Picture)

(7) Soil is too close to siding or trim at the base of the walls. There should be 6" of space between any siding materials and the ground. Recommend correcting in any location where the gap is less than 6". There should be a 1-inch gap from the siding materials to concrete or other paved surfaces. This was not present in one or more locations. Recommend repair by a licensed and qualified contractor.

E. Decks

Comments: Poor

(1) Each building has exterior decking that serve as principal walkways to get to individual units/rooms. The decks on Buildings A-D are wood-framed with wood support and planking. The deck on the Leasing Office has wood composite planking.

(2) The decks are in very poor condition. Substantial efforts are needed to bring these into compliance with current safety standards.

(3) Flashing missing or improperly installed where the deck attaches to the buildings which may allow moisture intrusion of the home wall structure, lead to rot of the rim joist, or premature failure of fasteners. Recommend further evaluation and correction by a competent and qualified contractor.

(4) The joists were not all connected to the framing by use of joist hangers. Recommend installing hangers where missing. Recommend further evaluation and repair by a licensed and qualified contractor.

E. Item 1 (Picture)

(5) The maximum allowable height for a 4x4 column is six feet. Most of the columns exceeded this height and should be replaced.

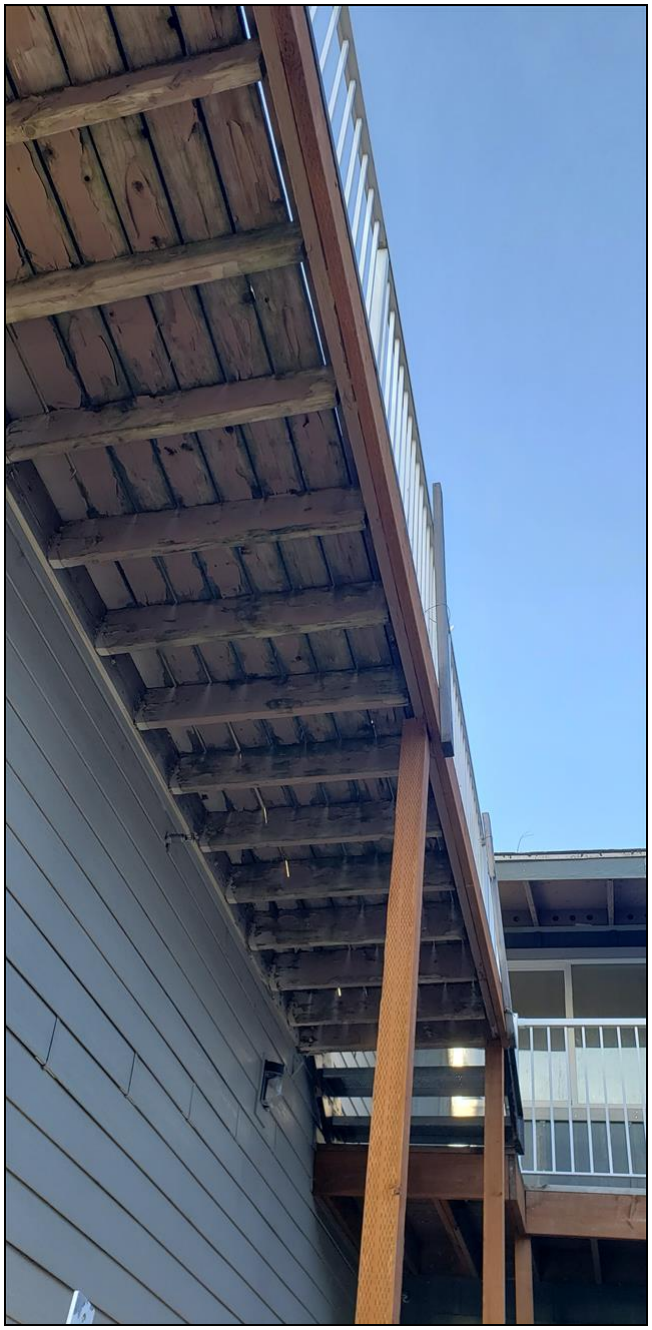
E. Item 2 (Picture)

(6) Wood rot (wood destroying fungus) noted on the deck planking (the walking surface.) The level of current decay appears to be affecting planks sufficiently that replacement is necessary. Recommend replacing all such planks with sound wood.. Recommend repair by a competent and qualified contractor.

(7) The railings are universally loose and will not perform as intended. This applies to all five buildings. The Leasing Center railings are not installed to manufacturer specifications for wood composite decking. Blocking is missing and cabinet screws are not permitted.

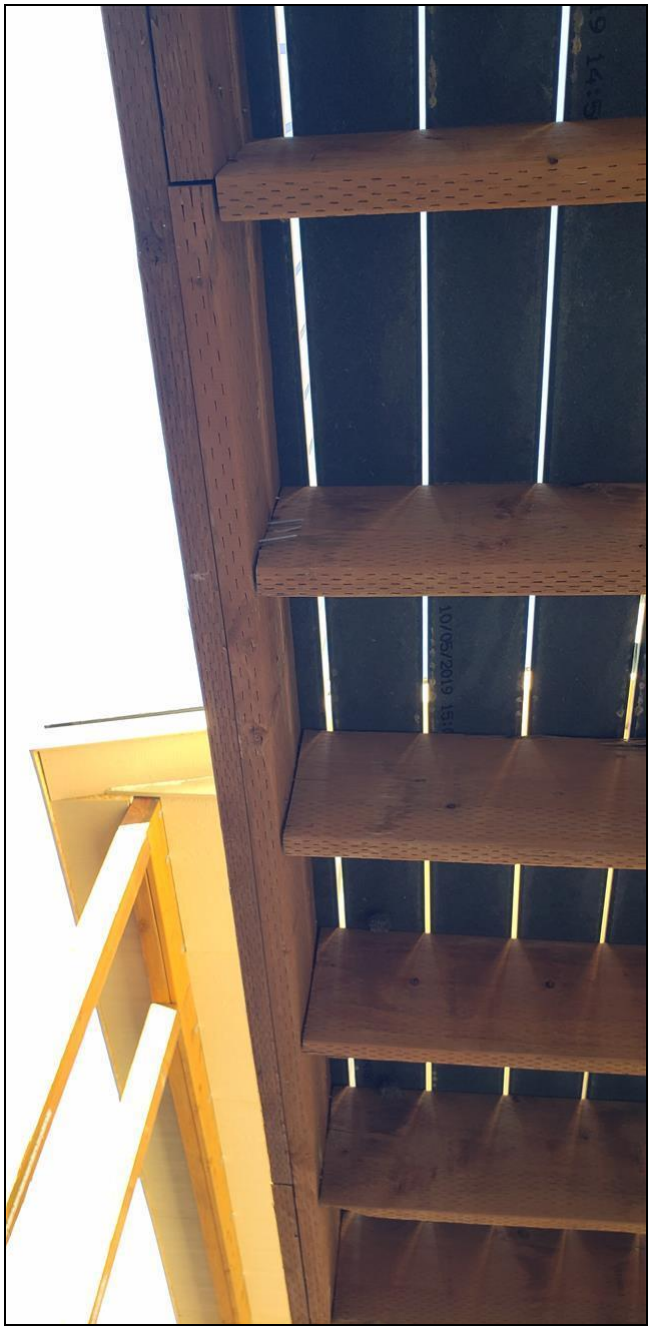
E. Item 3 (Picture)

(8) Beams are built from a single 2-inch dimensional board. The minimum allowable beam width is a 4x6 component. The undersized beam does not provide the same structural support and may be prone to failure. Recommend further evaluation and correction of all such deficiencies by a competent and qualified contractor.



E. Item 4 (Picture)

(9) Splices in beams are not supported.



E. Item 5 (Picture)

F. Wall Insulation (Where Visible)

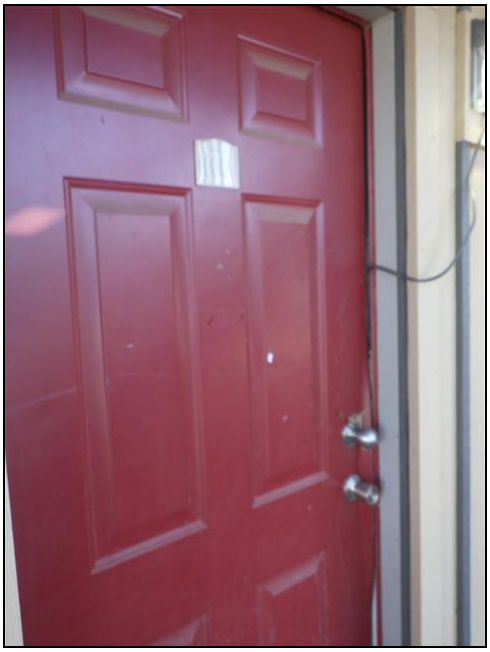
Comments: Serviceable

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

Comments: Fair

(1) Vinyl windows are present. The bedroom windows appear to be large enough and at an appropriate height from ground to meet the standard for egress present at the time of construction. Window exteriors appeared to be in serviceable condition at the time of the inspection.

(2) Each bedroom has an exterior steel door. The doors on Buildings C and D appear original. They are in poor condition and should be replaced.



G. Item 1 (Picture)

(3) The doors on Buildings A, B, and the Leasing Center do not appear to have been properly installed, flashed, and sealed as there are multiple units that have water intrusion occurring. Recommend repair.

G. Item 2 (Picture)

G. Item 3 (Picture)

G. Item 4 (Picture)

G. Item 5 (Picture)

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

Comments: Not Present

I. Roofing

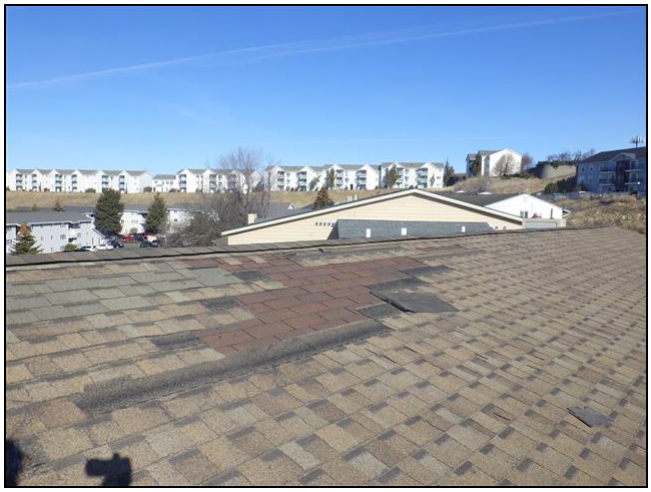
Comments: Poor

(1) The roofing for all buildings was an architectural shingle. It appears that the west facing roofs were replaced in 2016. The east facing sides are older shingles with at least three layers.

I. Item 1 (Picture)

(2) The roof covering is in very poor condition on the east facing sides of all buildings except the Leasing Office. The roof may not be leaking at time of inspection (this is dependent on weather conditions at the time of the inspection.). The roof is beyond life expectancy. It is unlikely the existing roof covering is or will be water tight. Although some roofing materials in this condition MAY function for a short time, near term replacement of the roofing and flashing should be scheduled. Recommend replacement.

I. Item 2 (Picture)



I. Item 3 (Picture)

J. Attic

Comments: Fair

(1) The roof was framed using 2x6 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 a building site. The sheathing was plywood.

(2) There were indications of plywood delamination present. In at least one are (Building A) it appears that there is an active water leak. Sheathing will likely need to be replaced when the roofs are replaced.

J. Item 1 (Picture)

(3) The ridge vent is designed to be used with soffit vents. Any other vents used in conjunction with the ridge vent violates the manufacturer's installation instructions and may void any warranties. Recommend blocking off all vents other than the soffit vents. Materials used for such blocking should closely approximate the other sheathing materials.

K. Attic Insulation

Comments: Fair

(1) A combination of blown fiberglass and cellulose was present.

(2) Newly blown insulation to the A and B Buildings was inconsistent on depth and will need to re-blown.

(3) Insulation in the C and D Buildings was below industry standard. Recommend adding insulation.

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.

7. Utilities

Styles & Materials

Water Source:
Public Utility

Electric source:
Avista Utilities

Gas supply:
Avista Utilities

Sanitary Sewer:
Metropolitan Sewage District MSD

Storm Sewer:
Discharges to Property Edge

Items

A. Water

Comments: Informational

Domestic potable water is supplied by the City of Pullman.

B. Electricity

Comments: Informational

The source for electricity is Avista Utilities.

C. Natural gas

Comments: Informational

The source for natural gas is Avista Utilities.

D. Sanitary Sewer

Comments: Informational

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

E. Special Utility Systems

Comments: Informational

A video camera system is present at the office.

F. Oil Storage Tank

Comments: Not Present

Out of Scope Issues:

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

8. Electrical Systems

Items

A. Electric Service and Meter

Comments: Fair

(1) Power is delivered via a series of underground risers from Avista Utilities. It is delivered to exterior mounted meter panels. For Buildings A, B, and C, these are Square D panel systems rated at 120/240v 1000amp for the first two and 120/240v 800amp for the latter. Permit/inspection stickers from the State of Washington were observed.

No significant deficiencies were noted.

A. Item 1 (Picture)

A. Item 2 (Picture)

(2) Buildings C and D were equiped with multiple 120/240 400 amp exterior mounted panels from Zinsco. These panels have long been considered problematical by the industry. The blade type bus bars in these panels were made using an aluminum alloy and tend to corrode, burn, and deteriorate where the breakers attach with a clip. The breakers fail to

lock securely onto the bus bar and this allows the breaker to move and slide around. This increased resistance causes heat, and sometimes fire. Recommend replacement.

A. Item 3 (Picture)

B. Electric Distribution

Comments: Fair

Each unit had its own panel box. These secondary panels were manufactured by Cutler-Hammer for Buildings C and D and by Eaton for the remainder of the buildings.

No significant deficiencies were noted.

C. Branch Wiring

Comments: Serviceable

(1) Representative samples of accessible wiring were examined and electrical switches/receptacles were spot tested in the areas inspected. All switches/receptacles tested operated satisfactorily.

(2) GFCI breakers were missing at the vanity sinks in the bedrooms of Buildings C and D.

(3) GFCI breakers were missing at the vanity sinks of Buildings C and D.

D. Grounding

Comments: Serviceable

No significant deficiencies were noted.

E. Bonding

Comments: Serviceable

(1) Water lines appeared to be adequately bonded.

(2) The gas meter is not yet properly bonded. Recommend correction prior to use.

9. Plumbing Systems

Items

A. Plumbing - Water Supply and Distribution

Comments: Fair

(1) The domestic water is supplied by the City of Pullman with meters at Merman Avenue and along the parking lot for the individual buildings. The size of the entrance was not readily observable. Water pressure appeared adequate for normal usage based on scope of existing plumbing fixtures. The visible entrances to the buildings was galvanized piping. As these are nearly fifty years old, monitoring is recommended.

(2) Buildings C and D have galvanized piping. Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present which is the case in the Pullman area.. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time. The average life expectancy of galvanized piping is approximately 60 years.

(3) Active water intrusion/leakage was noted in the ceiling of Unit 4 in Building C. The leakage was taking place between floors so could be supply plumbing or waste. Multiple units had ceiling and wall repairs suggesting plumbing failures. Given this additional information, it appears that the existing plumbing systems, including supply have reached the end of their functional use. Recommend reserves for replacement in Buildings C and D.

A. Item 1 (Picture)

A. Item 2 (Picture)

A. Item 3 (Picture)

(4) The building water distribution pipes for Buildings A, B, and the Leasing Office were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.pex piping. Based on the permit record, the rough plumbing was complete, inspected, and found to have no code concerns.

B. Plumbing Drain, Waste and Vent Systems

Comments: Fair

(1) The visible drain, waste and vent (DWV) pipes were a combination of ABS plastic and PVC for all buildings where the piping was visible. The drain and vent lines in Buildings A, B, and the Leasing Office were upgraded in 2019-2020. These were inspected and found in compliance by the City of Pullman, based on the permit record.

(2) Active water intrusion/leakage was noted in the ceiling of Unit 4 in Building C. The leakage was taking place between floors so could be supply plumbing or waste. Multiple units had ceiling and wall repairs suggesting plumbing failures. Given this additional information, it appears that the existing plumbing systems, including drainage have reached the end of their functional use. Recommend reserves for replacement in Buildings C and D.

(3) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the building is vacant, the plumbing system is older, there are prior known drain problems (please check the seller's disclosure), or there are large

tress on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing. Two companies that provide this service are Clearwater Rooter and Roto-Rooter

C. Fixtures

Comments: Fair

(1) In Buildings A and B, there is capacity for 24 units in each that are studios with a kitchen sink, commode, shower enclosure, and sink. Twelve in each are one bedroom, one bathroom units with a matching fixture count. Fixtures were not installed in Building A.

In Buildings C and D, the units are 4-bedroom, one bath. The fixtures are similar in all with two commodes, one kitchen sink, one shower tub, and vanity sinks in each bedroom.

(2) In Buildings C and D, the shower tubs are generally older and deteriorated. Where repairs have been made, the workmanship has been generally sub-standard. Substantial upgrades for these will be necessary in the next five years.

C. Item 1 (Picture)

C. Item 2 (Picture)

(3) The commodes were older but functional.

(4) Sinks were generally serviceable.

D. Gas Supply and Meter

Comments: Serviceable

A single gas meter was observed at Building A, serving a gas-fired water heater.

E. Gas Piping

Comments: Serviceable

No deficiencies were observed.

10. Mechanical Systems

Items

A. Heating Equipment

Comments: Serviceable

(1) Heating was provided by in-wall electric resistance heaters in Buildings B, C, and D. No heat was present for the remainder, but it appears electric resistance heat is intended.

(2) As of July 1, 2023, electric resistance heaters will no longer be allowed to be installed. Strongly suggest verifying that these can be installed in Buildings A and the Leasing Center after that date or that all work is completed prior to the change in Washington Building Codes.

B. Air Conditioning Equipment

Comments: Not Present

C. Distribution

Comments: Serviceable

A source of heat was noted in all required habitable (and completed) spaces.

D. Ventilation

Comments: Serviceable

(1) Bathrooms and kitchens are equipped with exhaust fans.

(2) The upper floor bathrooms in Buildings C and D appear to terminate in the attic spaces. Recommend directing to the exterior of the building.

(3) In the premium units of Buildings C and D (those with washer/dryers), new vents were added. These were not installed in a workmanlike manner. Recommend correction. Exterior terminations lack covers.

D. Item 1 (Picture)

D. Item 2 (Picture)

E. Domestic Water Heating

Comments: Serviceable

Building A and the Leasing Office do not have installed water heaters, except for the single A.O. Smith gas-fired water heater.

In Building B, there are 50-gallon A.O. Smith tank water heaters for the one-bedroom units. The studios are equiped with Rheem electric on-demand water heaters. Not all the on-demand heaters are installed.

In Buildings C and D, the ages varied from 29 years old to 5 years old, though one unit (the current leasing office) lack a water heater. The average was approximately 13 years old. Given the average age of the units, we expect that half of the water heaters need immediate replacement as they are substantially beyond a standard service life. The remainder will reach the replacement point in the next five years.

None of the observed water heaters in Units C and D were installed to existing safety standards and all, including the more recent installations, will require repairs/corrections. The water heaters were missing seismic strapping, drain pans, expansion tanks, and the TPR valve extensions were routed up. This valve is an emergency device, but periodically

small amounts of water could be discharged. If the drain is routed up, water can collect near the valve and that can lead to corrosion and impair the operation of the valve during an emergency. This is a substantial life-safety concern in the event of an over-pressure occurrence.

11. Fire Protection

Styles & Materials

Name of Fire Department:	Distance from Responding Station:	Sprinkler system:
City of Pullman FD	Less Than 1 Mile	None
Fire Hydrant:	**Fire Alarm system:**	
Yes on property	No	

Items

A. Sprinklers and Standpipes

Comments: Information Not Available

The fire suppression system is not fully installed in the renovated buildings. Cost to complete is unknown.

No fire suppression is present in the two older buildings.

B. Alarm Systems

Comments: Poor

Smoke and carbon monoxide alarms were missing in Building C and D. Recommend installing to meet current safety standards.

C. Fire Extinguishers

Comments: Poor

An insufficient number of fire extinguishers are present and those that are present are out of code. Recommend correction by a fire protection specialist.

D. Emergency Lighting

Comments: Not Present

E. Fire Escape

Comments: Not Present

Out of Scope Issues

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

12. Interior Elements (Tenants)

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Laminated T&G

Items

A. Ceiling, Walls, Floors

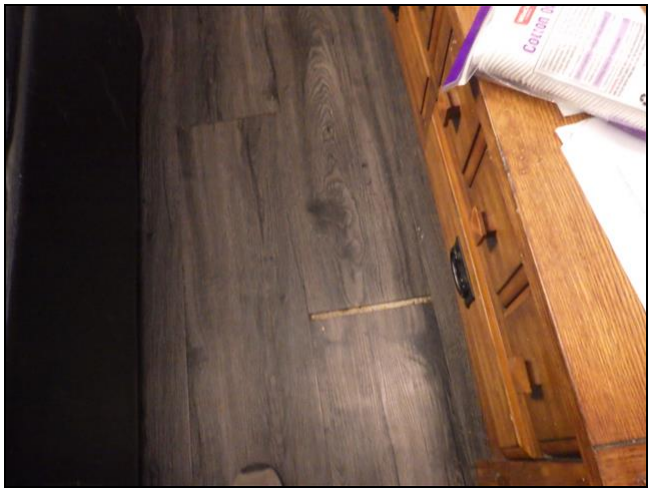
Comments: Poor

(1) The ceilings and walls were painted sheetrock in Buildings A, C, and D.

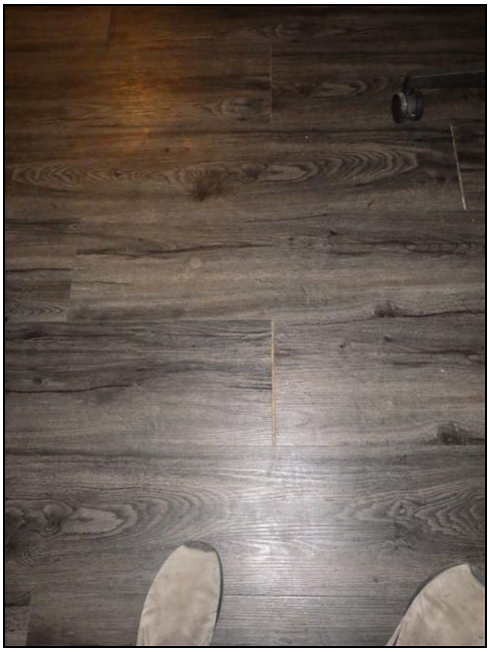
(2) The ceilings of the bedrooms in Buildings C and C are textured with a "popcorn" finish. Quite often before 1978 the texture was made with asbestos fibers. These fibers are not generally considered harmful if they are not released into the air. The EPA recommends painting the texture to "lock in" the fibers and otherwise avoiding disturbing the texture. Recommend sampling be done by an Accredited Asbestos Inspector to determine whether this texture is asbestos-containing.

(3) Flooring in Buildings C and D was uniformly poorly installed. Given the quality of workmanship, replacement is likely the best alternative.

A. Item 1 (Picture)



A. Item 2 (Picture)



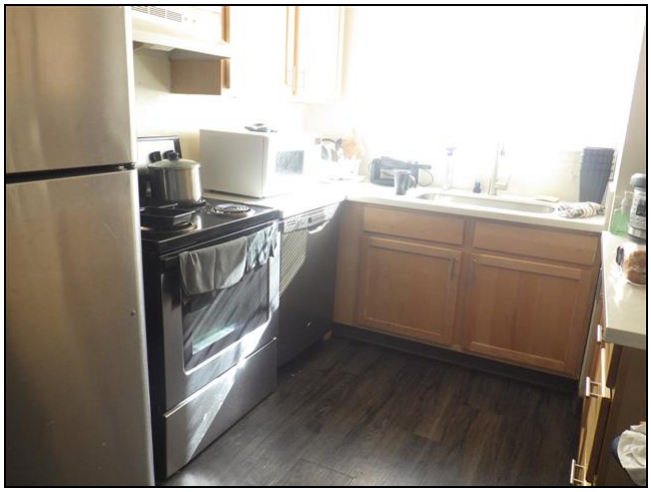
A. Item 3 (Picture)

B.

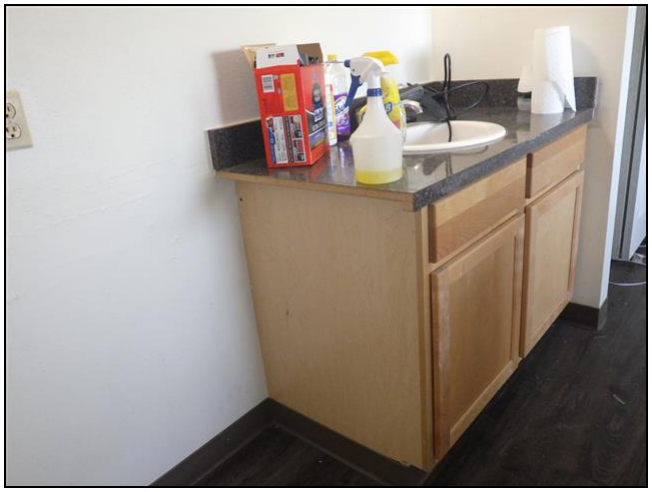
Counters and Cabinets

Comments: Fair

The kitchen countertops, cabinetry, and vanities in the bedrooms of Buildings C and D are worn and approaching the end of a normal service life. While still currently serviceable, eventual replacement will be necessary.



B. Item 1 (Picture)



B. Item 2 (Picture)

B. Item 3 (Picture)

C. Appliances

Comments: Fair

(1) Appliance varied by Unit.

Building A had none.

Building B had some stoves, microwaves, and dishwashers installed.

Buildings C and D have stoves and dishwashers. Premium units have washers/dryers.

(2) Many of the appliances of Building C and D are due for replacement.

C. Item 1 (Picture)

D. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)
Comments: Not Present

Out of Scope Issues:

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

13. 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: Informational

I was able to review plans for the renovations, permits and inspection reports for the last fifteen years, and the original certificate of occupancy.

From online sources, I was able to obtain assessment information.

B. 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.

C. Limiting Conditions

Comments: Informational

Proper notification was not given to tenants which limited the number of unit I was able to access in Buildings C and D. A total of 15 unit were entered versus the planned 18.

D. Exhibits (See attached, if any)

Comments: Informational

Please see the Miscellaneous Section.

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.

14. 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

15. Building History

Observations:
To identify material physical barriers to the disabled from accessible parking, public transportation stops, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. With respect to multifamily facilities, congregate care facilities (nursing homes, assisted living centers, etc.), mobile home parks, and the like, path-of-travel should be construed to be that path from on-site designated disabled parking spaces (if any) to the leasing office and any facility available for use by the general public. Missing or noncompliant curb ramps, lack of or noncompliant ramps or railings, stair or step barriers, and inadequate or noncompliant

Items

A. Has an ADA survey previously been completed for this property?
Comments: No

B. Has any ADA improvements been made to the property?
Comments: No

C. Does a Barrier Removal Plan exist for the property?
Comments: No

D. Has a Barrier Removal Plan been reviewed/approved by an arms length third party such as an engineering firm, architectural firm, building department, or other agency, etc.?
Comments: No

E. Has building ownership or building management reported receiving any ADA related complaints that have not been resolved?
Comments: No

F. Is any litigation pending related to ADA issues?
Comments: No
None known.

16. Parking

Items

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

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

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

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

E. Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?
Comments: No

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

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

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

E. 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

18. Toilet Rooms

Items

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

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

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

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

E. Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?
Comments: Not Applicable

F. In Unisex toilet rooms are there safety alarms with pull cords?
Comments: Not Applicable

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

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

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

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

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

19. Guest Rooms

Items

A. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms ?
Comments: No

B. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?
Comments: No

Immediate Costs Summary

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

Customer
Professeional Investor

Address

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

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

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

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

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

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

2. Document Review - Municipal

H. Assessment Information

Informational

Assessment information from public sources is attached in the Miscellaneous Section of this report. Recommend verifying that property taxes are current.

5. Lot and Grounds

E. Paving, Curbing and Parking

Poor

(2) The asphalt surface is cracked and is deteriorated in multiple areas. It is recommended to consult further with a paving contractor as to what is necessary to repair and resurface.
Estimate: $5,000 - $10,000

E. Item 1 (Picture)

E. Item 2 (Picture)

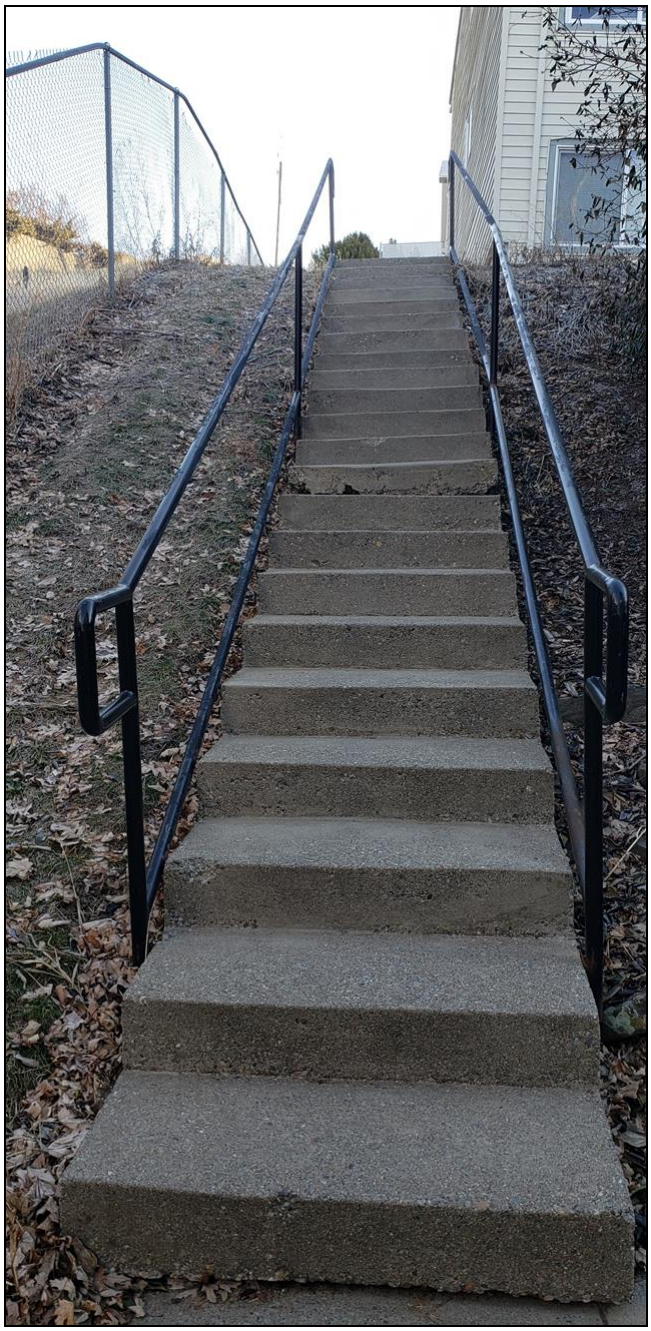
E. Item 3 (Picture)

(3) Striping is substantially faded and is overdue for repair.
Estimate: $2,501 - $5,000

F. Flatwork (sidewalks, plazas, patios)

Poor

(1) Stairs from the upper level to the lower are in poor repair with cracking and settlement. This is a potential fall hazard. Recommend replacement.
Estimate: $1,000 - $2,500



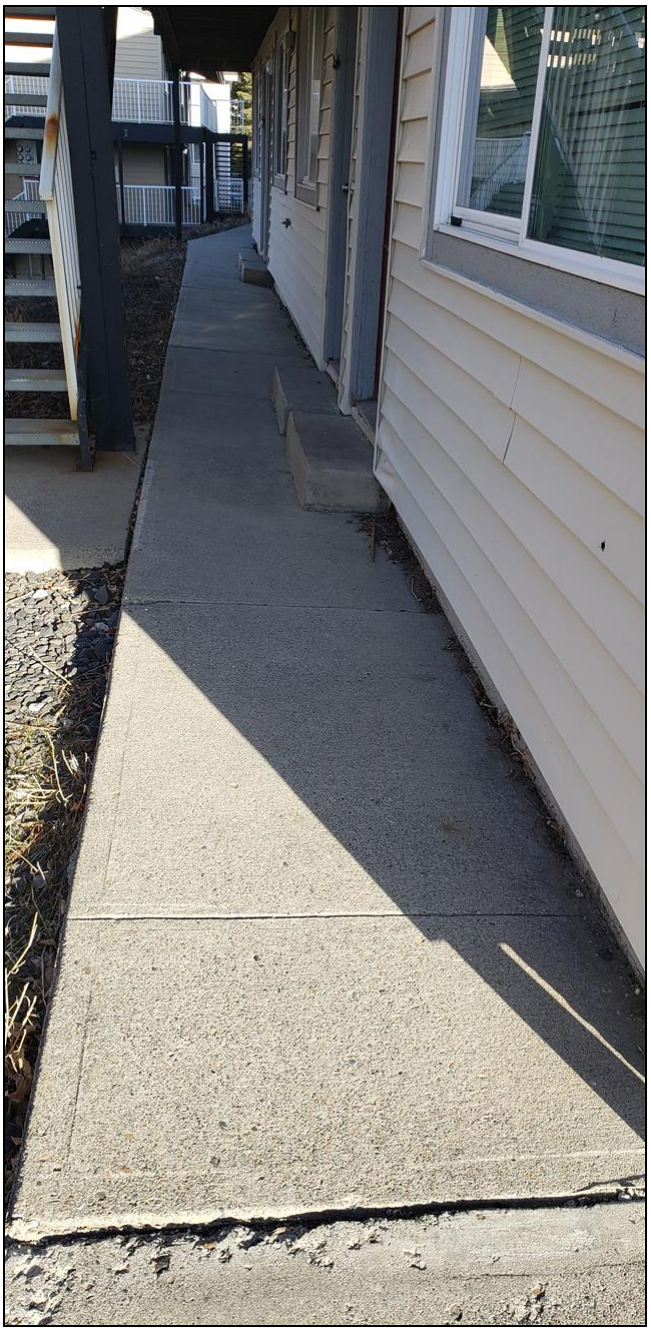
F. Item 1 (Picture)

(2) The stairs to the rear units are in very poor repair with substantial spalling present. The treads are also undersized to modern safety standards. Both pose a hazard of a fall. Recommend replacement.
Estimate: $5,000 - $10,000

F. Item 2 (Picture)

(3) Walkways show signs of erosion and settlement. In several cases, the walkways have been undermined. All such should be shored up, or where the walkways are too damaged, replaced.
Estimate: $5,000 - $10,000

F. Item 3 (Picture)



F. Item 4 (Picture)

F. Item 5 (Picture)

G. Landscaping and Appurtenances

Poor

(2) The volume of overgrown vegetation is a fire hazard. Recommend correction.
Estimate: $501 - $1000

6. Structural Frame and Building Envelope

B. Foundation

Fair

(2) Cracks were observed on the north side of Buildings B and C. The width of the crack is the larger of the two and is approximately 1/2 inch in width. Given the indications of erosion and undermining of flatwork, this crack, which is larger than typical, may not be stable long-term. Recommend structural engineering evaluation.

B. Item 1 (Picture)

D. Sidewall System (exterior wall cladding and components)

Poor

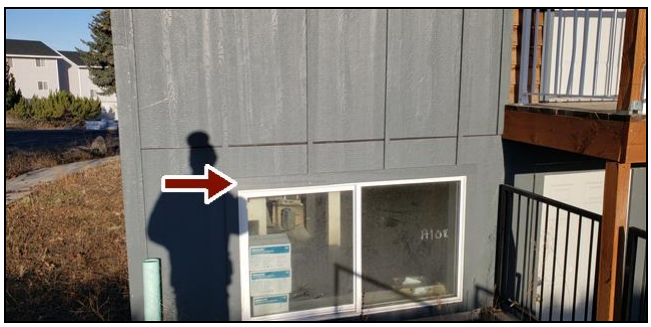
(2) The vinyl siding is failing. It is detaching in wind. Replacement is necessary.

D. Item 1 (Picture)

D. Item 2 (Picture)

D. Item 3 (Picture)

(4) Head flashing is missing above the doors and windows and at horizontal planes that might accumulate water. This lack of flashing can create water issues within the home. This element is required under the manufacturer's installation specifications and the building codes dating back to 2009. Recommend contacting the contractor to have the flashing installed to the manufacture's installation specifications.



D. Item 4 (Picture)

(5) The fit and finish of the trim work on the hardboard is very poor. Replacement of elements of the trim is likely necessary.

D. Item 5 (Picture)

D. Item 6 (Picture)

(6) The hardboard does not appear well-secured. Portions are bulging away from the wall. Recommend evaluation by a licensed and qualified siding contractor.
Estimate: Detailed quotation required.

D. Item 7 (Picture)

D. Item 8 (Picture)

(7) Soil is too close to siding or trim at the base of the walls. There should be 6" of space between any siding materials and the ground. Recommend correcting in any location where the gap is less than 6". There should be a 1-inch gap from the siding materials to concrete or other paved surfaces. This was not present in one or more locations. Recommend repair by a licensed and qualified contractor.
Estimate: Detailed quotation required.

E. Decks

Poor

(2) The decks are in very poor condition. Substantial efforts are needed to bring these into compliance with current safety standards.
Estimate: Detailed quotation required.

(3) Flashing missing or improperly installed where the deck attaches to the buildings which may allow moisture intrusion of the home wall structure, lead to rot of the rim joist, or premature failure of fasteners. Recommend further evaluation and correction by a competent and qualified contractor.
Estimate: Detailed quotation required.

(4) The joists were not all connected to the framing by use of joist hangers. Recommend installing hangers where missing. Recommend further evaluation and repair by a licensed and qualified contractor.
Estimate: Detailed quotation required.

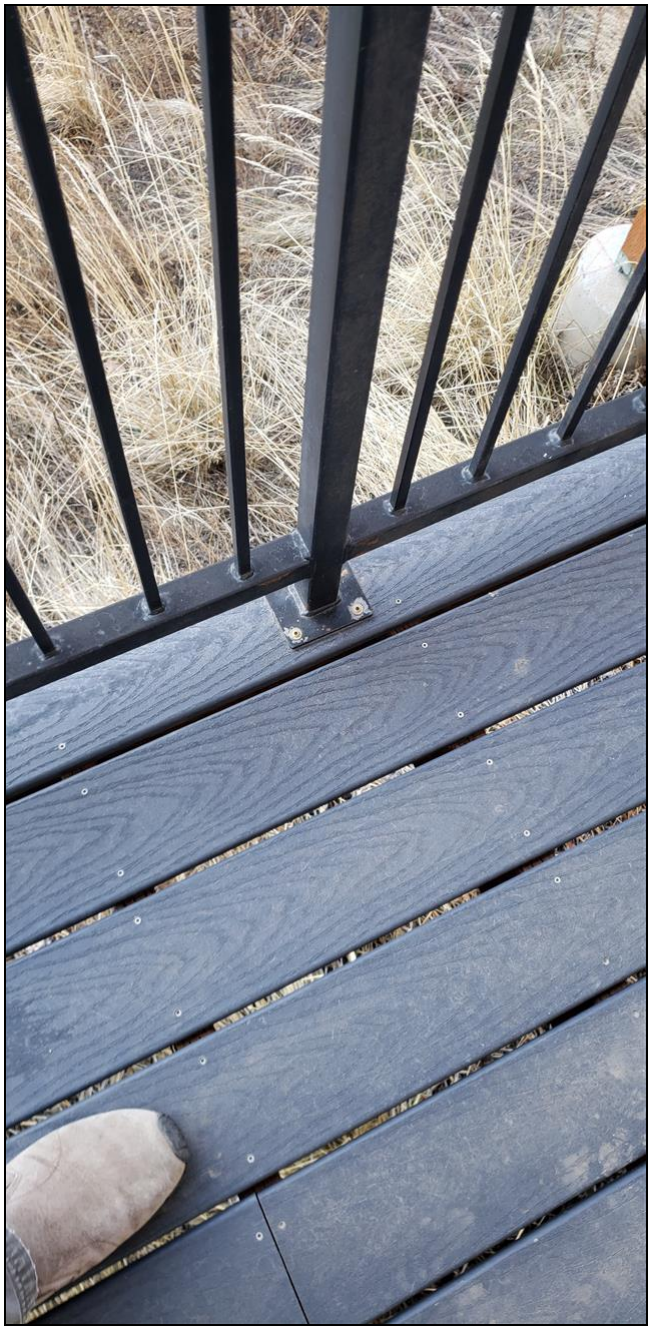
E. Item 1 (Picture)

(5) The maximum allowable height for a 4x4 column is six feet. Most of the columns exceeded this height and should be replaced.
Estimate: Detailed quotation required.

E. Item 2 (Picture)

(6) Wood rot (wood destroying fungus) noted on the deck planking (the walking surface.) The level of current decay appears to be affecting planks sufficiently that replacement is necessary. Recommend replacing all such planks with sound wood.. Recommend repair by a competent and qualified contractor.

(7) The railings are universally loose and will not perform as intended. This applies to all five buildings. The Leasing Center railings are not installed to manufacturer specifications for wood composite decking. Blocking is missing and cabinet screws are not permitted.

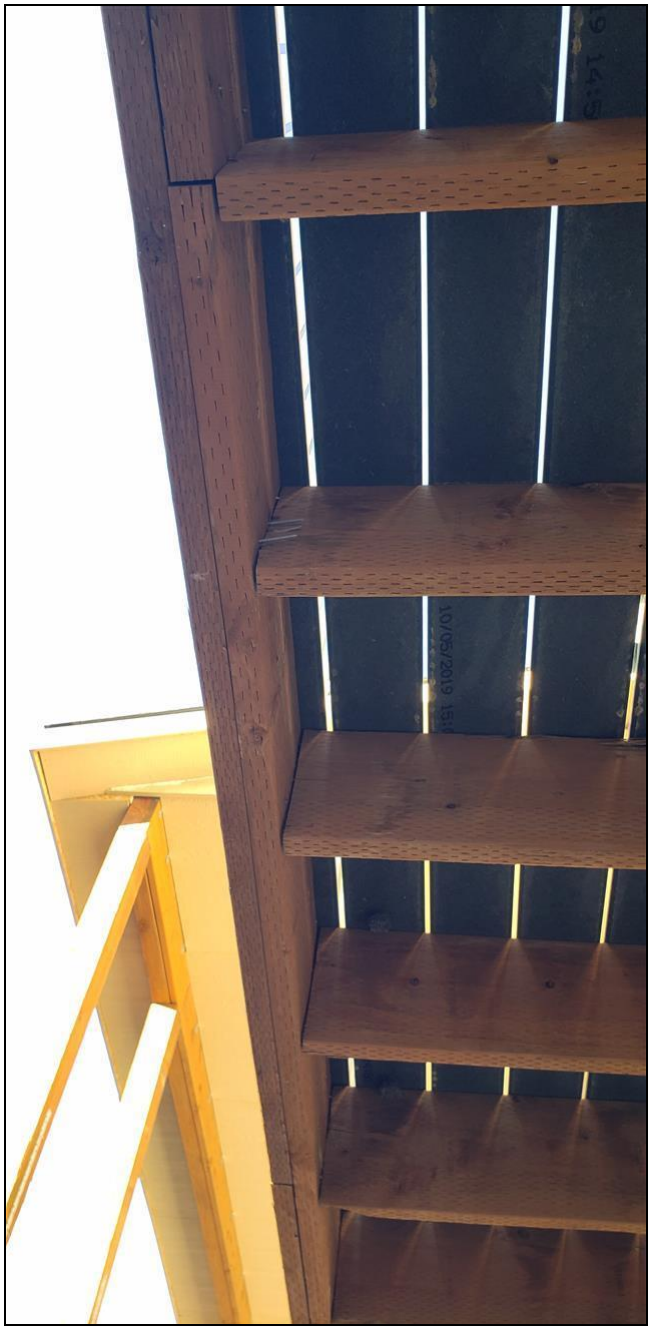


E. Item 3 (Picture)

(8) Beams are built from a single 2-inch dimensional board. The minimum allowable beam width is a 4x6 component. The undersized beam does not provide the same structural support and may be prone to failure. Recommend further evaluation and correction of all such deficiencies by a competent and qualified contractor.

E. Item 4 (Picture)

(9) Splices in beams are not supported.

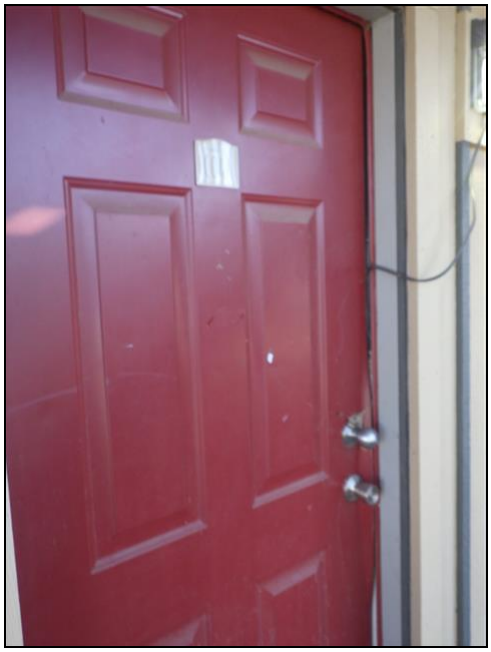


E. Item 5 (Picture)

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

Fair

(2) Each bedroom has an exterior steel door. The doors on Buildings C and D appear original. They are in poor condition and should be replaced.
Estimate: Detailed quotation required.



G. Item 1 (Picture)

(3) The doors on Buildings A, B, and the Leasing Center do not appear to have been properly installed, flashed, and sealed as there are multiple units that have water intrusion occurring. Recommend repair.
Estimate: Detailed quotation required.

G. Item 2 (Picture)

G. Item 3 (Picture)

G. Item 4 (Picture)

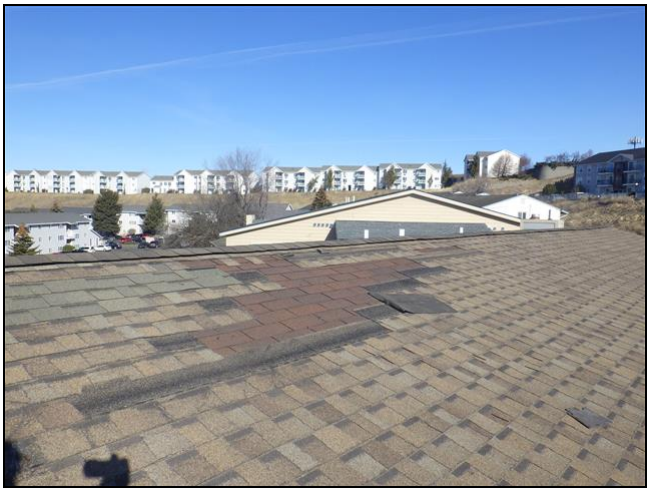
G. Item 5 (Picture)

I. Roofing

Poor

(2) The roof covering is in very poor condition on the east facing sides of all buildings except the Leasing Office. The roof may not be leaking at time of inspection (this is dependent on weather conditions at the time of the inspection.). The roof is beyond life expectancy. It is unlikely the existing roof covering is or will be water tight. Although some roofing materials in this condition MAY function for a short time, near term replacement of the roofing and flashing should be scheduled. Recommend replacement.
Estimate: $80,000-$100,000.00

I. Item 2 (Picture)



I. Item 3 (Picture)

J. Attic

Fair

(2) There were indications of plywood delamination present. In at least one are (Building A) it appears that there is an active water leak. Sheathing will likely need to be replaced when the roofs are replaced.

J. Item 1 (Picture)

(3) The ridge vent is designed to be used with soffit vents. Any other vents used in conjunction with the ridge vent violates the manufacturer's installation instructions and may void any warranties. Recommend blocking off all vents other than the soffit vents. Materials used for such blocking should closely approximate the other sheathing materials.

K. Attic Insulation

Fair

(2) Newly blown insulation to the A and B Buildings was inconsistent on depth and will need to re-blown.

(3) Insulation in the C and D Buildings was below industry standard. Recommend adding insulation.
Estimate: $5,000 - $10,000

8. Electrical Systems

A. Electric Service and Meter

Fair

(2) Buildings C and D were equiped with multiple 120/240 400 amp exterior mounted panels from Zinsco. These panels have long been considered problematical by the industry. The blade type bus bars in these panels were made using an aluminum alloy and tend to corrode, burn, and deteriorate where the breakers attach with a clip. The

breakers fail to lock securely onto the bus bar and this allows the breaker to move and slide around. This increased resistance causes heat, and sometimes fire. Recommend replacement.
Estimate: $15,000-$20,000

A. Item 3 (Picture)

C. Branch Wiring

Serviceable

(2) GFCI breakers were missing at the vanity sinks in the bedrooms of Buildings C and D.
Estimate: $2,501 - $5,000

9. Plumbing Systems

B. Plumbing Drain, Waste and Vent Systems

Fair

(3) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the building is vacant, the plumbing system is older, there are prior known drain problems (please check the seller's disclosure), or there are large tress on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing. Two companies that provide this service are Clearwater Rooter and Roto-Rooter
Estimate: $501 - $1000

10. Mechanical Systems

A. Heating Equipment

Serviceable

(2) As of July 1, 2023, electric resistance heaters will no longer be allowed to be installed. Strongly suggest verifying that these can be installed in Buildings A and the Leasing Center after that date or that all work is completed prior to the change in Washington Building Codes.

E. Domestic Water Heating

Serviceable

Building A and the Leasing Office do not have installed water heaters, except for the single A.O. Smith gas-fired water heater.

In Building B, there are 50-gallon A.O. Smith tank water heaters for the one-bedroom units. The studios are equiped with Rheem electric on-demand water heaters. Not all the on-demand heaters are installed.

In Buildings C and D, the ages varied from 29 years old to 5 years old, though one unit (the current leasing office) lack a water heater. The average was approximately 13 years old. Given the average age of the units, we expect that half of the water heaters need immediate replacement as they are substantially beyond a standard service life. The remainder will reach the replacement point in the next five years.

None of the observed water heaters in Units C and D were installed to existing safety standards and all, including the more recent installations, will require repairs/corrections. The water heaters were missing seismic strapping, drain pans, expansion tanks, and the TPR valve extensions were routed up. This valve is an emergency device, but periodically small amounts of water could be discharged. If the drain is routed up, water can collect near the valve and that can lead to corrosion and impair the operation of the valve during an emergency. This is a substantial life-safety concern in the event of an over-pressure occurrence.

Estimate: Detailed quotation required.

11. Fire Protection

A. Sprinklers and Standpipes

Information Not Available

The fire suppression system is not fully installed in the renovated buildings. Cost to complete is unknown.

No fire suppression is present in the two older buildings.

B. Alarm Systems

Poor

Smoke and carbon monoxide alarms were missing in Building C and D. Recommend installing to meet current safety standards.
Estimate: $2,501 - $5,000

C. Fire Extinguishers

Poor

An insufficient number of fire extinguishers are present and those that are present are out of code. Recommend correction by a fire protection specialist.

Estimate: Detailed quotation required.

12. Interior Elements (Tenants)

A. Ceiling, Walls, Floors

Poor

(2) The ceilings of the bedrooms in Buildings C and C are textured with a "popcorn" finish. Quite often before 1978 the texture was made with asbestos fibers. These fibers are not generally considered harmful if they are not released into the air. The EPA recommends painting the texture to "lock in" the fibers and otherwise avoiding disturbing the texture. Recommend sampling be done by an Accredited Asbestos Inspector to determine whether this texture is asbestos-containing.
Estimate: $501 - $1000

Short Term Summary 1-5 Years

Safe@Home Inspections, LLC

308 2nd Street
Asotin, WA 99402
208-596-1489

Customer
Professeional 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.

5. Lot and Grounds

C. Storm Water Drainage

Poor

(2) It appears that storm water drainage sheets downhill towards the buildings. There is evidence of erosion (settled concrete, foundation cracks) present. Recommend mitigating water sheeting by re-landscaping the lot.
Estimate: Detailed quotation required.

F. Flatwork (sidewalks, plazas, patios)

Poor

(4) The concrete for the older walkways has considerable spalling. These pieces will need eventual replacement. Reserves should be held for this.
Estimate: $2,501 - $5,000

G. Landscaping and Appurtenances

Poor

(1) Significant part of the subject property is devoted to green space. However, this area is very poorly maintained. It appears as overgrown with wild grasses. Trees are in poor condition and in need of attention. And irrigation system appears to be present but probably not functional. Significant improvements are necessary.
Estimate: Detailed quotation required.

G. Item 1 (Picture)

G. Item 2 (Picture)

G. Item 3 (Picture)

9. Plumbing Systems

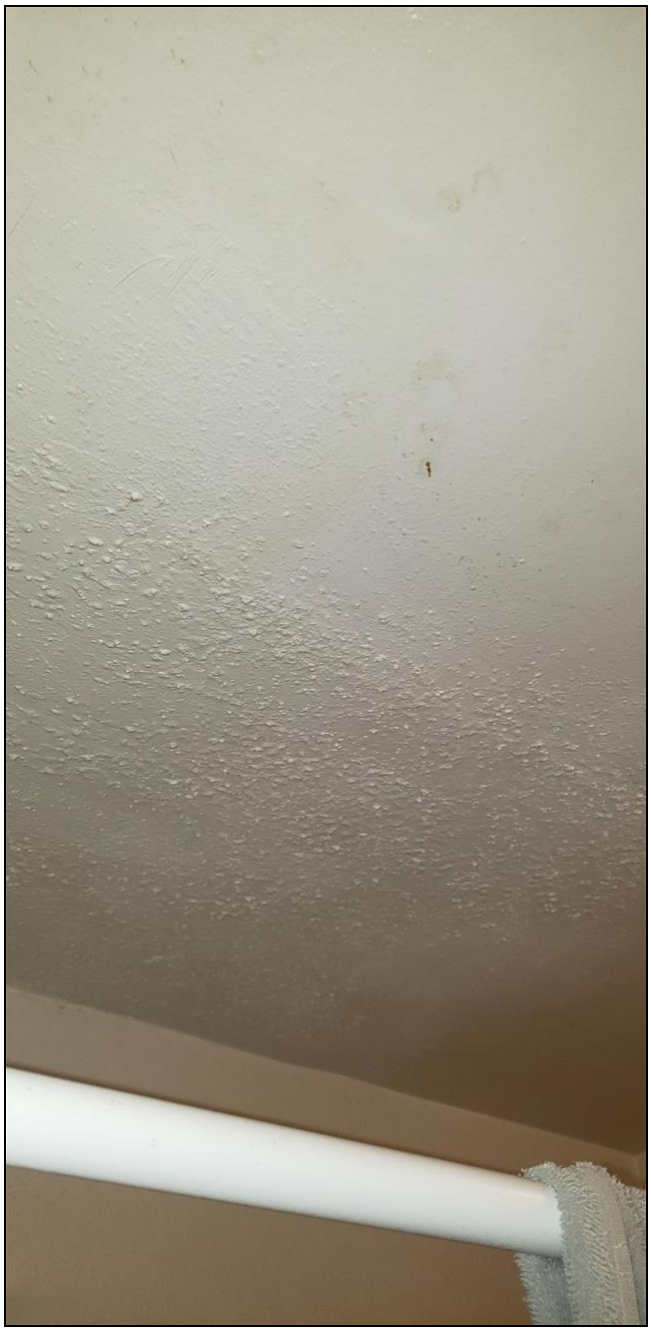
A. Plumbing - Water Supply and Distribution

Fair

(3) Active water intrusion/leakage was noted in the ceiling of Unit 4 in Building C. The leakage was taking place between floors so could be supply plumbing or waste. Multiple units had ceiling and wall repairs suggesting plumbing failures. Given this additional information, it appears that the existing plumbing systems, including supply have reached the end of their functional use. Recommend reserves for replacement in Buildings C and D. Estimate: Detailed quotation required.

A. Item 1 (Picture)

A. Item 2 (Picture)



A. Item 3 (Picture)

B. Plumbing Drain, Waste and Vent Systems

Fair

(2) Active water intrusion/leakage was noted in the ceiling of Unit 4 in Building C. The leakage was taking place between floors so could be supply plumbing or waste. Multiple units had ceiling and wall repairs suggesting plumbing failures. Given this additional information, it appears that the existing plumbing systems, including drainage have reached the end of their functional use. Recommend reserves for replacement in Buildings C and D.
Estimate: Detailed quotation required.

C. Fixtures

Fair

(2) In Buildings C and D, the shower tubs are generally older and deteriorated. Where repairs have been made, the workmanship has been generally sub-standard. Substantial upgrades for these will be necessary in the next five years.
Estimate: Detailed quotation required.

C. Item 1 (Picture)

C. Item 2 (Picture)

10. Mechanical Systems

D. Ventilation

Serviceable

(2) The upper floor bathrooms in Buildings C and D appear to terminate in the attic spaces. Recommend directing to the exterior of the building.
Estimate: $1,000 - $2,500

(3) In the premium units of Buildings C and D (those with washer/dryers), new vents were added. These were not installed in a workmanlike manner. Recommend correction. Exterior terminations lack covers.

D. Item 1 (Picture)

D. Item 2 (Picture)

E. Domestic Water Heating

Serviceable

Building A and the Leasing Office do not have installed water heaters, except for the single A.O. Smith gas-fired water heater.

In Building B, there are 50-gallon A.O. Smith tank water heaters for the one-bedroom units. The studios are equiped with Rheem electric on-demand water heaters. Not all the on-demand heaters are installed.

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Estimate: Detailed quotation required.

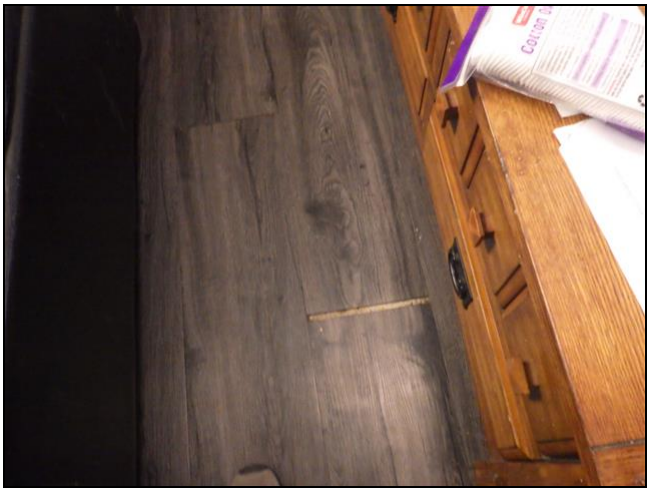
12. Interior Elements (Tenants)

A. Ceiling, Walls, Floors

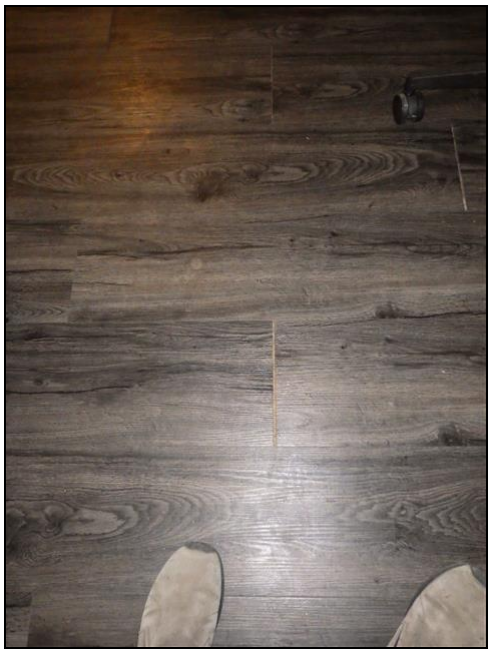
Poor

(3) Flooring in Buildings C and D was uniformly poorly installed. Given the quality of workmanship, replacement is likely the best alternative.
Estimate: Detailed quotation required.

A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)

C. Appliances

Fair

(2) Many of the appliances of Building C and D are due for replacement.
Estimate: Detailed quotation required.

C. Item 1 (Picture)

Safe@Home Inspections, LLC

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

1555 Merman Appraisal

1555 Merman 5-yr Tax Historical

1555 Merman Permits

1555 Merman Tax

1555 Merman Assessment