CALIBRE
COMMERCIAL INSPECTIONS

Inspection Report

Professional Investor

Property Address:
1234 Airport Rd
ID

Calibre Commercial Inspections, LLC

Paul Duffau CCPIA 001011
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245

TABLE OF CONTENTS

Date: 4/1/2024	Time: 09:00 AM	Report ID:
Property: 1234 Airport Rd ID	**Customer:** Professional Investor	

Overview

This is a Commercial Building Report the CCPIA Standards of Practice as a 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. In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

The purpose of the Commercial Building Report is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

This property and subsequent building (s) has been inspected by Safe@Home Inspections, LLC. Here is a summary of my qualifications: Certified Commercial Inspector #1011, WA Licensed Home Inspector #215; Certified Mold Inspector; Former Code Certified Inspector (Six Certifications); Thermographer.

Building Use: MIXED USE - HANGAR & OFFICES	**Construction Type:** Metal	**Number of floors/stories:** 1- Story
Approximate building size: 20000+ square feet	**Reported Year of Construction:** 2003	**Client Is Present:** Yes
Weather: Partly Cloudy	**Rain in last 3 days:** NO	**Recent Snow:** No
Temperature: 40-49 degrees		

RESULTS AT A GLANCE

88	16	40
ITEMS INSPECTED Total number in report.	SUMMARY COMMENTS Total number in report.	PHOTOS Total number in report.

1. LOT AND GROUNDS

ITEMS: LOT AND GROUNDS

A. PHYSICAL PARAMETERS

INFORMATION

The lot for the subject property appeared to be rectangular in shape. Two sides of the property were vacant land with the other two side occupied by runway systems.

B. TOPOGRAPHY

INFORMATION

The lot for the subject property was flat.

C. STORM WATER DRAINAGE

SERVICEABLE

(1) Stormwater drainage for the plot is handled by sheeting action from the parking lot to storm drains located in the center line to the parking lot. A total of four storm drains were observed.

C. Item 1 (Picture)

(2) The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

(3) No readily observable material deficiencies were noted.

D. ACCESS AND EGRESS

SERVICEABLE

Public access to the property was through a single gate at the front. Access was also possible on a restricted basis from the direction of the airport runways. Fire lane access was present at both these locations as well.

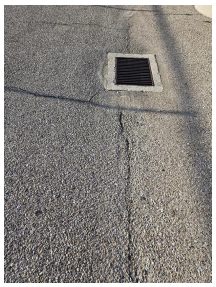
D. Item 1 (Picture)

E. PAVING, CURBING AND PARKING

POOR

(1) The paving system for the subject property was a asphalt surface over a stabilized gravel base. It appears that there are 23 parking spaces. Two of these are marked for handicapped vehicles. Curbing was cast-in-place concrete.

(2) The asphalt surface was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface and possibly the subsurface structure. Moderate cracking also observed.. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.


E. Item 1 (Picture)


E. Item 2 (Picture)

(3) Striping for the parking lot was in very poor condition. Recommend re-striping the parking lot after repairs and sealant applications are complete.

F. FLATWORK (SIDEWALKS, PLAZAS, PATIOS)

SERVICEABLE

The walkways are poured in place concrete and located at the front and left hand side of the building. There is also a concrete apron located to the rear of the building. The concrete apron has lighting and


F. Item 1 (Picture)


F. Item 2 (Picture)

G. LANDSCAPING AND APPURTENANCES

FAIR

(1) Landscaping was comprised of low shrubs and trees along the front of the property. A sprinkler system for this was present. The landscaping did not appear well maintained.


G. Item 1 (Picture)

(2) No dedicated trash enclosure was observed.

(3) There was a mailbox located at the front right corner of the building.

(4) The property was fully fenced with separation from the adjacent lots and a second fence line separating the front of the property from the secured areas of the rear. Gates were manually locked.

(5) Numerous storage containers were present. Recommend asking if they are included with the property and/or if leased.

H. SITE SAFETY FEATURES

SERVICEABLE

(1) There were wall-mounted lights. The lighting appeared to be in good condition though not tested. Coverage appeared to be acceptable.

(2) A security system was present with cameras located on the building covering points of access. A sign was present to warn visitors of the system. No readily observable material deficiencies were noted.

(3) A fire safety warning system was present with both audible and visual indicators located on the exterior of the building. No readily observable material deficiencies were noted.

2. STRUCTURAL FRAME AND BUILDING ENVELOPE

STYLES & MATERIALS: STRUCTURAL FRAME AND BUILDING ENVELOPE

Foundation Type:
SLAB-ON-GRADE

ITEMS: STRUCTURAL FRAME AND BUILDING ENVELOPE

A. TYPE OF CONSTRUCTION

INFORMATION

The construction rating is a Type II.

B. FOUNDATION

SERVICEABLE

(1) Foundation construction was a slab-on-grade concrete construction, presumably with continuous reinforced concrete footings and foundation walls. Inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings.

(2) No readily observable material deficiencies were noted.

C. BUILDING FRAME

SERVICEABLE

The building frame was a pre-manufactured steel structure. The fabricator appears to be Pacific Building Systems. The hangar floor is a clear-span space with offices/storage to either side of the open space. The front offices are a separated structure that shares the front wall of the hangar space.
The steel columns and beams carry the load of the structure with the sidewalls and roof attached by use of purlins.

The mezzanine sections were concrete floors supported by steel framing.

No readily observable material deficiencies were noted.

C. Item 1 (Picture)

D. SIDEWALL SYSTEM (EXTERIOR WALL CLADDING AND COMPONENTS)

FAIR

(1) The exterior walls were clad with a combination of metal siding with exposed fasteners for the primary part of the building and cement fiber board at the office spaces in front.

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

D. Item 1 (Picture)

D. Item 2 (Picture)

(3) The cement fiber board siding had considerable water-related damage to the surface. Several of the planks appeared sufficiently compromised as to require replacement. The source of water is likely from the roof edge or gutters. This source of damage should be repaired to prevent reoccurrence. Damaged planking should be replaced. The entirety of the fiber board is overdue for painting. Recommend that all work be completed by a licensed and qualified siding contractor.

D. Item 3 (Picture)

D. Item 4 (Picture)

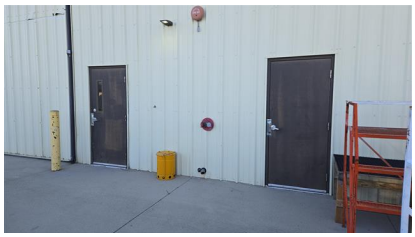
E. FENESTRATION SYSTEM (I.E. WINDOWS, OPENINGS, DOORS ETC.)

FAIR

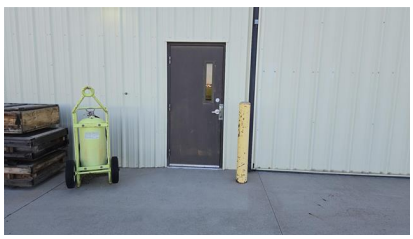
(1) There were a total of five pedestrian doors to the building. The primary entry is an anodized metal-framed pair of doors with thermal glazing. The remaining doors are steel security doors at the rear and side of the property. A steel security door was present at the side of the building for a mechanical space. No readily observable material deficiencies were noted.

E. Item 1 (Picture)

E. Item 2 (Picture)



E. Item 3 (Picture)



E. Item 4 (Picture)

E. Item 5 (Picture)

(2) The windows were vinyl-framed thermally paned systems. Approximately one-third had operable components with the remainder fixed pane assemblies.

(3) The windows do not appear to have been properly installed with flashing to prevent water leakage. Indications of leakage were noted at five different windows. One window had apparent fogging from a damaged seal. Recommend evaluation and repair by a licensed and qualified window specialist.

E. Item 6 (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.*

3. ROOFING

STYLES & MATERIALS: ROOFING

Roof-Type:
GABLE
SHED

Roof Slope (Approximate):
2:12 TO 4:12 SLOPE

Roof Covering:
METAL, EXPOSED FASTENERS

Approximate Age:
21-25 YEARS OLD

Means of Roof Inspection:
TRAVERSED ROOF

Limitations:
NONE

ITEMS: ROOFING

A. ROOF COVERINGS

POOR

(1) The roof covering for both the upper and lower roofs was a lapped metal panel system with exposed screws or nails for fasteners. The typical lifespan of these panels is 30-60 years depending on the quality of the initial material, the quality of the installer, the quality of maintenance, and environmental conditions.

(2) Considerable evidence of leaking was observed on both roofs. The upper roof is currently actively leaking as evident by the water that has followed the gas lines into the building. Efforts to control leakage appears to have consisted of using elastormeric sealants are the penetrations and all screw points for the upper roof and a solid coating on the lower roof with additional applications at the wall/roof connection.
Elastomeric coatings are a temporary repair of what appears to be a significant on-going roof concern. Further, sealing all the fasteners does not allow for tightening/repair of loose fasteners until the sealant fails. In the meantime, significant movement of the roof covering is possible that can create additional damage.

Given the usage of the building and the associated vibration related to that usage, a different roofing system such as a TPO/PVC membrane may be necessary. This will entail considerable expense. Recommend evaluation by a licensed and qualified roofing contractor that is familiar with both metal roofing and membrane systems.

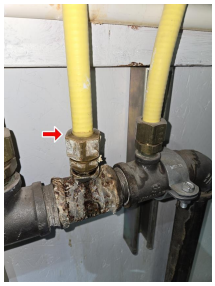
B. FLASHINGS

POOR

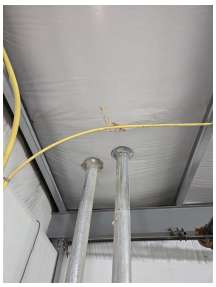
The flashings used for the various roof penetrations for the mechanical equipment does not conform to good construction practices for metal roofing. Active leaking was noted at the rear left corner of the building where a pair of flues exhaust. Recommend further evaluation of the flashings by a person experienced with metal roofing who can determine the best means of correction and the costs associated with same.

B. Item 1 (Picture)

B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)

C. ATTIC

NOT PRESENT

There was no attic space present in this structure.

D. PARAPETS (PROTECTIVE WALL BARRIERS AT BALCONY, ROOF ETC.)

NOT PRESENT

E. INSULATION

SERVICEABLE

Minimal insulation is present on the hangar floor area, attached to the underside of the roof covering . The office spaces had the insulation at the underside of the roof and additional fiberglass batts installed over some of the office spaces.

4. ELECTRICAL SYSTEM

STYLES & MATERIALS: ELECTRICAL SYSTEM

Main Panel Location:
EXTERIOR

Wiring Methods:
NON-METALLIC SHEATHED CABLE (ROMEX)
ARMORED CABLE
METALLIC CONDUIT
THHN

Grounding Electrode:
DRIVEN GROUND ROD

ITEMS: ELECTRICAL SYSTEM

A. UTILITY SERVICE COMPONENTS

SERVICEABLE

(1) The electric meter appeared to be in serviceable condition at the time of the inspection. The electrical service was an underground feeder and connected to the subject property via a riser located on the left side side of the structure. No readily observable deficiencies were noted.

A. Item 1 (Picture)

(2) The cabinet that contain the electrical service did not have a visible data place. It appears that power to the subject property is a three-phase, four wire 120/208v based on the labeling of the electrical meter.

A. Item 2 (Picture)

(3) Sizing of the electrical service is typically done by evaluating the smallest component of the service entrance conductor, service panel rating, and service interrupt. For this building, it appears that there is a 200 amp service present. It appears that the cabinet may have greater capacity than that but the lack of a visible data plate did not allow for confirmation.

B. BONDING AND GROUNDING SYSTEMS

FAIR

(1) Corrugated Stainless Steel Tubing (CSST) was observed in the building that did not appear to be correctly bonded. Flexible metal gas piping systems manufacturers generally require bonding methods that are somewhat different from the NEC 250.104(B) requirements. Recommend that a licensed and qualified electrical contractor installed the necessary bond prior to the first incidence of CSST on the gas piping system to the standards established by the CSST manufacturer industry. Additional information can be found at CSST-Safety.

B. Item 1 (Picture)

B. Item 2 (Picture)

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

C. MAIN DISTRIBUTION PANEL

SERVICEABLE

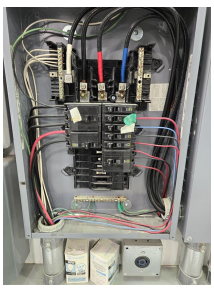
There are two main electrical shut-offs located on the exterior of the building on the left side. These appear to be fused switches manufactured by Square D and rated for 200amps. No readily observable material deficiencies were noted.

C. Item 1 (Picture)

D. SECONDARY DISTRIBUTION PANELS

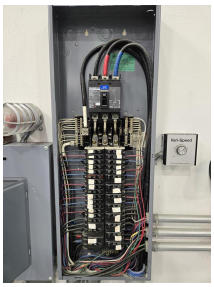
SERVICEABLE

(1) The three panels inside the building were secondary panels. Panel A is a 200-amp 120/240v system handling the office spaces. Panel B is a 200 amp 120/208v (presumed) system handling the hangar space and acts as the feeder for the third secondary panel which is a 100 amp three-phase system.

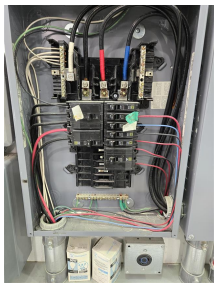


D. Item 1 (Picture)

(2) A specific question of the client regarded the capacity for the panels to handle more circuits/appliances. It appears that the three-phase panel is at capacity. Adding additional loads should be discussed with a licensed and qualified electrical contractor.



D. Item 2 (Picture)

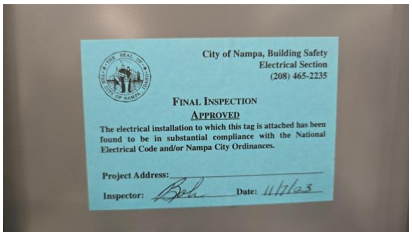


D. Item 3 (Picture)

E. PERMIT/INPSECTION STICKER PRESENT

SERVICEABLE

It appears that the electrical panel and wiring has been properly permitted and inspected by the authority having jurisdiction.



E. Item 1 (Picture)

F. VISIBLE JUNCTION BOXES/WIRING CONDITION

SERVICEABLE

The electrical service for the air conditioners is protected by conduit that is not weather tight. This can allow water into the service and cause damage to the wiring or create a shock hazard. Recommend repair by a licensed and qualified contractor.

F. Item 1 (Picture)

G. RECEPTACLES, SWITCHES, LIGHTS, AND FANS

SERVICEABLE

No readily observable material deficiencies were noted.

H. GFCI/AFCI

SERVICEABLE

No readily observable material deficiencies were noted.

5. PLUMBING SYSTEM - WATER

DESCRIPTION

There were three restrooms - a dedicated women's restroom, a dedicated men's restroom, and a men's restroom/locker area. The locker area had a shower installed. One mop sink was present. Two utility sinks were observed.

STYLES & MATERIALS: PLUMBING SYSTEM - WATER

Water Source:
PUBLIC

Plumbing Main (Interior):
UTILITY ROOM

Pressure Reducing Valve:
NO

Plumbing Water Supply (into building):
COPPER

Plumbing Water Distribution (inside Building):
COPPER

Type of Waste Drainage:
SEWER

Plumbing Waste:
ABS

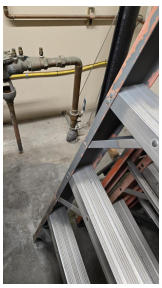
Cleanout Location:
LEFT SIDE

ITEMS: PLUMBING SYSTEM - WATER

A. MAIN WATER SHUT-OFF DEVICE

SERVICEABLE

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



A. Item 1 (Picture)

B. PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

SERVICEABLE

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

C. PLUMBING DRAIN, WASTE AND VENT SYSTEMS

SERVICEABLE

The visible drain, waste and vent pipes were constructed from ABS and appeared to be in serviceable condition at the time of the inspection. No readily observable deficiencies were noted.

D. SINKS, BATHS, & COMMODES

SERVICEABLE

No readily observable material deficiencies were noted.

6. FUEL OIL AND GAS

STYLES & MATERIALS: FUEL OIL AND GAS

Type of Fuel:
NATURAL GAS

Gas Meter Location:
LEFT SIDE

Gas Piping Materials:
BLACK IRON
FLEXIBLE APPLIANCE CONNECTOR
CORRUGATED STAINLESS STEEL
TUBING (CSST)

Appliance Shut-offs:
PRESENT

Sediment Traps:
PRESENT

ITEMS: FUEL OIL AND GAS

A. GAS METER

SERVICEABLE

A natural gas meter was located on the left hand side of the subject property. The meter was an active use at the time of inspection. Meter was checked with a combustible gas detector. No leakage was noted. No readily observable deficiencies were noted.

A. Item 1 (Picture)

B. GAS PIPING

SERVICEABLE

No readily observable material deficiencies were noted.

C. APPLIANCE GAS SHUT-OFFS

SERVICEABLE

The primary shut off was present at the meter on the exterior of the building. Individual shut-offs were observed for the gas-fired equipment.

D. SEDIMENT TRAPS

SERVICEABLE

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

E. UNDERGROUND FUEL STORAGES TANK

NOT PRESENT

7. DOMESTIC WATER HEATING

STYLES & MATERIALS: DOMESTIC WATER HEATING

Number of Water Heaters:
ONE

Water Heater Location:
UTILITY ROOM

Water Heater Manufacturer:
BRADFORD-WHITE

Water Heater Power Source:
NATURAL GAS

Water Heater Age (Years):
1-5 YEARS

Water Heater Capacity:
50 GALLON

Flue Type:
CLASS B

Water Temperature:
NOT MEASURED

Expansion Tank:
PRESENT

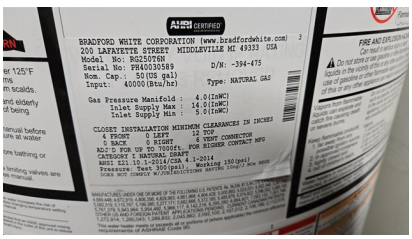
Water Heater Drain Pan:
NOT NECESSARY

ITEMS: DOMESTIC WATER HEATING

A. WATER HEATING DESCRIPTION

SERVICEABLE

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



A. Item 1 (Picture)

A. Item 2 (Picture)

B. WATER HEATER OPERATION

SERVICEABLE

C. COMBUSTION SYSTEM & FLUE

SERVICEABLE

D. TEMPERATURE PRESSURE RELIEF

SERVICEABLE

The water heater was equipped with a Temperature-Pressure Relief (TPR) valve with an appropriate extension.

E. EXPANSION TANK

SERVICEABLE

The water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. This reduces the pressure on the plumbing pipes and fixtures which will reduce the potential for leakage.

F. WATER HEATER MAINTENANCE

INFORMATION

Water heaters, as with most mechanical and gas-fired systems, require periodic maintenance. This unit does not appear to have received such maintenance or the service sticker is missing. Recommend servicing at this time

8. HEATING, COOLING, & VENTILATION

STYLES & MATERIALS: HEATING, COOLING, & VENTILATION

Heat Type:
GAS-FIRED INDUCED DRAFT FURNACE

Number of Furnaces:
FOUR

Age of Heating Equipment:
20-24 YEARS OLD

Furnace Energy Source:
NATURAL GAS

Type of Flue:
CLASS B VENT

Cooling Type:
CENTRAL AIR CONDITIONING - SPLIT SYSTEM

Number of Air Conditioners:
THREE

Age of Cooling Equipment:
20-24 YEARS OLD

Thermostat Location:
HALLWAY

ITEMS: HEATING, COOLING, & VENTILATION

A. HEATING EQUIPMENT

POOR

There were four natural gas-fired furnaces present. Two furnaces distributed heat to the office spaces via ductwork. Two directed their heat via fans directly into the hangar space. Three of four had accessible data plates. Maintenance on all four furnaces appears substandard.
The two furnaces for the hangar were manufactured by ADP and were rated at 195,000 BTUs of capacity. Model numbers for these were SEP-200A-3. original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor.

The two furnaces for the office spaces were manufactured and appeared to be rated at 69,000 BTUs. The one visible model number was GDT070. original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor. Additionally, water intrusion from roof leakage was noted in both of the furnaces.

B. HEATING EQUIPMENT OPERATION

INFORMATION

Heating equipment was operational at the time of inspection.

C. COMBUSTION SYSTEM & FLUE

FAIR

The furnace exhaust flues had white, powdery deposits on the furnace exhaust flue and/or cabinet top that indicate the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. Recommend evaluation and repair by a licensed, competent, and qualified HVAC contractor.

D. COOLING EQUIPMENT

POOR

There were three air conditioning systems present. Each was a split system. The manufacturer of all three systems was Goodman Manufacturing. They were rated at 2.5 tons, 3 tons, and 4 tons of cooling capacity, respectively. The evaporator units for two systems were installed with the furnaces while the final one was installed in the interstitial space above the drop ceiling. Maintenance on all three air conditioners appears substandard. All were original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor.

D. Item 1 (Picture)

D. Item 2 (Picture)

D. Item 3 (Picture)

E. COOLING EQUIPMENT OPERATION

INFORMATION NOT AVAILABLE

The A/C was not tested for proper operation as the outside air temperature is less than 60 degrees. Operating cooling equipment out of season can damage it. We did not inspect this unit(s) for operation.

F. OPERATING CONTROLS

SERVICEABLE

No readily observable material deficiencies were noted.

G. SAFETY CONTROLS

SERVICEABLE

No readily observable material deficiencies were noted.

H. CONDENSATE SYSTEM

SERVICEABLE

No readily observable material deficiencies were noted.

I. VENTING SYSTEMS (KITCHENS, RESTROOMS AND LAUNDRY)

SERVICEABLE

No readily observable material deficiencies were noted.

9. INTERIOR SURFACES

STYLES & MATERIALS: INTERIOR SURFACES

Ceiling Materials:
ACOUSTIC TILE
METAL

Wall Materials:
DRYWALL

ITEMS: INTERIOR SURFACES

A. CEILINGS

FAIR

Staining was present on ceiling tiles in the office spaces. These were determined to be from older window leaks.I recommend replacing tiles and evaluating further. No active moisture was measured in the existing stained tiles, during our inspection.

B. WALLS

SERVICEABLE

No readily observable material deficiencies were noted.

C. FLOORS

SERVICEABLE

No readily observable material deficiencies were noted.

D. INTERIOR DOORS (REPRESENTATIVE NUMBER)

SERVICEABLE

No readily observable material deficiencies were noted.

E. KITCHEN CABINETRY

SERVICEABLE

No readily observable material deficiencies were noted.

10. KITCHEN

ITEMS: KITCHEN

A. DISHWASHER

FAIR

The dishwasher is aging. Nationally, these last about six years. It would be prudent to include upgrading the dishwasher in your mid-term plans for the home.

B. RANGES/OVENS/COOKTOPS

SERVICEABLE

C. RANGE HOOD

SERVICEABLE

D. REFRIGERATOR

SERVICEABLE

11. STAIRS

STYLES & MATERIALS: STAIRS

Stairway Locations:
GROUND FLOOR TO MEZZANINE

Number of Stairwells (4 or More Risers):
TWO

ITEMS: STAIRS

A. STAIRWAY STRUCTURE

SERVICEABLE

No readily observable material deficiencies were noted.

B. STAIR TREADS

SERVICEABLE

No readily observable material deficiencies were noted.

C. STAIR HANDRAILS/GUARDRAILS

SERVICEABLE

No readily observable material deficiencies were noted.

12. FIRE PROTECTION

ITEMS: FIRE PROTECTION

A. FIRE STATIONS

INFORMATION

The nearest responding fire station is Nampa Fire Department Station 5 which is less than one mile away.

B. FIRE HYDRANT

SERVICEABLE

C. SPRINKLERS AND STANDPIPES

SERVICEABLE

A fire suppression system is present. It appears that the servicing company is All Valley Fire Inspections and Service. Recommend requesting copies of inspection and servicing reports. No readily observable deficiencies were noted.

D. ALARM SYSTEMS

SERVICEABLE

E. FIRE EXTINGUISHERS

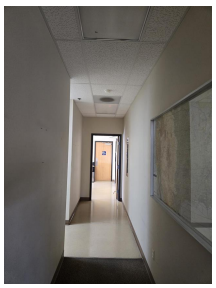
SERVICEABLE

Fire extinguishers were present with at least six on the hangar floor and mezzanine.

F. EMERGENCY LIGHTING

SERVICEABLE

There was minimal signage and emergency lighting in the hallway leading to the breakroom. Recommend installation to meet OSHA regulations. Otherwise, emergency systems appeared adequate.



F. Item 1 (Picture)

Out of Scope Issues

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

IMMEDIATE COSTS SUMMARY

Customer
Professional Investor

Address
1234 Airport Rd
ID

Calibre Commercial Inspections, LLC
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.
Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

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

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

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

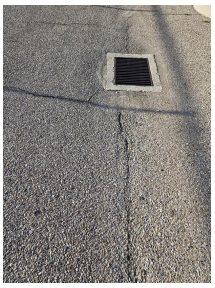
Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the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

1. LOT AND GROUNDS

E. PAVING, CURBING AND PARKING

POOR

(2) The asphalt surface was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface and possibly the subsurface structure. Moderate cracking also observed.. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.


E. Item 1 (Picture)


E. Item 2 (Picture)

(3) Striping for the parking lot was in very poor condition. Recommend re-striping the parking lot after repairs and sealant applications are complete.

2. STRUCTURAL FRAME AND BUILDING ENVELOPE

D. SIDEWALL SYSTEM (EXTERIOR WALL CLADDING AND COMPONENTS)

FAIR

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


D. Item 1 (Picture)


D. Item 2 (Picture)

(3) The cement fiber board siding had considerable water-related damage to the surface. Several of the planks appeared sufficiently compromised as to require replacement. The source of water is likely from the roof edge or gutters. This source of damage should be repaired to prevent reoccurrence. Damaged planking should be replaced. The entirety of the fiber board is overdue for painting. Recommend that all work be completed by a licensed and qualified siding contractor.


D. Item 3 (Picture)


D. Item 4 (Picture)

E. FENESTRATION SYSTEM (I.E. WINDOWS, OPENINGS, DOORS ETC.)

FAIR

(3) The windows do not appear to have been properly installed with flashing to prevent water leakage. Indications of leakage were noted at five different windows. One window had apparent fogging from a damaged seal. Recommend evaluation and repair by a licensed and qualified window specialist.

E. Item 6 (Picture)

3. ROOFING

A. ROOF COVERINGS

POOR

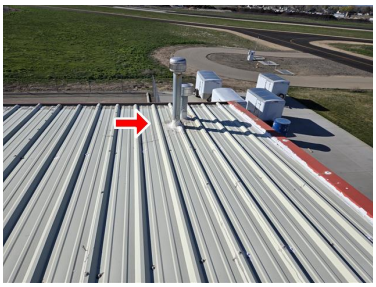
(2) Considerable evidence of leaking was observed on both roofs. The upper roof is currently actively leaking as evident by the water that has followed the gas lines into the building. Efforts to control leakage appears to have consisted of using elastomeric sealants are the penetrations and all screw points for the upper roof and a solid coating on the lower roof with additional applications at the wall/roof connection.
Elastomeric coatings are a temporary repair of what appears to be a significant on-going roof concern. Further, sealing all the fasteners does not allow for tightening/repair of loose fasteners until the sealant fails. In the meantime, significant movement of the roof covering is possible that can create additional damage.

Given the usage of the building and the associated vibration related to that usage, a different roofing system such as a TPO/PVC membrane may be necessary. This will entail considerable expense. Recommend evaluation by a licensed and qualified roofing contractor that is familiar with both metal roofing and membrane systems.

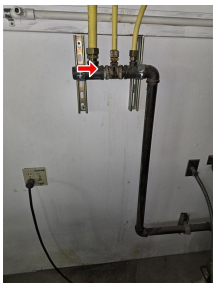
B. FLASHINGS

POOR

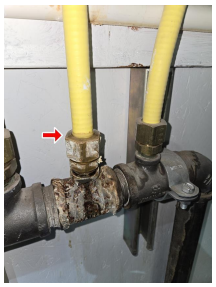
The flashings used for the various roof penetrations for the mechanical equipment does not conform to good construction practices for metal roofing. Active leaking was noted at the rear left corner of the building where a pair of flues exhaust. Recommend further evaluation of the flashings by a person experienced with metal roofing who can determine the best means of correction and the costs associated with same.



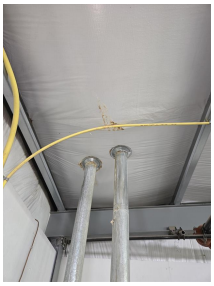
B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)

4. ELECTRICAL SYSTEM

B. BONDING AND GROUNDING SYSTEMS

FAIR

(1) Corrugated Stainless Steel Tubing (CSST) was observed in the building that did not appear to be correctly bonded. Flexible metal gas piping systems manufacturers generally require bonding methods that are somewhat different from the NEC 250.104(B) requirements. Recommend that a licensed and qualified electrical contractor installed the necessary bond prior to the first incidence of CSST on the gas piping system to the standards established by the CSST manufacturer industry. Additional information can be found at CSST-Safety.

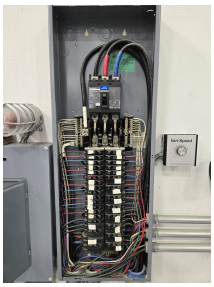
B. Item 1 (Picture)

B. Item 2 (Picture)

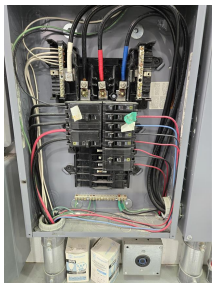
D. SECONDARY DISTRIBUTION PANELS

SERVICEABLE

(2) A specific question of the client regarded the capacity for the panels to handle more circuits/appliances. It appears that the three-phase panel is at capacity. Adding additional loads should be discussed with a licensed and qualified electrical contractor.



D. Item 2 (Picture)



D. Item 3 (Picture)

F. VISIBLE JUNCTION BOXES/WIRING CONDITION

SERVICEABLE

The electrical service for the air conditioners is protected by conduit that is not weather tight. This can allow water into the service and cause damage to the wiring or create a shock hazard. Recommend repair by a licensed and qualified contractor.

F. Item 1 (Picture)

7. DOMESTIC WATER HEATING

F. WATER HEATER MAINTENANCE

INFORMATION

Water heaters, as with most mechanical and gas-fired systems, require periodic maintenance. This unit does not appear to have received such maintenance or the service sticker is missing. Recommend servicing at this time

8. HEATING, COOLING, & VENTILATION

C. COMBUSTION SYSTEM & FLUE

FAIR

The furnace exhaust flues had white, powdery deposits on the furnace exhaust flue and/or cabinet top that indicate the presence of excessive amounts of moisture, typically related to condensation formed by improper furnace exhaust flue conditions. This condition may result in premature failure of furnace components. Recommend evaluation and repair by a licensed, competent, and qualified HVAC contractor.

9. INTERIOR SURFACES

A. CEILINGS

FAIR

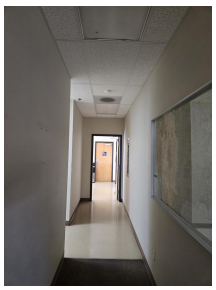
Staining was present on ceiling tiles in the office spaces. These were determined to be from older window leaks.I recommend replacing tiles and evaluating further. No active moisture was measured in the existing stained tiles, during our inspection.

12. FIRE PROTECTION

F. EMERGENCY LIGHTING

SERVICEABLE

There was minimal signage and emergency lighting in the hallway leading to the breakroom. Recommend installation to meet OSHA regulations. Otherwise, emergency systems appeared adequate.



F. Item 1 (Picture)

SHORT TERM SUMMARY 1-5 YEARS

Customer
Professional Investor

Address
1234 Airport Rd
ID

Calibre Commercial Inspections, LLC
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245

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8. HEATING, COOLING, & VENTILATION

A. HEATING EQUIPMENT

POOR

There were four natural gas-fired furnaces present. Two furnaces distributed heat to the office spaces via ductwork. Two directed their heat via fans directly into the hangar space. Three of four had accessible data plates. Maintenance on all four furnaces appears substandard.
The two furnaces for the hangar were manufactured by ADP and were rated at 195,000 BTUs of capacity. Model numbers for these were SEP-200A-3. original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor.

The two furnaces for the office spaces were manufactured and appeared to be rated at 69,000 BTUs. The one visible model number was GDT070. original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor. Additionally, water intrusion from roof leakage was noted in both of the furnaces.

D. COOLING EQUIPMENT

POOR

There were three air conditioning systems present. Each was a split system. The manufacturer of all three systems was Goodman Manufacturing. They were rated at 2.5 tons, 3 tons, and 4 tons of cooling capacity, respectively. The evaporator units for two systems were installed with the furnaces while the final one was installed in the interstitial space above the drop ceiling. Maintenance on all three air conditioners appears substandard. All were original to the construction of the building. As such, they are past a normal service life and are due for replacement. Recommend obtaining costs from a licensed and qualified HVAC contractor.

D. Item 1 (Picture)

D. Item 2 (Picture)

D. Item 3 (Picture)

INVOICE

CALIBRE
COMMERCIAL INSPECTIONS

Calibre Commercial Inspections, LLC
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245
Inspected By: Paul Duffau CCPIA 001011

Inspection Date: 4/1/2024
Report ID:

Customer Info:	Inspection Property:
Professional Investor **Customer's Real Estate Professional:**	1234 Airport Rd ID

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Inspection - Full Day	1250.00	1	1250.00

Tax $0.00
Total Price $1250.00

Payment Method: Check
Payment Status: Paid-in-Full
Note: Ck #14984