



8426 E Shea Blvd, Scottsdale, AZ, 85260

602-308-8722

www.decbuildingconsultants.com

PROPERTY CONDITION ASSESSMENT

Prepared For

INSPECTION ADDRESS

655 E Dobson Rd, Chandler, AZ,

INSPECTION DATE

3/13/2007 from 11:36 AM to 5:36 PM



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

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General Report Information

Main Address: 655 E Dobson Rd
Chandler, AZ

Inspection Date: 3/13/2007 from 11:36 AM to 5:36 PM

Present at Time of Inspection: Seller's Agent
Property Manager
Tennants

Report Name: 655 S Dobson Rd

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Executive Summary

The following items should be placed in this form to comply with ASTM Standards:

1. General physical condition of the buildings

Good condition , with average maintenance and repair .

2. Recommend that each suite maintain its own water hearwes and protect the building from water damage issues by installing catch pans .

3. Maintiencce is needed on many of the patent room sinks from valve stem leaks to drain leaks , each suite should be on that as a in house repair.

4.

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The Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

Termite & Pest Assessment

Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

Code Compliance Assessment

Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment

Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment

Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment

There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminants that have been described by the Environmental Protection Agency. You can learn more about these on the web at [insert the web address].

Americans with Disabilities Act Assessment

The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment

Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public.

Tele-communications Assessment

Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment

Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment

We will describe the overall condition of recreational equipment. However, we do not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

Additional Considerations

This is where additional Considerations go.

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Document Review and Interviews

Interviews with current tenants, etc.

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Out of Scope Considerations

Out of Scope Considerations;

The weight factor of the second floor sustaining the dead load of patient files in the hallways . This needs to reviewed with the original engineers diagrams and calculations.

Limiting Conditions

Put limiting conditions here. These could include areas where you could not inspect and the reason why.

Was limited on time .(prearranged at 5 min per office.)

was limited on access to elevator pit.

limited on time on roof due to rain and active lighting in the quarter mile area.

Exhibits

This is where your additional inspection reports go. For example, Elevator Engineering Assessment.



8426 E Shea Blvd, Scottsdale, AZ, 85260

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Proposal

Date: 3/28/2007

Client:

Inspection Address: 655 E Dobson Rd

Chandler, AZ

We propose to complete a Property Condition Assessment, or PCA, of the above-referenced

commercial property in accordance with the American Standard for Testing Materials, or ASTM

(E2018-01), which is an internationally recognized standard for the baseline assessment of commercial

buildings, and which is available upon request and can also be viewed and downloaded by visiting

www.astm.org. The building consists of 22500 square feet, upon which our fee is based. Any

discrepancy between the actual size and use of the building could result in an adjustment of the fee.

Upon completion of the PCA, we will provide you with a report that includes a summary of deficiencies,

recommended services or upgrades, and estimated costs, after which we will be available for any consultation that you may need.

The following is included in the service;

ROOF EVAL, PLUMBING EVAL, ELECTRICAL EVAL, STRUCTURAL EVAL,
MECHANIC (hvac), ADA
COMPLIANCE, ELEVATOR FUNCTION TESTING,

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INFAREAD EVALUATION OF ENVOLOPE OF BUILDING, ELECTRICAL PANELS,
HVAC SYSTEMS, PLUMBING SYSTEMS WILL BE INCLUDED.

Cost \$2250.00

If this is the service that you require, please email a approval to DECinspect@aol.com
or call us at 602-308-8722

Yours sincerely,

Daniel Haydon PhD



8426 E Shea Blvd, Scottsdale, AZ, 85260

602-308-8722

www.decbuildingconsultants.com

Contract

Date: 3/28/2007

Client:

Inspection Address: 655 E Dobson Rd

Chandler, AZ

Contract

At your request, **DEC Building Consultants** proposes to complete a property assessment of the building located at the address above in compliance with ASTM standard E 2018-01, which is included with the report. The purpose of the assessment is to acquaint you with the overall condition of the property and thereby reduce the likely cost of repairs that might affect your evaluation of the property. However, the inspection service is limited. It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspector, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminant, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with the guidelines established in ASTM E 2018-01, **DEC Building Consultants** disclaims any responsibility for evaluating any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, shut-off valves that are not in daily use, solar systems, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, thermostats, timers, clocks, recreational or other free-standing appliances, and low-voltage lighting.

In addition, **DEC Building Consultants** does not tacitly endorse or guarantee the integrity of any structure or component that was built or modified without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What **DEC Building Consultants** provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract. If this is the service that you require, please sign the authorization below.

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein and,

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in consideration of the fee of \$ 2250.00, I authorize Daniel Haydon to complete an inspection of the property in accordance with ASTM standards.

CLIENT'S SIGNATURE _____ DATE _____

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Main Address: 655 E Dobson Rd, Chandler, AZ,
Inspection Date/Time: 3/13/2007 from 11:36 AM to 5:36 PM

Building: Dobson Medical

GENERAL INFORMATION

Site Address: 655 E Dobson Rd
Chandler, AZ

Inspected By: Daniel Haydon PhD, CCI.CRI

Structure Type: Metal Frame

Number of Floors: 2

Style of Structure: Modern

Structure Orientation: East

Approx. Year Built: 2000

Unofficial Sq.Ft.: 22500

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Dobson Medical: Dobson medical Site

Environmental Issues

Indoor Air Quality

General Comments

Informational

We do not test indoor air quality, which the Consumer product safety Commission lists fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene.



Figure 1: Building A

Mold Contamination

General Comments

Informational

Mold is a microorganism comprised of tiny seeds, or spores, that are spread on the air, come to rest, and feed on organic matter. Mold has been in existence throughout human history and takes different forms, many of which are benign, like mildew. Some that are characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others that are characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Nevertheless, mold can appear as though spontaneously at any time, so it is essential to monitor all building surfaces. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, we categorically recommend having buildings tested as a prudent investment in environmental hygiene. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," which is available on their web site: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

General Topography

Grading

General Comments

Informational

Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Flat & Level Pad

Informational

The building is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

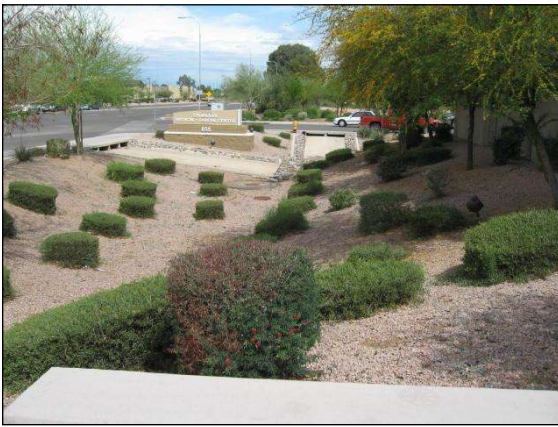


Figure 1: drainage control

Int. & Ext. Elevations

Informational

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Drainage

Drainage Mode

Informational

Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.



Figure 1: drain not working

Drains & Swales

Informational

The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.



Figure 1: drains at site

The drainage swales on the site are clear and clean, and should be kept clean for the general maintenance of the property.

Parking Facilities

Ground Level

Parking Spaces

Needs Service

Based on occupancy status, the parking space may not be inadequate.



Figure 1: very few ADA parking spaces

Surface Condition

Informational

The parking surfaces have been evaluated and found to be in serviceable condition.

ADA Compliant

Needs Service

Based on current occupancy status, the handicapped parking should be adequate.

Lights

Informational

The lights are functional.

Needs Service

A ceiling light does not respond, and should be serviced.

Utility Closets

Needs Service

The closet door needs typical hardware service.

Fire riser room has paint and combustibles in it and need to be removed.

Outlets

Informational

We have tested the unobstructed outlets and found them to be functional.

Landscape

Ancillary Features

Benches

Informational

the public sitting benches were safe to use.

Fountains

Informational

Fountains are generally considered to be an attractive nuisance, and can be hazardous to small children. Therefore, their components should be confirmed to be secure and the fountain confirmed to have ground fault protection.

Needs Service

The pump motor needs its body bond at which a lug has been provided to keep the public from being shocked needs a bare bond line installed.



Figure 1: fountain motor missing safety bond



Figure 2: fountain filter system at east end of building

Vegetation

General Comments

Informational

Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Trees

Needs Service

The trees need to be pruned, or otherwise serviced.

Shrubs

Needs Service

The shrubs need to be pruned, or otherwise serviced.

Irrigation

Specific Comments

Informational

We did not evaluate the irrigation system, which should be demonstrated by the sellers of their representative.

Automatic Sprinklers

Needs Service

The property is served by automatic sprinklers. The coverage appears to be adequate, however, they are over spraying and should be serviced.

Hardscape

Concrete Paving

Walkways

Informational

The walkways are in acceptable condition.

Asphalt Paving

Driveways

Informational

Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.

There are predictable cracks in the driveway that would not necessarily need to be serviced.

Walkways

Informational

The walkways are in acceptable condition.

Structural

Foundation Type

Slab On-Grade

General Comments

Informational

This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a building, and particularly if the structure is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Method of Evaluation

Informational

We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

We were unable to evaluate the short stem walls, which are the only visible portions of the slab, because they are concealed by stucco.

Specific Comments

Functional

The slab floors are significantly uneven. This could be indicative of differential settling that resulted in slab fractures.

Informational

Sprayed-on fire retardant prevents a visual evaluation of the structural steel components.

Structural Framework

Functional

Block and mortar and sheathed in stucco

Foundation Walls

Informational

There are curing cracks in the visible portions of the stem walls.

There is an insignificant horizontal crack in the stems walls, which is typical of a non-monoolithic pour.

Superstructure

Wall Type

Reinforced Concrete

Informational

The building walls are comprised of CMU's, or concrete masonry units.

Floor Type

Composite (OWSJ)

Informational

The building floors are comprised of open-web steel joists with pans and lightweight concrete

Roof Type

Wood Framed

Informational

The roof is conventionally framed, with wood rafters, purlins, etc.

The roof is framed with a factory-built truss system.

Building Envelope

Cladding

Concrete Masonry Unit

General Comments

Functional

It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.



Figure 1: CMU wall with stucco build outs

Specific Comments

Informational

The building walls consist of concrete masonry units, or CMU's, that are in acceptable condition.

Needs Service

There are some obvious settling cracks that it would be prudent to seal, to forestall any possibility of moisture intrusion.

Stucco

General Comments

Informational

It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Synthetic Stucco EIFS

Needs Service

The building walls appear to be finished with a synthetic stucco, also known by the acronym EIFS, or Exterior Insulation and Finish Systems, which has been subject to litigation for alleged defects. This type of wall finish was intended to be impervious to moisture and therefore had no provision for drainage, such as the weep-screed on conventional stucco installations. However, if moisture does penetrate through breaks or inadequately caulked seams around windows and doors it remains trapped within the walls where it can deteriorate the framing and other materials. Therefore, we recommend that the walls be evaluated by a specialist employing moisture detection or thermal imaging equipment.

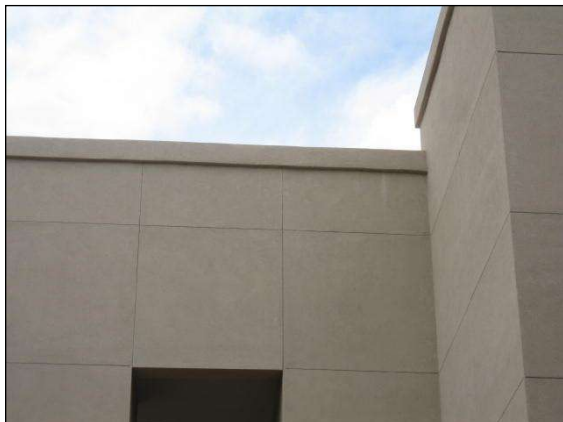


Figure 1: EFIS is known for moisture problems

Openings

Ingress & Egress

General Comments

Informational

The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Emergency Signs

Informational

Emergency signs, including escape routes, are posted throughout the building.

Needs Service

The illuminated exit signs should be serviced and documented to be functional.

Sliding Glass Doors

Informational

The sliding glass doors are tempered and in acceptable condition.

Doors

Informational

The main building doors were examined, and found to be in acceptable condition.

Needs Service

excessive leaking noted around doors , poor seals need repair

Windows

Needs Service

There are window panes with broken hermetic seals at the south side (8 each) which should be replaced.

We evaluated the windows using a representative sampling technique and determined they need service, as follows: water intrusion.

ADA Compliant

General Comments

Informational

The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act. As indicated in our proposal.

Doors

Informational

The main building doors were examined, and found to be in acceptable condition.

Needs Service

The exit doors should be serviced to self-close and self-latch for security and fire safety.

Stairwells

No recommended service

Informational

We have evaluated the stairwells, and found them to be in acceptable condition.



Figure 1: the stairwell, lights, rails and landings are in safe condition

Floor Treads & Risers

Informational

The floor, treads, and risers are in serviceable condition.

Walls & Ceiling

Informational

The walls and ceiling have no significant defects.

Lights

Informational

The lights are functional.

Balconies

Standing Surfaces

Informational

The balcony is in acceptable condition.



Figure 1: improper slope and water intrusion at master suite balcony has been on going problem.

Needs Service

There is evidence of moisture contamination below the balcony surface, possibly indicating that the waterproof membrane beneath the balcony surface has failed, and should be evaluated by a specialist. (off of the owners suite)

Guardrails

Informational

The guardrails are functional, but the standards for guardrails are not uniform. However, common safety standards require them to be a minimum of thirty-two inches high with no more than a four-inch space between the pickets.



Figure 1: guard rails are servicable

Insulation

Walls

Type & Thermal Value

Informational

Given the age of the building, the walls are assumed to contain approximately five inches of insulation.

Floors

Type & Thermal Value

Informational

There is approximately five inches of bat insulation between the floor joists.

Attics

Batt Insulation

Needs Service

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

Some of the insulation has been removed for various repair projects and needs to be re installed.

Some paper-faced, batt, insulation in the attic has been installed upside down. This is of no serious consequence, but the paper-face is intended to be installed toward the heated area or inside of the structure. (many bats are not tucked into place not allowing the material insulate to its full potential and will drive the electric bill up)

Roofing

Specific Roof Type

Flat or Built-Up

General Comments

Informational

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained. This is important, because our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history, and then schedule a regular maintenance service.



Figure 1: the foam roof has had maintenance done and needs to continue.

Method of Evaluation

Informational

We evaluated the roof and its components by walking its surface. (the inspection was at great risk due to active lighting striking in the area).

Estimated Age

Informational

The roof appears to be approximately seven years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

Specific Comments

Informational

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Metal Flashings

Needs Service

The flashings need to be sealed or serviced. They are comprised of metal that seals valleys and vents and other roof penetrations, and are the most common point of leaks. This is particularly true of the flashings on a layered roof, which are covered by the roofing material and which are even more susceptible to leaks.

Parapet Walls

Needs Service

The tops of the parapet walls are not adequately sealed, which could allow moisture to penetrate.



Figure 1: the cmu blocks to the left of the compressors are not capped/ flashed.

Scuppers & Drains

Informational

The scuppers roof drains and the drainage channels are in acceptable condition. However, without water it is difficult to judge whether they are correctly pitched to direct water into the drains, but they should function as they were intended.



Figure 1: the roof has very little ponding due to good roof drainage.

Skylights

Informational

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.



Figure 1: open seams at sky lights need repair

Needs Service

The edges of the skylight have been coated with tar or mastic. This is unconventional, indicative of an amateur installation, or confirmation of a leak. Regardless, tar and mastic do not provide an adequate or permanent seal. Consequently, the skylight could leak and should be monitored or removed and serviced correctly.

Foam

General Comments

Informational

The roof is comprised of a foam material. This material was originally formulated for use by the US Navy, and is rarely used for residential purposes and should be evaluated by a licensed contractor who is familiar with the product. Such roofs are typically flat or low-pitched and do not drain rapidly, and for this reason they should be kept clean and inspected regularly. However, they can be walked on with soft-soled shoes. The first indication of wear will be a pitting of the surface. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Nonetheless, we recommend a specialist evaluation.

Method of Evaluation

Informational

We evaluated the roof and its components by walking its surface.

Estimated Age

Informational

The roof appears to be 7 years old.

Specific Comments

Needs Service

Although there are no apparent deficiencies with the roofing material, there are moisture stains within the structure that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow.

Metal Flashings

Needs Service

The valley have been coated with mastic, which is indicative of either an unprofessional installation or the repair of a leak a leak that could not be guaranteed except by a roofing contractor. We can elaborate but do not endorse this type of repair.

Gutters & Drainage

Needs Service

The gutters need to be cleaned and serviced to drain properly.

Skylights

Informational

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Mastic has been applied around the skylight, and inasmuch as approved installation methods do not include the use of mastic, its presence is either indicative of an amateur installation or a confirmation of leaks. It would be prudent to ask the sellers about this or have a specialist evaluate. However, the skylight should be monitored.

Primary Attic

Attic Space

General Comments

Informational

We evaluated the attic by direct access to the attic

The attic has less than thirty-six inches of headroom, and is too restricted to enter. Therefore, the inspection was limited to what is visible from the access point.

Framing

Truss System

Informational

The visible portions of the framing appear to be in acceptable condition

Informational

The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Needs Service

There is evidence of moisture intrusion on the roof framing that should be further evaluated

Insulation

Batt insulation

Informational

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

Vents & Ventilation

Passive Ventilation

Needs Service

Ventilation is limited and could be improved. Therefore, we recommend that you seek a second opinion from a licensed contractor. The improvements include a vent strip at the front over hang of the building with bird holes at the rear for flow through venting.

Plumbing Vents

Informational

The plumbing vents are in acceptable condition.

Exhaust Vents

Informational

The visible portions of the exhaust ducts are functional.

Electrical

Specific Observations

Needs Service

There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.

Several electrical connections within the attic have been incorrectly made outside of junction boxes. All such connections should be made within junction boxes in order to contain any arcing or sparking that could occur.

Electrical

Three Phase Power

Main Service Panels

General Comments

Informational

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

Service Entrance

Informational

The service entrance is in acceptable condition

Informational

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Specific Comments

Informational

We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Size & Location

Informational

The building is served by a three-phase power, and a 1200 amp, 240 volt panel, at the meter face in the rear.

Type of Wiring

Informational

The building is wired within flexible metal conduit. The majority of the lights are in BX cable, the power runs are in EMT conduit.

The building is wired within rigid extruded metal tubing.

Main Panel

Informational

The main panel and its components have no visible deficiencies./ The ground wires are not contained in conduit running through the stucco wire mesh and into the building.

Cover Panels

Informational

The exterior cover is in acceptable condition.

Circuit Breakers

Informational

The circuit breakers have no visible deficiencies.

Grounding

Informational

The panel is double-grounded to a driven rod and a water pipe.

Transformers

Informational

The transformers have been evaluated, and found to be functional.

Sub Panels

General Comments

Informational

Sub-panels are commonly located inside buildings at this location are located at the break rooms storage rooms and utility rooms.

Specific Comments

Needs Service

the infrared review of the sampling of panels indicates a need for panel maintenance to be done to keep up with the load demand in the various offices.



Figure 1: over heated breakers needing maintenance(need system checked for loose connections)



Figure 2: breakers in this panel were showing excessive heat signatures

Type of Wiring

Informational

The sub panel includes wiring within rigid extruded metal tubing.

Size & Location

Informational

The building is served multiple sub panels 200 amp, 240 volt, sub panels.

Sub Panel

Needs Service

Various circuits within the sub-panel are not labeled, and should be serviced by an electrician so that the appropriate load calculations and breaker sizes could be determined.

The electrical sub-panel could not be accessed for inspection, and should be made accessible..

Cover Panels

Informational

The exterior cover is in acceptable condition.

Panel Wiring

Informational

There are no visible deficiencies with the electrical wiring in the sub panel.

Circuit Breakers

Needs Service

A twenty-amp breaker is serving two circuits, and should be serviced.

Grounding

Informational

The grounding system in the sub panel is correct.

Exterior Electrical

Lights

Informational

The lights were tested and found to be functional.

Outlets

Informational

We have tested the exterior outlets, which are functional and include ground fault protection.

Plumbing

Water Distribution System

Copper Pipes

General Comments

Informational

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned.

Main Shut-off Location

Informational

The main shut-off valve is located at the street, which will require a plumber's key to turn off the supply. Each building has a shut off valve, the valve for building C (south facing the street) is missing its handle and needs to be repaired.

Potable Water Pipes

Informational

The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Pressure Regulator

Informational

A functional water pressure regulator is in place.

Pressure Relief Valve

Informational

There is a pressure relief valve on the plumbing system, as required.

Circulating System

Informational

Circulating systems, which are also known as hot water loops, have a shorter design life than many other components, not only because their pumps are in continuous use but because of the abrasive action of water in motion, which commonly causes leaks at fittings where the flow changes direction.

Pipe Insulation

Informational

There are hot and cold water pipes running through unheated space, which should be insulated to guard against freezing and energy loss.

Water Heating System

Multiple Water Heaters

Age Capacity & Location

Informational

Hot water is provided by multiple water heaters, consisting of 6 / 7year old, 50 gallon, electrically-fueled water heaters, located in cabinets , closets and hall closets.

Water Shut-off & Connectors

Needs Service

There is mineral encrustation on the fittings, which should be cleaned to ensure that the fittings are not still leaking.

The nipples at the water connectors are corroded or leaking and should be replaced.

Relief Valve & Discharge

Informational

The pressure/temperature relief valve and discharge pipe are functional.



Figure 1: unit at end of useful life corroded at tank body



Figure 2: same unit as above at second floor suite and needs replacement.(before damage to other offices from water leaks)

Electrical Connections

Needs Service

The conduit of the electrical connection is separated and should be repaired.

Drain Pan & Discharge

Informational

The water heater is not equipped with a drip-pan or overflow pipe, which is recommended and designed to minimize water damage from a leak.



Figure 1: water heaters in all the suites lack a catch pan with a pipe draining to the floor drain

Drain Valve

Informational

A drain valve is in place and assumed to be functional.

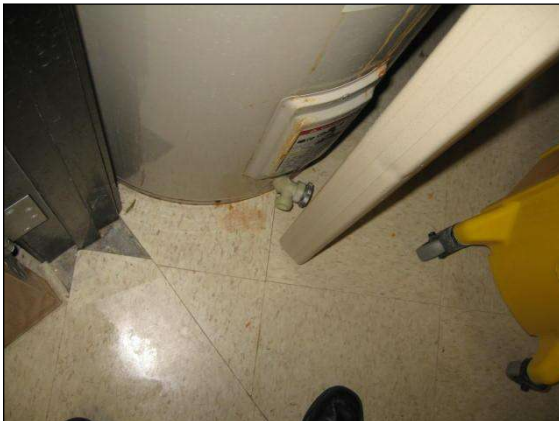


Figure 1: rust on unit clean out valve appears to be in working status.

Seismic Straps

Informational

The water heater is not correctly secured, and needs to be strapped in accordance with local standards.

Waste Disposal System

Public

General Comments

Informational

The material from which waste pipes are made varies from a modern acrylonitrile butadiene styrene [ABS] to older cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. Therefore, the condition of waste pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned.

Type of Material

The drainpipes are a combination of older cast iron type and a modern ABS.

Main Sewer Pipe

Needs Service

The main sewer pipe runs a considerable distance from the building to the street and, therefore, it would be prudent to have it video-scanned to confirm its condition.

Waste Pipes

Informational

We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Specialized Industrial

Specialized Pipes

Informational

See an addendum to this report for a specialist evaluation of the specialized waste disposal system.(for biological wates).

Mechanical

Heat & A-C

FAU Split Systems

General Comments

Informational

The components of forced-air units, or FAU's, have a design-life ranging from ten to twenty years, but in humid climates where the cooling cycle runs more or less continuously they should only be expected to last for a maximum of ten years, and that's with optimum maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any concealed components. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Age & Location

Informational

The building is served by means of forced-air split-systems 22 systems located. They are approximately 7 years old, and their components should last for twenty years if the systems are well-maintained and inspected as part of a regularly scheduled maintenance program.



Figure 1: eleven of the 22 units mounted on the roof (facing north)



Figure 2: the southside compressors (lighting was flashing in back ground)

Specific Comments

Needs Service

It would be prudent to request service records so that you can be apprised of the system's maintenance.

Informational

The components of the system are within design-life and appear to have been well maintained, but regular maintenance should be scheduled.

Drip pan

Needs Service

The drip pan is dirty and will need to be cleaned to drain effectively.

Return-air Compartment

Needs Service

The return-air compartment is dirty, and dirt has passed beyond to contaminate the system, which should be serviced.

Evaporator Coil

Needs Service

For maximum results from the HVAC units the coils need full treatment of flushing and cleaning of the vanes.

Condensing Coil

Needs Service

The condensing coil is contaminated by dirt, and should be cleaned.

Condensate Pipe

Needs Service

The primary condensate pipe is blocked, because moisture is discharging from the secondary condensate pipe. The primary condensate line should be tested and, if need be, the coil should be serviced. (the secondary pipe is the sink sewer lines over the patient rooms they rest over)

The condensate discharge pipe is not plumbed to drain efficiently. It should be level or slope at one-quarter inch per foot to drain effectively, and should be serviced. (has been cut short and drips down the side of the stucco at east edn , ti needs to flow away from the building.)

Refrigerant Lines

Needs Service

Refrigerant oil has leaked, or is leaking, from around the Schrader valves or connections, which should be evaluated by an HVAC contractor.

Service Disconnect

Informational

The service disconnect at the condensing coil is functional

Temperature Differentials

Needs Service

The air-conditioning responded, but only achieved a low differential temperature split between the air entering the system and that coming out. This could indicate that the system is low on refrigerant, and should be serviced.

Many of the office areas lacked proper air flow and had temperatures up to 93 degrees with the units on and blowing air.

have a comprehensive system diagnosis done .

Ducts

Informational

Significant portions of the ducts are concealed and cannot be evaluated.

Thermostat

Informational

The thermostat is not in the best possible location for the optimum performance and efficiency of the system, and you may wish to have an HVAC contractor apprise you on the advantages of relocating it.

Ventilation

Attics

Passive Ventilation

Needs Service

Attic ventilation is limited and could be improved, and should be evaluated by a roofing contractor.

Commercial Bathrooms

Intake & Exhaust

Informational

Exhaust ventilation is powered by individual fans ducted to the exterior.

Mechanical Rooms

Roof Mounted Unit

Informational

Ventilation is provided by a dedicated and functional roof-mounted unit

Elevators

Single Units

General Comments

Informational

The most important thing for any elevator is maintenance. The quality of elevator equipment and its service is not uniform. Modern motors, pulleys, cables, and hydraulic cylinders are far superior to older ones, but everything mechanical will wear out and eventually fail, and when this happens the parts of old elevators are not always easy to come by. Therefore, in addition to on-going maintenance, it is essential that you budget for major replacement costs.

Handicapped Provisions

Informational

The elevator does not include tactile markings for the visually impaired, which are commonly located on the control panel and at either side of the door on each floor, nor any audible signal to identify the location and arrival of the cab.

Communication Devices

Informational

The elevator is equipped with a hand-held telephone for emergency use.

Protective Devices

Informational

The elevator doors do reverse on impact. However, infra-red beams are obviously much more efficient. But they are costly to install, although retrofitting is not mandated as yet.

Capacity

Informational

The elevator is designed to carry was not given on plate in elevator for number of occupants, with a maximum capacity of 2500 pounds.

Hydraulics

Informational

No access the pit under the elevator to check for hydraulics leaks.

Doors

Informational

The doors auto reverse on contact which is not as efficient as having infra-red sensors.

Fire Suppression

Fire sprinklers

Specific Comments

Needs Service

We did not evaluate fire suppression systems as part of our service, but it should be evaluated by a specialist.

Informational

Our evaluation of the sprinkler heads was limited to a random visual examination of the heads, which should not be construed as a specialist evaluation or endorsement.

The Heads appear to be the type that have been recalled known as omega / have a fire system specialist check and provide cost estimate for change out.

Smoke detectors

Hardwired

Informational

The building is equipped with hardwired smoke detectors that are monitored. The responsibility and cost of the monitoring should be established and confirmed to be continuing.

Commercial Interior

Common Areas

Entry & Lobby

Environmental Observations

Needs Service

We have detected a mold-like substance within the middle which should be evaluated by a mold specialist or environmental hygienist. However, you can learn more about mold office and bathrooms from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/iaq/molds/moldguide.html/>, which can be downloaded.

See environmental report.



Figure 1: mold/ mildew neds to be cleaned up

No Recommended Service

Informational

We have evaluated the entry in compliance with ASTM standards, and found it to be in acceptable condition.

Doors

Informational

The front door is in acceptable condition.

Needs Service

the door threshold rub, water flows through seal, door difficult to operate and needs repair.(1st floor south , 1st floor and ,2nd floor balcony private patio north)(has standing water).



Figure 1: door binds at threshold and needs frame repaired.



Figure 2: moisture was flowing through threshold plate prior to mopping

Floors

Informational

The finished floor has no major defects.

The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings

Informational

The walls and ceiling are in acceptable condition.



Figure 1: entry lobby (note light not working)

Windows

Informational

The windows are dual-glazed and functional.

Closets

Informational

The closet is in acceptable condition.

Lights

Needs Service

A ceiling light does not respond, and should be serviced.

Outlets

Informational

We have tested the unobstructed outlets and found them to be functional.(the outlets are installed with the ground up "up side down " this has been considered a safer install but has not been practiced).(this is a good thing!)

Corridors & Hallways

No Recommended Service

Informational

We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

Load bearing capacity needs to be evaluated for the amount of files being stored on the second floor.



Figure 1: Has file system been figured into the floors dead load bearing capacity?(second floor)

Conference Rooms

No Recommended Service

Informational

We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition.

Offices

Office 1

Name and/or Location

Informational

Office 1: ____.

Walls & Ceiling

Needs Service

There is evidence of moisture intrusion that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.



Figure 1: water stains at first floor (a/c line leak?)

Single-Glazed Windows

Needs Service

A window is moisture damaged, and should be evaluated by a termite inspector.

There are moisture stains around the window that confirms moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

Dual-Glazed Windows

Needs Service

A window is moisture damaged, and should be evaluated by a glazing specialist for cost of replacement of 8 windows at first floor south facing , center of building.

There are moisture stains around the window that confirms moisture penetration. There is no apparent damage at this time, but you may wish to ask the sellers what they know about this condition.

Lights

Needs Service

A ceiling light does not respond, and should be serviced.(maintenance sechudle may have this item)

Outlets

Informational

We have tested the unobstructed outlets and found them to be functional.

Storage Rooms

Representative Sampling

Specific Comments

Informational

We evaluated the storage rooms using a representative sampling technique and found them to be in serviceable condition.

Walls and ceiling

Needs Service

There is evidence of moisture intrusion on a wall that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor.(1 st floor at west end of building has active moisture and needs the leak repaired (Sonoran Quest lab)

Bathrooms

Men's Bathrooms

Size and Location

Informational

The Men's bathroom is a three-quarter, located ____.

Doors

Informational

The door is functional.

Flooring

Informational

The floor has no significant defects.

Walls & Ceiling

Informational

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Drain

Needs Service

The sink faucet drips, and should be repaired or replaced.

Urinals

Informational

The urinals are functional

Exhaust Fan

Informational

The exhaust fan is functional.

Lights

Informational

The lights are functional.

Outlets

Informational

We have tested the countertop outlets, which are functional and include ground fault protection.

Women's Bathrooms

Size and Location

Informational

The Women's bathroom is not a full.

Doors

Informational

The door is functional.

Flooring

Informational

The floor has no significant defects.

Walls & Ceiling

Informational

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Drain

Informational

The sink and its components are functional.

Toilet

Informational

The toilet is functional.

Exhaust Fan

Informational

The exhaust fan is functional.

Lights

Informational

The lights are functional.

Outlets

Informational

We have tested the countertop outlets, which are functional and include ground fault protection.

Utility Rooms

Laundry Rooms

No Recommended Service

Needs Service

We have evaluated the utility room, and found it to be in unacceptable condition.(sub panels blocked with office supplies)



Figure 1: sub panels blocked for access at utility room/ fire safety

Janitorial Rooms

Doors

Informational

The door is in acceptable condition.

Floors

Informational

The finished floor has no major defects.

Walls and ceiling

Needs Service

There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.
(missing tiles need replacement.

Main Address: 655 E Dobson Rd, Chandler, AZ,
Inspection Date/Time: 3/13/2007 from 11:36 AM to 5:36 PM

Cost Estimates

Dobson Medical

Description	Units	Cost per Unit	Total Cost
The P/T valve and discharge pipe are functional	2	\$800.00	\$1,600.00
The water heater is not equipped with a drip-pan or overflow pipe	9	\$250.00	\$2,250.00
Total estimated repairs for this building:			\$3,850.00

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.