



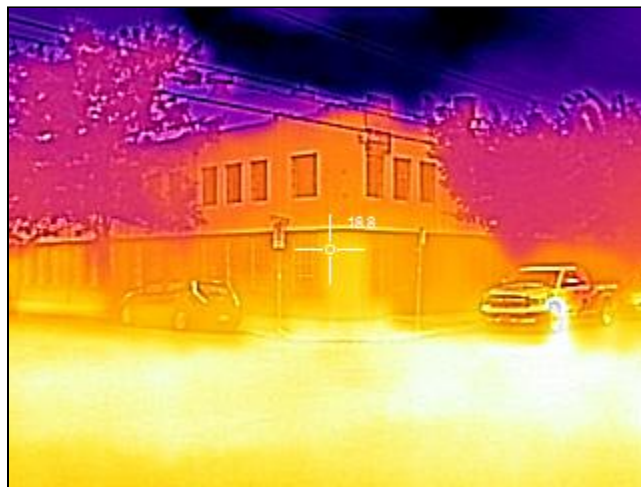
Inspection Report

Sample Someone

Property Address:

SE

Portland OR



Propertyexam corp.

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Date: 7/2/2019	Time:	Report ID: Sample
Property: SE Portland OR	Customer: Sample Someone	Real Estate Professional: Rod Brokenshire

Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

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

This report will include short-term cost estimates, opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

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

Deviations from the Guide: None

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

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This property and subsequent building (s) have been inspected by Propertyexam corp.

Building Use: Industrial, Offices	Construction Type: Poured in place concrete	Number of floors/stories: 2- Story
Approximate building size: 16000+ square feet	Age Of building: Over 50 Years	Apparent occupancy status: 20%
Weather: Cloudy, Light Rain	Rain in last 3 days: Yes	Temperature: Below 65

1. General Physical Condition

Styles & Materials

General Topography: Flat	Storm Water Drainage: Underground Drains	Access and Egress: Paved Driveway
Paving Curbing Parking: Asphalt Parking Lot	Number of Parking levels: One	Number of parking spaces: 16
Method used to determine parking spaces: Visually counted spaces		

Items

- A. Topography
IN
- B. Storm Water Drainage
RR



- B. Item 1(Picture)
Drainage swale is filled with silt and debris, past due for cleaning service.
- C. Access and Egress
IN
- D. Paving, Curbing and Parking
RR



D. Item 1(Picture)



D. Item 2(Picture)

The asphalt parking due for seal service. We recommend asphalt surfaces be seal serviced about every five years in this climate. Neglect will result in " alligator cracking and deterioration. Ultimately the surface will need to be resurfaced with a 2" overlay of new asphalt. The difference in cost is about \$0.18/SF for seal service and \$2.00 SF for an overlay.

There is about 6,500SF of asphalt.

E. Flatwork (sidewalks, plazas, patios)

IN

Public sidewalks have typical settling cracks currently no trip hazards. This is a condition that has to be monitored the building owner will be held responsible for the maintenance of these surfaces.

F. Landscaping and Appurtenances

RR



F. Item 1(Picture)



F. Item 2(Picture)

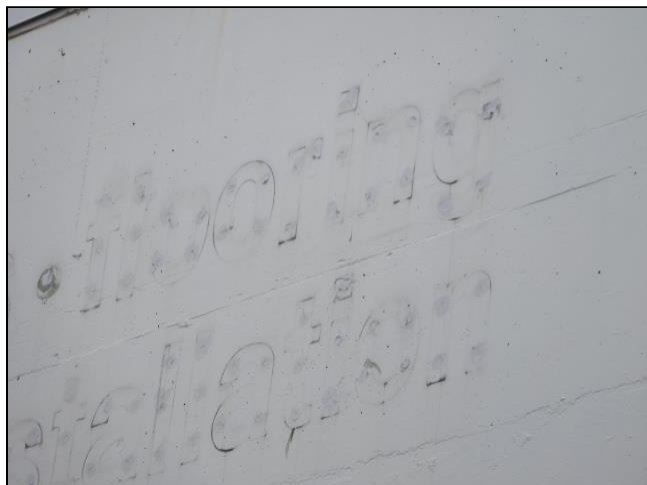


F. Item 3(Picture)

Trees overhanging the roof in contact with a roof and in contact with a building should be trimmed. Contact will accelerate deterioration.

G. Signage

RR



G. Item 1(Picture)

Removed signage at the rear of the building needs resurfacing or covering with new signs there is no real signage at the building front. This is a purely cosmetic issue.

2. Utilities

Styles & Materials

Water Source:	Electric source:	Gas supply:
Public	Power company	Natural Gas
Sanitary Sewer:		
Public sewer system		

Items

- A. Water
IN
- B. Electricity
IN
The source for electricity is the public utility company.
- C. Natural gas
IN
- D. Sanitary Sewer
IN
Sanitary waste discharges into the municipal sewer at the street.
- E. Special Utility Systems
NP

Out of Scope Issues:

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

3. Structural Frame and Building Envelope

Styles & Materials

Foundation: Slab	Method used to observe Crawlspace Cellars or Basement: No Cawlspace	Building Type: poured in place concrete
Roof-Type: Flat Round	Roof Structure: 2 X 10 Rafters 2 X 12 Rafters Lateral bracing Sheathing	Method used to observe attic: Walked
Attic info: Storage	Attic Insulation: None	Ventilation: Passive
Exterior Entry Doors: Steel	Window Types: Both AGED Thermal/Insulated Single pane	Siding Material: Masonry
Roof Covering: Roll/Selvage	Viewed roof covering from: Walked roof	

Items

- A. Foundation
IN
- B. Building Frame
RR



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

There is a substantial vertical separated suppling crack on the upper North wall. There are a few other cracks throughout, some vertical and some smaller horizontal. There is a pretty significant lower stair step crack. Vertical cracks historically are not structurally as damaging as horizontal cracks may be. In our experience this is unlikely to be a significant Structural issue. However you may wish to have this evaluated by a structural engineer. There is also a typical vertical settling crack on the North side this is not separated and on likely to prove a significant structural issue. However, particularly considering the couple of significant separated cracks, we think it would be prudent for you to obtain the evaluation of a structural engineer.

C. Sidewall System (exterior wall cladding and components)

RR



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

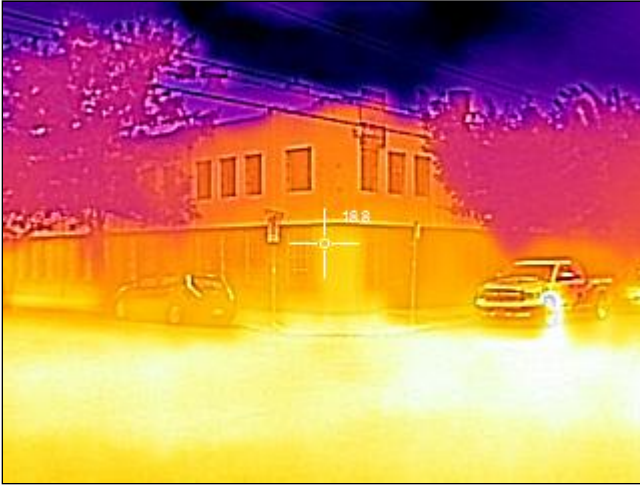


C. Item 5(Picture)

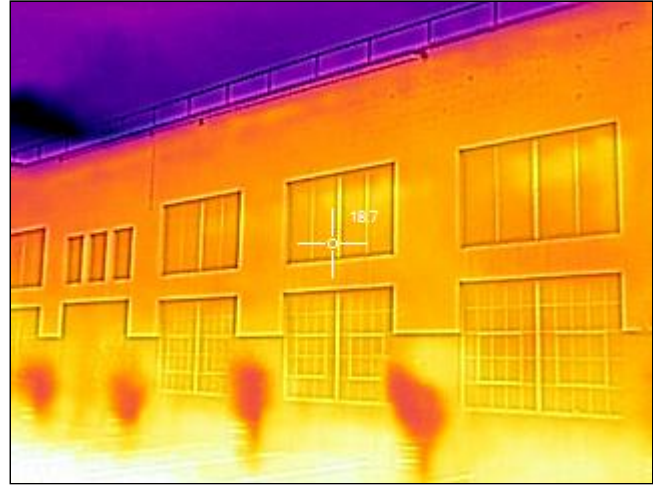


C. Item 6(Picture)

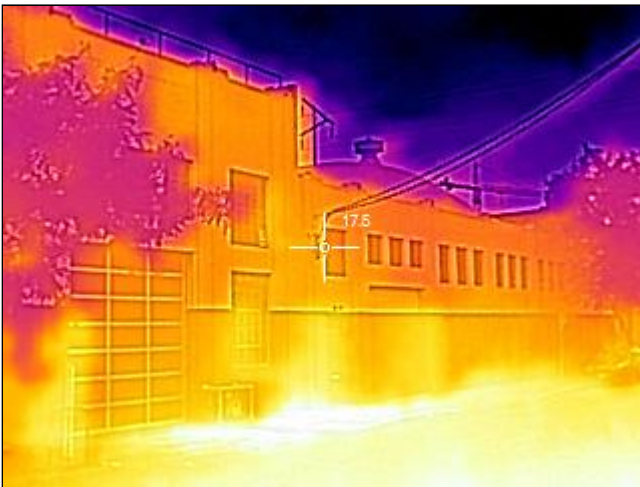
(1) There are a few typical settling cracks to the concrete building. Over all the masonry exterior is in good condition. The paint is beginning to oxidize and the building will need to be re painted.



C. Item 7(Picture)



C. Item 8(Picture)



C. Item 9(Picture)

(2) **Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.**

A thorough Thermal Imaging moisture scan was conducted and analyzed of the structure. All exterior walls, were scanned from the interior. The entire roof envelope was scanned analyzed. All suspect areas were also checked with an electronic, non destructive moisture meter. In all of the tested areas, there was no evidence of moisture intrusion found at the time of the inspection except where otherwise noted.

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

IN, RR



D. Item 1(Picture)

(1) All of the windows but one on ground level, are older metal sash single pane windows. These older windows will not operate as well as newer ones. Note; the older single pane metal sash windows are in better condition than average for their age and service. They do not require replacement at this time.



D. Item 2(Picture)



D. Item 3(Picture)



D. Item 4(Picture)

(2) There are two roll up mechanical doors, one is metal and has some typical minor mechanical damage. This damage does not interfere with its operation and there is no recommended service at this time. There is some wood trim on the exterior of this roll up door that is dry rot damaged and needs replacement. The older automatic operator for the metal rollup door is not operational and not connected. This door can only be operated manually. The newer metal and glass roll up door is only manual operation. The newer glass roll up door is in excellent condition.

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

IN



E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



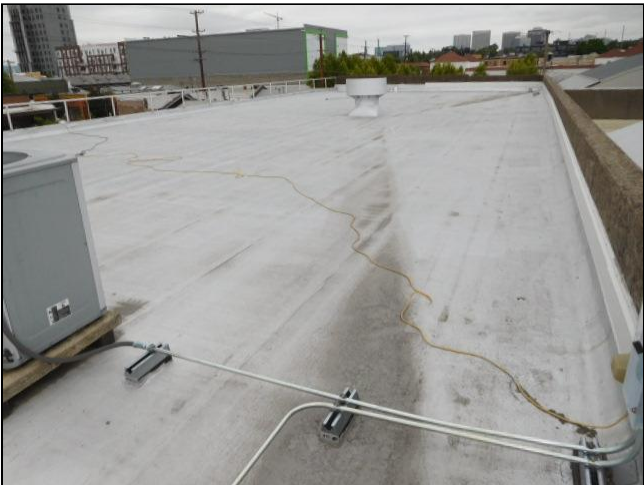
E. Item 4(Picture)



E. Item 5(Picture)

Good seal & sheet metal flashing.

F. Roofing
IN



F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)



F. Item 4(Picture)



F. Item 5(Picture)



F. Item 6(Picture)



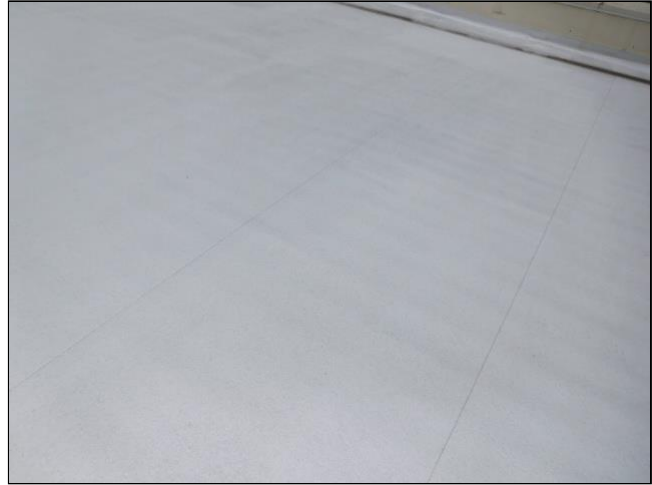
F. Item 7(Picture)



F. Item 8(Picture)



F. Item 9(Picture)



F. Item 10(Picture)



F. Item 11(Picture)

Overall the roofing is in all pretty good condition. It has been replaced in sections over time. Everything here should last 5 or more years with regular maintenance. The oldest section is the topmost part of the barrel or round roof section. That area consists of about 4,000 SF. It will need replacement 1st, probably around the 5 year mark. That section should cost about \$20,000 to replace. The lower part of the barrel roof is relatively new and the flat section is good.

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.

4. Mechanical and Electrical System

Styles & Materials

Plumbing Water Supply (into building):

Galvanized (old)

Plumbing Water Distribution (inside building):
Galvanized
Copper
PEX
Plumbing Waste:

Cast iron

Water Heater Power Source:

Electric

Water Heater Capacity:
50 Gallon (2-3 people)
Two units
Extra Info : 19 gallon Reliance
Water Heater Manufacturer:
RELIANCE
RHEEM
Water Heater Location:

Attic

Heat Type:
Forced Air
Space heater
Number of Heat Systems (excluding wood):

Four

Energy Source for Heat:

Natural gas

Heat System Brand:
AGED
BRYANT
CARRIER
YORK
Ductwork:
Insulated
and
Non-insulated
Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Electrical Service Conductors:

Overhead service

Units individually metered (Electrical):

No

Panel capacity:

600 Amps

Panel Type:

Circuit breakers

Electric Panel Manufacturer:
ITE
SIEMENS
Zinsco
Vertical Transportation Type:

None

Items

A. Plumbing water supply and Distribution and Fixtures

IN, RR

The building is plumbed with some galvanized supply lines. Over time this pipe will corrode internally, slowing water flow and reducing water pressure. The expected useful service life of galvanized pipe is about 40-50 years, affected by several conditions such as type/quality of water, other pipe types in the system (copper can accelerate deterioration through greater electrolytic action). Not many reputable plumbers have installed this type of pipe in quite some time so we are compelled to assume that the existing pipe is near or at the end of it's service life. It may be working fine now, but we recommend you budget for replacement. This primarily appears to be only partially true on the older industrial section.

B. Plumbing Drain, Waste and Vent Systems

IN

C. Domestic hot water production

IN

D. Heating Equipment

IN, RR

(1) There are 2 space heaters in the old industrial section that are well beyond their useful service life and due for replacement. These units were not operational at the time of inspection.

(2) There is a Bryant 90% furnace with a Carrier air conditioning unit serving the office section. This equipment was manufactured in 2010 and should have another 10 years or so of useful service life.

(3) In the new industrial shop section at the back of the building there is a York residential style furnace manufactured in 2017 and a Carrier AC unit manufactured in 2001. Typically this equipment lasts about 20 years of useful service. The Carrier unit is approaching the end of its expected useful service life therefore we recommend you budget for replacement. The capacity of this system is way undersized for the space. It is sized for an average sized home. This space is over 100,000 cubic feet. Roughly 4 times that of most homes. In order to fully condition this area, year round we would recommend a 7-10 ton rooftop gaspack system. You could also simply add a gas space heater to provide heat for the large open space in the winter and abandon the cooling.

Estimate based upon replacement of the AC unit (not necessarily recommended).

 (4) Option of installation of a space heater for the newer West addition..

 (5) Option of installation of a new 8-10 ton gaspack roof mounted HVAC system for the addition section.

E. Air conditioning and Ventilation

RR

Refer to heating comments for these combined use systems.

F. Electric Service and Meter

IN

G. Electric Distribution

RR



G. Item 1(Picture)



G. Item 2(Picture)

(1) Very old MCC switch station service most of which is out of service. Recommend removal and proper decommissioning.



G. Item 3(Picture)



G. Item 4(Picture)

(2) Old zinsco main 600 amp service disconnect panel.

You have a Zinsco panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. There is considerable information available on the internet regarding these panels, most of it bad. I recommend you consult a licensed electrician for an opinion and consider the cost of replacement.

In our experience these larger industrial sized units are more reliable. It also may not require replacement of the panel itself, only the 3 disconnect breakers. This unit may also be eliminated by the installation of new sub panels.



G. Item 5(Picture)



G. Item 6(Picture)



G. Item 7(Picture)

(3) Old ITE bulldog push matic electrical panels. 3 panels in the older industrial section and 2 small sub panels in the office area.

Pushmatic Bulldog Circuit Breaker & Electrical Panel Possible Safety & Operating Concerns

Pushmatic & Bulldog circuit breakers use a thermal breaker design with no magnetic trip mechanism. Modern breakers incorporate both magnetic and thermal tripping mechanisms, increasing safety and the likelihood that they will function properly in the event of an overload or short circuit.

Operating difficulty: The design of the breaker is such that, over time, they become very stiff and difficult to operate or reset.

State of breaker On-Off unclear: Push-Matic breakers have an indicator flag showing whether the circuit is on or off. Many times, on old Push-Matic breakers, this on/off flag will stay fixed in either position, giving you a false indication of the condition of the circuit.

Most commercial electric service professionals will recommend replacement of these units along with updating the antiquated wiring usually associated with them.

H. Vertical Transportation (Elevators and Escalators)

NP

Out of Scope Issues:

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

5. Fire Protection

Styles & Materials

Sprinkler system:	Standpipes:	Fire Hydrant:
None	No None	Yes on property
Fire Alarm system:		
Yes but did not test for operation		

Items

- A. Sprinklers and Standpipes
- NP
- B. Alarm Systems
- IN
- C. Other Systems
- RR



C. Item 1(Picture)



C. Item 2(Picture)

Fire extinguishers are out of date for annual testing and certification.

Out of Scope Issues

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

6(A) . office sections

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall Suspended ceiling panels	Drywall	Carpet Laminated T&G Concrete

Items

A.1. Ceiling, Walls, Floors

IN

B.1. residential interior

NP

C.1. bathrooms

IN



C.1. Item 1(Picture)



C.1. Item 2(Picture)



C.1. Item 3(Picture)

Bathroom acceptable but not set out for ADA compliance. 2nd floor bathrooms acceptable, not set up for ADA compliance. Note, 2nd floor not accessible.

D.1. reception, lobby or entry

IN



D.1. Item 1(Picture)

Acceptable.

E.1. conference or classrooms

IN



E.1. Item 1(Picture)

Acceptable

F.1. offices

IN, NI



F.1. Item 1(Picture)



F.1. Item 2(Picture)

A few offices were locked and and occupied and therefore not accessible. All accessible office spaces were in acceptable condition.

G.1. hallways

IN

H.1. storage areas

IN

I.1. utility

IN

J.1. Break Room

IN



J.1. Item 1(Picture)

Pretty basic just a sink counter refrigerator and microwave no other build in appliances. Room is fully decorated and the and good condition.

K.1. Environmental

IN

No environmental concerns noted, no environmental testing recommended at this time.

Out of Scope Issues:

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

6(B) . old industrial section

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Concrete
Unfinished	Unfinished	

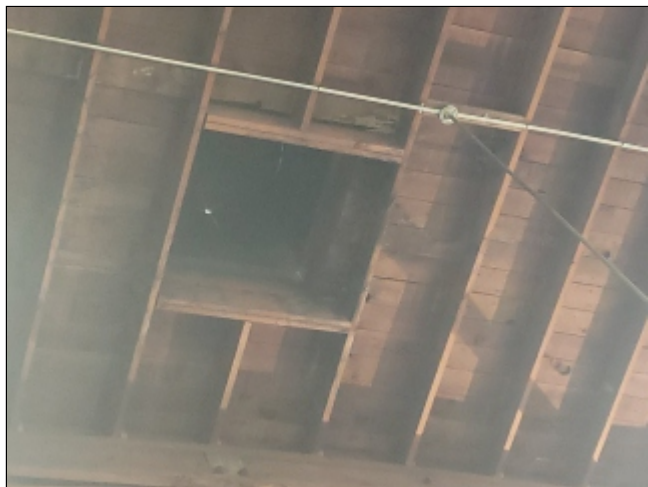
Items

A.2. Ceiling, Walls, Floors

IN



A.2. Item 1(Picture)



A.2. Item 2(Picture)



A.2. Item 3(Picture)



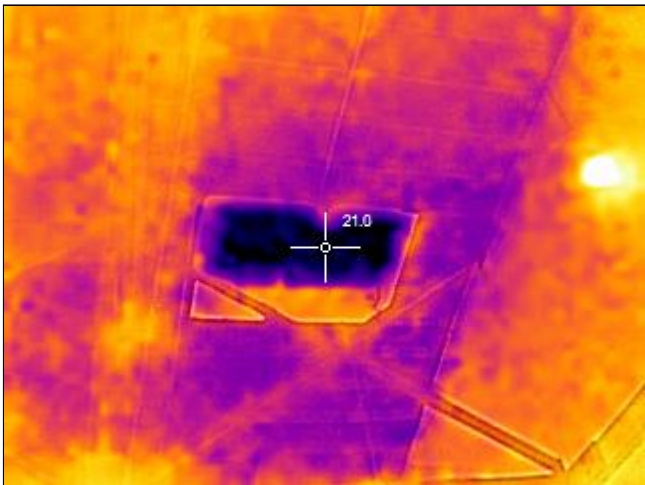
A.2. Item 4(Picture)



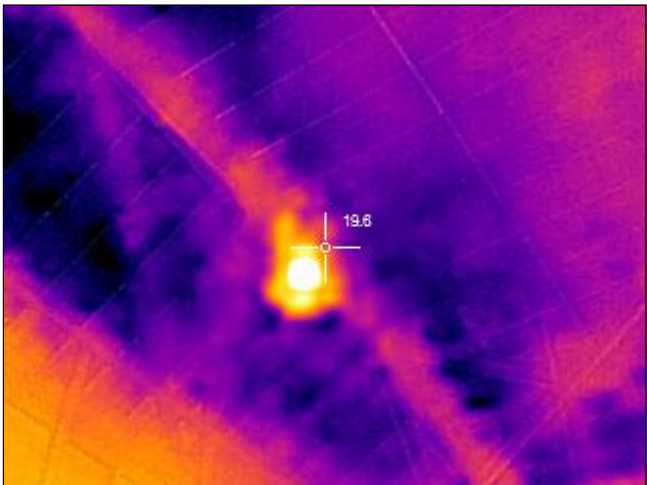
A.2. Item 5(Picture)



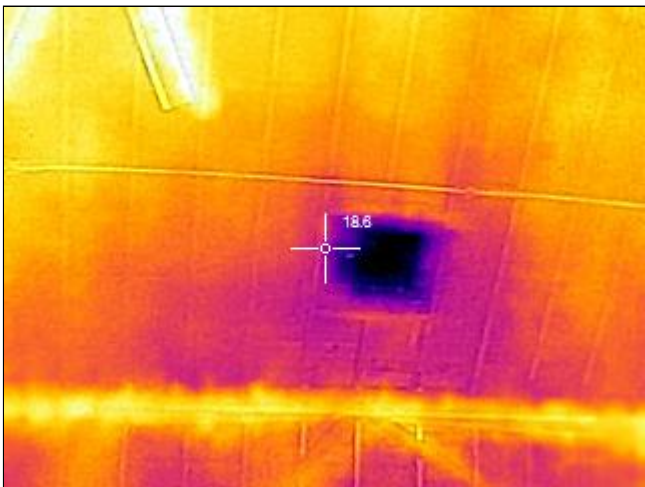
A.2. Item 6(Picture)



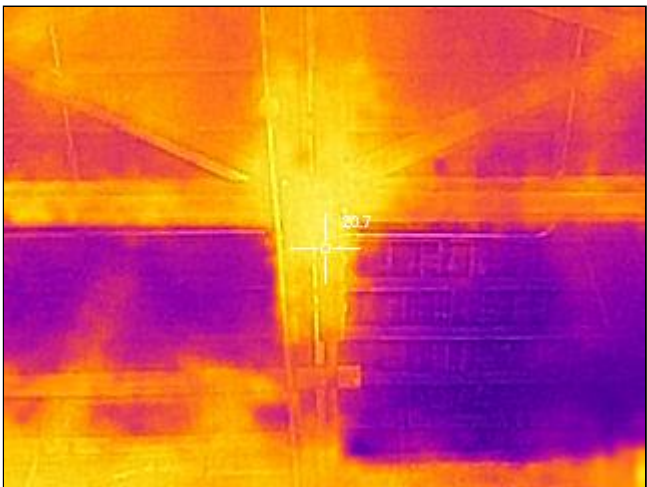
A.2. Item 7(Picture)



A.2. Item 8(Picture)



A.2. Item 9(Picture)



A.2. Item 10(Picture)

Interior ceiling framing and walls show evidence of moisture intrusion. All of this tests dry at time of inspection by infrared analysis's. These issues pre date existing roof surface.

B.2. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)

RR



B.2. Item 1(Picture)

There is a very old overhead Crane structure and mechanism that is well out of date and would require substantial updating in order to make useful and safe.

C.2. storage areas

IN

D.2. utility

IN

E.2. Environmental

IN

No environmental concerns noted, no environmental testing recommended at this time.

Out of Scope Issues:

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

6(C) . new industrial addition

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Concrete
Unfinished	Unfinished	

Items

- A.3. Ceiling, Walls, Floors
- IN
- Interior ceiling shows evidence of moisture intrusion. Moisture stains to insulation. All of this tests dry at time of inspection by infrared analysis's. These issues pre date existing roof surface.
- B.3. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)
- RR
- There is an older overhead Crane mechanism that is not functional at the time of inspection but all the components are here and this unit could be put back into service. Full evaluation of necessary repairs would have to be conducted by a specialist repair company.

- C.3. bathrooms
- IN



C.3. Item 1(Picture)



C.3. Item 2(Picture)

2 bathrooms both are Ada compliant. There is an unfinished shower area off the existing bathrooms.

- D.3. storage areas
- IN
- E.3. utility
- IN
- F.3. Environmental
- IN
- (1) No environmental concerns noted, no environmental testing recommended at this time.
- (2) No environmental concerns noted, no environmental testing recommended at this time.

Out of Scope Issues:

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

7. Additional Considerations

Additional Considerations:

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

Additional Issues:

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

Items

A. Document Review and Interviews

NP

B. Out of Scope Considerations

NP

Activity Exclusions—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

Warranty, Guarantee, and Code Compliance Exclusions: By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/ design standards or the standards developed by the insurance industry; however, should there be any conspicuous

material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc. **Additional/General Considerations: Further Inquiry:** There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

C. Limiting Conditions

NP

D. Exhibits (See attached, if any)

NP

There are no attachments to be viewed.

E. Opinions of probable costs to remedy physical deficiencies

RR

Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

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

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

8. ADA Tier 2 Survey

Items

A. Overview of The Americans with Disabilities Act

IN

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

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

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

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

This inspection survey for ADA compliance is a Tier 2

9. Parking

Items

A. Are there sufficient accessible parking spaces with respect to the total number of reported spaces?

Yes

B. Are there sufficient van-accessible parking spaces available (96" wide x 60" aisle)?

Yes

C. Are accessible spaces marked with the international Symbol of Accessibility?

Yes

D. Are the signs reading "Van Accessible" at van spaces?

Yes

E. Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?

Yes

F. Do curbs on the accessible route have depressed ramped curb cuts at drives, paths and drop-offs?

Yes

10. Entrances / Exits**Items**

A. Is the main accessible entrance doorway at least 32 inches wide?

Yes, Not Applicable

B. Can the alternate accessible entrance be used independently?

Yes

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

Yes, No

D. Are main entry doors other than revolving doors available?

Yes

E. If there are two main doors in series, is the minimum space between the doors 48" plus the width of any door swinging into that space?

Not Applicable

11. Toilet Rooms

Items

- A. Are common area public toilet rooms located on an accessible route?**
Yes
- B. Are door handles either push/pull or lever types?**
Yes, No
- C. Are there audible and visual fire alarm devices in the toilet rooms?**
No, Not Applicable
- D. Are corridor access doors wheelchair accessible (at least 32" wide)?**
Yes
- E. Are public toilet rooms large enough to accommodate a wheelchair turnaround (60" diameter)?**
Yes
- F. Are toilet stall doors wheelchair accessible at least 32" wide?**
Yes
- G. Are grab bars provided in toilet stalls?**
Yes, No
- H. Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?**
Yes, No
- I. Are sink handles operable with one hand without grasping, pinching or twisting?**
Yes, No
- J. Are exposed pipes under sinks sufficiently insulated against contact?**
Yes, No

Summary



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Customer
 Sample Someone

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 SE
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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.

Immediate Costs Summary

B. Storm Water Drainage

RR

Drainage swale is filled with silt and debris, past due for cleaning service.
\$350 - \$500

F. Landscaping and Appurtenances

RR

Trees overhanging the roof in contact with a roof and in contact with a building should be trimmed. Contact will accelerate deterioration.
\$650 - \$700

B. Building Frame

RR

There is a substantial vertical separated suppling crack on the upper North wall. There are a few other cracks throughout, some vertical and some smaller horizontal. There is a pretty significant lower stair step crack. Vertical cracks historically are not structurally as damaging as horizontal cracks may be. In our experience this is unlikely to be a significant Structural issue. However you may wish to have this evaluated by a structural engineer. There is also a typical vertical settling crack on the North side this is not separated and on likely to prove a significant structural issue. However, particularly considering the couple of significant separated cracks, we think it would be prudent for you to obtain the evaluation of a structural engineer.

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

IN, RR

(1) All of the windows but one on ground level, are older metal sash single pane windows. These older windows will not operate as well as newer ones. Note; the older single pane metal sash windows are in better condition than average for their age and service. They do not require replacement at this time.

D. Heating Equipment

IN, RR

(1) There are 2 space heaters in the old industrial section that are well beyond their useful service life and due for replacement. These units were not operational at the time of inspection.
\$8,000 - \$10,000

G. Electric Distribution

RR

(1) Very old MCC switch station service most of which is out of service. Recommend removal and proper decommissioning.
\$1,800 - \$2,500

(2) Old zinsco main 600 amp service disconnect panel.

You have a Zinsco panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. There is considerable information available on the internet regarding these panels, most of it bad. I recommend you consult a licensed electrician for an opinion and consider the cost of replacement.

In our experience these larger industrial sized units are more reliable. It also may not require replacement of the panel itself, only the 3 disconnect breakers. This unit may also be eliminated by the installation of new sub panels.

reccomend a specialist bid

(3) Old ITE bulldog push matic electrical panels. 3 panels in the older industrial section and 2 small sub panels in the office area.

Pushmatic Bulldog Circuit Breaker & Electrical Panel Possible Safety & Operating Concerns

Pushmatic & Bulldog circuit breakers use a thermal breaker design with no magnetic trip mechanism. Modern breakers incorporate both magnetic and thermal tripping mechanisms, increasing safety and the likelihood that they will function properly in the event of an overload or short circuit.

Operating difficulty: The design of the breaker is such that, over time, they become very stiff and difficult to operate or reset.

State of breaker On-Off unclear: Push-Matic breakers have an indicator flag showing whether the circuit is on or off. Many times, on old Push-Matic breakers, this on/off flag will stay fixed in either position, giving you a false indication of the condition of the circuit.

Most commercial electric service professionals will recommend replacement of these units along with updating the antiquated wiring usually associated with them.

\$5,000 - \$7,500

C. Other Systems

RR

Fire extinguishers are out of date for annual testing and certification.

\$250 - \$500

B.2. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)

RR

There is a very old overhead Crane structure and mechanism that is well out of date and would require substantial updating in order to make useful and safe.

B.3. Building Amenities or special features (if any, i.e. spas, fountains, restaurants, etc.)

RR

There is an older overhead Crane mechanism that is not functional at the time of inspection but all the components are here and this unit could be put back into service. Full evaluation of necessary repairs would have to be conducted by a specialist repair company.

E. Opinions of probable costs to remedy physical deficiencies

RR

Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

Short Term Summary 1-5 Years

D. Paving, Curbing and Parking

RR

The asphalt parking due for seal service. We recommend asphalt surfaces be seal serviced about every five years in this climate. Neglect will result in " alligator cracking and deterioration. Ultimately the surface will need to be resurfaced with a 2" overlay of new asphalt. The difference in cost is about \$0.18/SF for seal service and \$2.00 SF for an overlay.

There is about 6,500SF of asphalt.

\$1,200 - \$1,500

C. Sidewall System (exterior wall cladding and components)

RR

(1) There are a few typical settling cracks to the concrete building. Over all the masonry exterior is in good condition. The paint is beginning to oxidize and the building will need to be re painted.

\$15,000-\$20,000

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

IN, RR

(1) All of the windows but one on ground level, are older metal sash single pane windows. These older windows will not operate as well as newer ones. Note; the older single pane metal sash windows are in better condition than average for their age and service. They do not require replacement at this time.

A. Plumbing water supply and Distribution and Fixtures

IN, RR

The building is plumbed with some galvanized supply lines. Over time this pipe will corrode internally, slowing water flow and reducing water pressure. The expected useful service life of galvanized pipe is about 40-50 years, affected by several conditions such as type/quality of water, other pipe types in the system (copper can accelerate deterioration through greater electrolytic action). Not many reputable plumbers have installed this type of pipe in quite some time so we are compelled to assume that the existing pipe is near or at the end of it's service life. It may be working fine now, but we recommend you budget for replacement. This primarily appears to be only partially true on the older industrial section.

\$600 - \$1,000

D. Heating Equipment

IN, RR

(3) In the new industrial shop section at the back of the building there is a York residential style furnace manufactured in 2017 and a Carrier AC unit manufactured in 2001. Typically this equipment lasts about 20 years of useful service. The Carrier unit is approaching the end of its expected useful service life therefore we recommend you budget for replacement. The capacity of this system is way undersized for the space. It is sized for an average sized home. This space is over 100,000 cubic feet. Roughly 4 times that of most homes. In order to fully condition this area, year round we would recommend a 7-10 ton rooftop gaspack system. You could also simply add a gas space heater to provide heat for the large open space in the winter and abandon the cooling.

Estimate based upon replacement of the AC unit (not necessarily recommended).

\$3,000 - \$4,500

 Other Summary

G. Signage

RR

Removed signage at the rear of the building needs resurfacing or covering with new signs there is no real signage at the building front. This is a purely cosmetic issue.

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

IN, RR

(1) All of the windows but one on ground level, are older metal sash single pane windows. These older windows will not operate as well as newer ones. Note; the older single pane metal sash windows are in better condition than average for their age and service. They do not require replacement at this time.

(2) There are two roll up mechanical doors, one is metal and has some typical minor mechanical damage. This damage does not interfere with its operation and there is no recommended service at this time. There is some wood trim on the exterior of this roll up door that is dry rot damaged and needs replacement. The older automatic operator for the metal rollup door is not operational and not connected. This door can only be operated manually. The newer metal and glass roll up door is only manual operation. The newer glass roll up door is in excellent condition.

\$150 - \$250

F. Roofing

IN

Overall the roofing is in all pretty good condition. It has been replaced in sections over time. Everything here should last 5 or more years with regular maintenance. The oldest section is the topmost part of the barrel or round roof section. That area consists of about 4,000 SF. It will need replacement 1st, probably around the 5 year mark. That section should cost about \$20,000 to replace. The lower part of the barrel roof is relatively new and the flat section is good.

\$20,000-\$25,000

D. Heating Equipment

IN, RR

(4) Option of installation of a space heater for the newer West addition..

\$4,000 - \$5,000

(5) Option of installation of a new 8-10 ton gaspack roof mounted HVAC system for the addition section.

\$18,000-\$22,000

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INVOICE

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Inspected By: Scott Harris

Inspection Date: 7/2/2019
Report ID: Sample

Customer Info:	Inspection Property:
Sample Someone	SE Portland OR
Customer's Real Estate Professional: Rod Brokenshire	

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Property Inspection	2250.00	1	2250.00
			Tax \$0.00
			Total Price \$2250.00

Payment Method:
Payment Status:
Note: