Russell Inspection Services LLC

Property Condition Assessment

Sample Report

Property Address:
123 Main ST
Anytown NH 01234

Peter C Russell #57
PO Box 191
Alton Bay NH 03810
603-740-4062

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Date: 1/1/2018	**Time:** 08:30 AM	**Report ID:** 12345
Property: 123 Main ST Anytown NH 01234	**Customer:** Sample Report	

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 building. 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 building 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.

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.

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

The purpose of the 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: ADA accessibility, (Americans with disabilities act). Fire suppression systems and alarms. Security systems and alarms.

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

This property and subsequent building (s) has been inspected by Peter Russell and Kyle Russell. Here is a summary of my qualifications:

Peter Russell, owner of Russell Inspection Services LLC and New England Thermal Imaging has been conducting residential and commercial property inspections for 25 years. Peter is also recognized in the New Hampshire court system as expert construction witness and regularly works with area attorneys as a litigation assistant.

Mr. Russell's background includes owner of Russell Installations LLC from 1985 to 2010 which specialized in building envelope construction and has successfully completed such projects as the New Hampshire State Liquor store, the redevelopment of Mariners Village and the completion of exterior siding and composite decks for Hawthorne Hill, a multi unit condominium project as well as several apartment complexes.

Peter is a licensed home inspector in New Hampshire, certified commercial building inspector, a level II Thermographer and certified septic evaluator. Continuing education through his membership in two nationally recognized inspection organizations keeps him abreast of changing building and inspection practices.

Standards of Practice:	**In Attendance:**	**Type of building:**
ASTM 2018	Customer, Owners Representative	2 Story, Office Building
Approximate age of building:	**Temperature:**	**Weather:**
Over 40 Years	Over 32	Cloudy
Ground/Soil surface condition:	**Rain/Snow in last 3 days:**	
Snow Covered, Frozen	Yes	

1. General Physical Condition

Styles & Materials

General Topography:
Flat

Storm Water Drainage:
Underground Drains
Municipal Drains Nearby

Access and Egress:
City Street
Parking Lot

Paving Curbing Parking:
Asphalt Parking Lot

Number of parking spaces:
32

Method used to determine parking spaces:
Visually counted spaces

		IN	NI	NP	RR
1.0	**Topography**	●			
1.1	**Storm Water Drainage**	●			
1.2	**Access and Egress**	●			
1.3	**Paving, Curbing and Parking**	●			
1.4	**Exterior Lighting**				●
1.5	**Flatwork (sidewalks, plazas, patios)**	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

1.0 The grounds are generally level around the building with positive drainage away from the structure. No indications of drainage issues was observed around the perimeter of the building.

1.0 Item 1(Picture) Right side of building.

1.0 Item 2(Picture) Left side.

1.1 Storm water run-off is disposed of through the municipal drains at the street and at the rear parking lot. There was some ponding of water located at the front entrance, however this appears to be caused by a municipal drain blocked with snow.

1.1 Item 1(Picture) Ponding/front entrance.

1.1 Item 2(Picture) Drain blocked.

1.1 Item 3(Picture) Rear drain / functioning as intended.

1.2 The main entrance is located at the front of the building and is accessible by using the sidewalk and parking lot. There is a rear entrance which may be used by employees, however this door was locked.

1.2 Item 1(Picture) Right front entrance.

1.2 Item 2(Picture) Left front entrance.

1.2 Item 3(Picture) Rear entrance.

1.3 Overall the asphalt parking area was found to be in good condition. Parking spaces are clearly marked, however there is no designated signage for the handicap spaces.

1.3 Item 1(Picture) View of side parking area.

1.3 Item 2(Picture) Asphalt parking lot in good condition.

1.3 Item 3(Picture) No sign for handicap space.

1.3 Item 4(Picture) No signage for designated handicap parking.

1.3 Item 5(Picture) View of rear parking lot.

1.3 Item 6(Picture) View of rear exit.

1.4 Exterior lighting consists of surface mounted lights on the building as primary lighting and one overhead lamp located at the street and one in the parking area.

Note: The overhead lamp in the parking area may have a missing globe or lamp and may not be functioning. We recommend further evaluation to ensure this overhead lamp is functioning.

1.4 Item 1(Picture) Typical surface mounted light.

1.4 Item 2(Picture) Typical surface mounted light.

1.4 Item 3(Picture) Overhead lamp and parking lot.

1.4 Item 4(Picture) Municipal overhead lamp at entrance.

1.5 Overall the sidewalks on the property were found to be in good condition. No adverse conditions were observed that warrants further evaluation.

1.5 Item 1(Picture) Sidewalk/left.

1.5 Item 2(Picture) Sidewalk/right.

2. Utilities

Styles & Materials

Water Source:
Public Utility

Electric source:
Public Utility

Fuel supply:
Natural Gas

Sanitary Sewer:
Public sewer system

		IN	NI	NP	RR
2.0	**Water**	•			
2.1	**Electricity**	•			
2.2	**Fuel Supply**	•			
2.3	**Sanitary Sewer**		•		

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2.0 The water source is the public utility company. The water main shut off valve is located in the basement utility room at the meter.

2.0 Item 1(Picture) Water main.

2.1 The source for electricity is the public utility company. The main electrical supply is a 1200 AMP three phase main with several circuit breaker panels located throughout the building.

2.1 Item 1(Picture) Single meter located at rear building.

2.1 Item 2(Picture) 1200 AMP main disconnect.

2.2 The fuel source is natural gas and is supplied by the public utility company. The main shut off for the gas supply is at the meter which is located at the right rear of the building.

2.2 Item 1(Picture) Gas meter located at right rear building.

2.3 Sanitary waste discharges into the municipal sewer at the street. The main sewer line is cast iron and exits the building on the southwest side. There is a second cast iron drain the exits the south side of the building and appears to be for the roof drains and sump pump, however we were unable to confirm if this discharges into the municipal storm drains.

2.3 Item 1(Picture) Main sewer line/SW side.

2.3 Item 2(Picture) Roof and sump pump drain/south side.

3. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Flat
Gently Sloped

Roof Covering:
Rubber membrane

Roof Structure:
Steel I Beams
Metal Roof Deck
Open Web Steel Joists

Attic Insulation:
R-45
Extra Info : spray foam

		IN	NI	NP	RR
3.0	**Roof Coverings**				●
3.1	**Roof Flashings**	●			
3.2	**Skylights, Chimneys and Roof Penetrations**	●			
3.3	**Roof Drainage Systems**				●
3.4	**Roof Structure and Attic**	●			
3.5	**Roof/Attic Insulation**	●			

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3.0 Overall the rubber membrane was found to be in poor condition and needs replacement. Most of the fasteners are pushing up against the membrane and there are several voids at the seams (missing underlament). The rubber membrane under the chiller is in poor condition and appears to be wrinkled due to excessive heat.

The roof is currently leaking as buckets were observed above the suspended ceiling along the rear/middle of the building. There are two center drains located in this area that appear to be leaking, as a result, water is travelling down the center of the building between the roof underlament and metal roof decking. The underlament has absorbed water and is now heaving/pushing up against the rubber membrane. This is located at the rear of the chiller towards the south end or rear of the building. The roof replacement and associated components are considered a significant investment.

We recommend the roof covering, underlament and drains be replaced by a qualified roofing contractor.

3.0 Item 1(Picture) View of roof.

3.0 Item 2(Picture) Membrane under chiller.

3.0 Item 3(Picture) Underlament heaving.

3.0 Item 4(Picture) Underlament heaving.

3.0 Item 5(Picture) Underlament heaving.

3.0 Item 6(Picture) Fasteners pressing against membrane.

3.3 There are four roof drains which were mostly full of debris and the screens were loose. Although a considerable amount of debris was in each drain they do not appear to be clogged and were draining appropriately at the time of inspection. New drains should be incorporated in the roof replacement.

3.3 Item 1(Picture) Roof drain/typical.

3.3 Item 2(Picture) Loose screen/debris.

3.3 Item 3(Picture) Typical drain.

3.3 Item 4(Picture) Typical drain.

3.4 The roof structure consists of open web steel joists supported by steel beams with metal roof decking. The visible areas were found to be in good condition.

3.4 Item 1(Picture) View of roof structure.

3.4 Item 2(Picture) Roof structure in good condition.

3.5 The roof structure has be insulated with closed cell spray foam which was found to be in good condition.

3.5 Item 1(Picture) Typical spray foam application.

3.5 Item 2(Picture) Roof structure well insulated.

3.5 Item 3(Picture) View of insulation/roof hatch.

3.5 Item 4(Picture) Spray foam in good condition.

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Exterior

Styles & Materials

Siding Style:
Split Block Veneer

Siding Material:
Stone
Split Face

Exterior Entry Doors:
Aluminum
Thermally Insulated

Windows:
Thermally Insulated
Sliders
Fixed

		IN	NI	NP	RR
4.0	**Wall Cladding Flashing and Trim**	•			
4.1	**Doors (Exterior)**	•			
4.2	**Windows**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

4.0 Several repairs to the precast concrete panels above the split block veneer were observed at all sides of the building. This appears to be caused by failure of the drip cap, poor installation of the drip cap (locating drip cap joints under lighting and near corners) as well as a design flaw in the building.

The concrete panels, above the veneer, are recessed which allows snow, ice and rain to accumulate and subsequently runs down the side of the veneer or in some areas, behind. Although no significant leaks were observed inside there is most likely some moisture intrusion between the veneer and masonary block walls. We recommend further evaluation and correction by a qualified contractor. The repair or replacement of the pre-cast concrete panels and veneer is considered a significant investment.

4.0 Item 1(Picture) Sealed joint.

4.0 Item 2(Picture) Previous repairs.

4.0 Item 3(Picture) Previous repair.

4.0 Item 4(Picture) Poor flashing detail.

4.0 Item 5(Picture) Previous repairs.

4.0 Item 6(Picture) Seam in flashing under light.

4.0 Item 7(Picture) Evidence of moisture behind veneer.

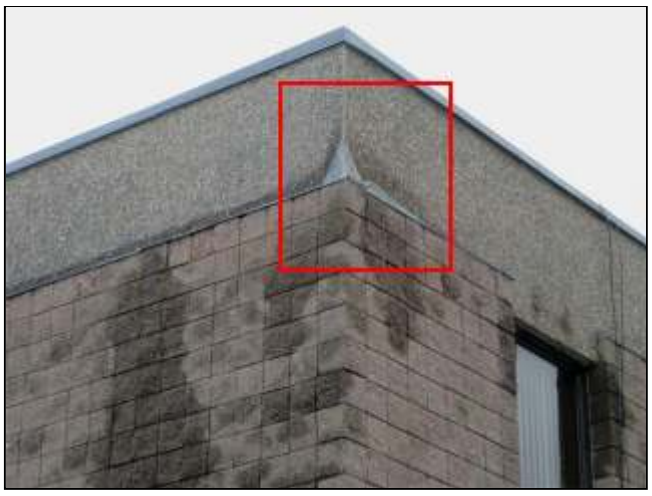
4.0 Item 8(Picture) Previous repair.

4.0 Item 9(Picture) Poor flashing detail.

4.0 Item 10(Picture) Poor flashing detail.

4.0 Item 11(Picture) Flashing joint at corner.

4.0 Item 12(Picture) Previous repair.



4.0 Item 13(Picture) Previous repair.

4.2 All of the windows in the building appear to be newer and according to the date stamp on the glass they were manufactured in 2004. All of the windows were found to be in satisfactory condition.

5. Structural Components

Styles & Materials

Foundation:
Poured concrete

Floor Structure:
Open Web Steel Joists

Wall Structure:
Steel Studs

Columns or Piers:
Steel lally columns

Floor System Insulation:
Foam

		IN	NI	NP	RR
5.0	**Foundations, Basements and Crawlspaces**	•			
5.1	**Walls (Structural)**	•			
5.2	**Floors (Structural)**	•			
5.3	**Columns or Piers**	•			
5.4	**Insulation Under Floor System**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

5.2 The floor structure consists of open web steel trusses supported by steel I-beams and steel columns. The majority of the floor structure was covered with suspended ceiling tiles therefore not all areas were evaluated. Several ceiling tiles throughout the building were removed and the floor structure was found to be in good condition in these areas.

5.2 Item 1(Picture) View of open web joists.

5.2 Item 2(Picture) Open web joists in good condition.

5.2 Item 3(Picture) Floor structure/good condition.

5.4 The floor insulation for the basement and first floor consists of closed cell spray foam installed at the perimeter of the building. The floor insulation for the second floor is also closed cell spray foam installed along the perimeter of the building and the bottom of the metal roof deck. The insulation was found to be in good condition.

5.4 Item 1(Picture) Spray foam at perimeter/typical.

5.4 Item 2(Picture) Spray foam at perimeter.

5.4 Item 3(Picture) View of perimeter insulation.

6. Plumbing System for Building

Styles & Materials

Plumbing Water Supply (into building):
Copper

Plumbing Water Distribution (inside building):
Copper

Plumbing Waste:
Cast iron

Water Heater Power Source:
Electric

Water Heater Capacity:
40 Gallon (1-2 people)

Water heater Manufacturer:
Vaughn

Water Heater Location:
Basement
Utility Room

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems	•			
6.1	Plumbing Water Supply and Distribution Systems and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-Off Device (Describe location)	•			
6.4	Sump Pump	•			

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6.2 According to the manufacture's serial number the water heater was produced in 2012, however information recorded on the cabinet suggests it was installed in 2014. We found the water heater to be functioning as intended and supplied sufficient hot water to each of the fixtures in the building.

6.2 Item 1(Picture) MFG 2012/installed 2014.

6.3 The main shut off is the red lever located in the basement at the meter. This is for your information.

6.3 Item 1(Picture) Water main.

6.4 The sump pump was functioning as intended and appears to drain into a sewer line connected to the municipal storm water drains located at the south side (rear) of the building..

6.4 Item 1(Picture) Sump pump.

6.4 Item 2(Picture) Storm water drain.

7. Electrical System for Building

Styles & Materials

Electrical Service Conductors:
Below ground
3 Phase
1200 AMPS

Panel capacity:
200 AMP
150 AMP
100 AMP
60 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
General Electric
Square D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

		IN	NI	NP	RR
7.0	**Service Entrance Conductors**		•		
7.1	**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**	•			
7.2	**Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage**	•			
7.3	**Connected Devices and Fixtures**	•			
7.4	**Operation of GFCI (Ground Fault Circuit Interrupters)**				•

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7.0 The service entrance conductors are underground and/or inside conduit therefore were not visible. No adverse condition were observed that warrants further evaluation.

7.1 The electric service consists of a 1200 AMP, 3 phase main service with a variety of remote service panels which are as follows.

Basement, 100 AMP

1ST floor, 100 and 60 AMP

IT room, 150 AMP

2ND floor, 200 AMP (2)

Chiller on roof, 200 AMP

Covers were removed from one second floor, 200 AMP service panel, and one first floor, 60 AMP service panel where conditions were satisfactory. No adverse conditions were observed that warrants further evaluation. Depending on future needs of the building some upgrades or changes may be required. We recommend you consult with a licensed electrician regarding any change of use.

7.1 Item 1(Picture) View of disconnects/basement.

7.1 Item 2(Picture) Basement service panels.

7.1 Item 3(Picture) 1ST floor panels.

7.1 Item 4(Picture) 2ND floor panels.

7.1 Item 5(Picture) View inside 200 AMP/2ND floor.

7.1 Item 6(Picture) View inside 60 AMP/1ST floor.

7.4 None of the outlets located in the restrooms are Ground Fault Circuit Interrupter protected (GFCI). GFCI outlets offer protection from electrical shock in the event water comes in contact with the circuit. We recommend all these outlets be replaced by a licensed electrician. This is considered a minor but important safety issue.

7.4 Item 1(Picture) Not GFCI protected.

7.4 Item 2(Picture) Not GFCI protected/Typical.

7.4 Item 3(Picture) Not GFCI protected.

8. Heating / Cooling

Styles & Materials

Heat Type:
Circulating boiler
Hydronic

Energy Source:
Natural gas

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
WEIL MCLEAN

Ductwork:
Insulated

Cooling Equipment Type:
Central Air

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
YORK

Number of AC Only Units:
One

		IN	NI	NP	RR
8.0	**Heating Equipment**	●			
8.1	**Normal Operating Controls**	●			
8.2	**Automatic Safety Controls**	●			
8.3	**Distribution Systems**	●			
8.4	**Chimneys, Flues and vents (for fireplaces, gas water heaters or heat systems)**	●			
8.5	**Cooling and Air Handler Equipment**		●		
8.6	**Normal Operating Controls**		●		
8.7	**Automatic Safety Controls**		●		
8.8	**Distribution Systems**	●			

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8.0 The primary heating system consists of two boilers located in the basement utility room that circulate hot water through radiators located throughout the building. Secondary heat is supplied through two hydronic air handlers and insulated duct work. According to the manufacture's serial numbers the boilers were produced in 2009. The air handlers appear to be original to the building, however were found to be in above average condition and functioning as intended.

Disclosed at the time of inspection is all HVAC equipment is serviced in the spring and fall. We recommend you continue with this service plan.

8.0 Item 1(Picture) 1st and 2nd floor primary boilers.

8.0 Item 2(Picture) Air Handlers / secondary

8.0 Item 3(Picture) Air Handlers in good condition.

8.5 Primary cooling for the building consists of a chiller located on the roof. According to the manufacture's serial tag this chiller was produced in 2009. Due to ambient temperature's below 40 degrees we did not operate the air conditioning systems.

Secondary cooling for the IT room is provided through a mini split unit located at the rear of the building. According to the manufacture's serial number this unit was produced in 2000, therefore is nearing the end of it's average life expectancy. Although functioning as intended we recommend you plan for replacement.

Disclosed at the time of inspection is all HVAC equipment is serviced in the spring and fall. We recommend you continue with this service plan.

8.5 Item 1(Picture) Chiller on roof.

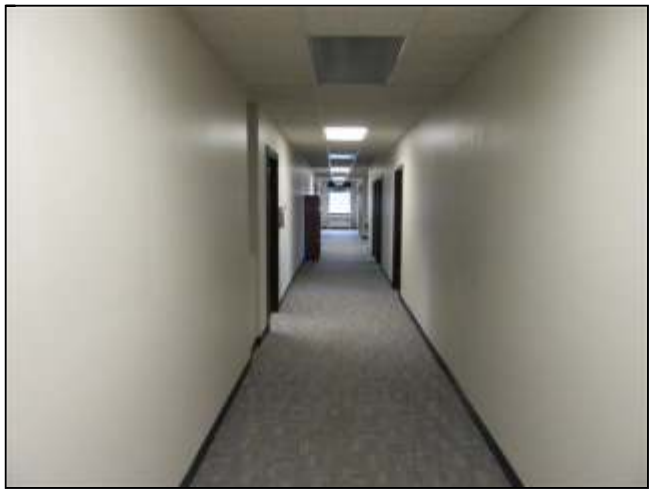
8.5 Item 2(Picture) Chiller/MFG 2009.

8.5 Item 3(Picture) Mini split for IT room/MFG 2000.

9. Office Area

Overall the offices, hallways and stairwells were found to be in average or above average condition considering the age of the building.

View of office/typical.



View of hallway/typical.

Proper signage in place.

Typical stairwell.

Rear stairwell.

View of offices.

Typical hallway.

Front stairwell.

Styles & Materials

Ceiling Materials:
Suspended ceiling panels

Wall Material:
Drywall

Floor Covering(s):
Carpet

Interior Doors:
Wood
Metal

Window Types:
Sliders
Thermal/Insulated
Fixed

		IN	NI	NP	RR
9.0	**Ceilings**	•			
9.1	**Walls**	•			
9.2	**Floors**	•			
9.3	**Doors (Representative Number)**	•			
9.4	**Windows (Representative Number)**	•			
9.5	**Steps, Stairways, Balconies and Railings**	•			
9.6	**Outlets and Wall Switches**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

10. Rest Rooms

There is one men's and ladies restroom located on each floor. Each restroom was found to be in fair but functioning condition with dated fixtures, wall and floor coverings. Some upgrades should be planned.

Ladies restroom/2ND floor

Men's restroom/2ND floor.

Men's restroom/1ST floor.

Ladies restroom/1ST floor.

Styles & Materials

Ceiling Materials:
Suspended ceiling panels

Wall Material:
Drywall

Floor Covering(s):
Tile

Bath Exhaust Fans:
Fan only

		IN	NI	NP	RR
10.0	**Ceilings/Walls/Floors**	●			
10.1	**Walls**	●			
10.2	**Floors**	●			
10.3	**Doors (Representative Number)**	●			
10.4	**Plumbing Supply, Fixtures**	●			
10.5	**Plumbing Drain, Waste and Vent Systems**	●			
10.6	**Venting Systems**	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

11. Common Area/Lobby

		IN	NI	NP	RR
11.0	**Common Area/Lobby**	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace **IN NI NP RR**

11.0 The common areas, such as the front lobby, conference room and break area/kitchen were found to be in good condition. Depending on future use some upgrades to these areas may be required.

11.0 Item 1(Picture) View of lobby.

11.0 Item 2(Picture) View of entrance.

11.0 Item 3(Picture) Kitchen area.

11.0 Item 4(Picture) Conference room.

General Summary

Russell Inspection Services LLC

PO Box 191
Alton Bay NH 03810
603-740-4062

Customer
Sample Report

Address
123 Main ST
Anytown NH 01234

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. General Physical Condition

1.4 Exterior Lighting

Exterior lighting consists of surface mounted lights on the building as primary lighting and one overhead lamp located at the street and one in the parking area.

Note: The overhead lamp in the parking area may have a missing globe or lamp and may not be functioning. We recommend further evaluation to ensure this overhead lamp is functioning.

3. Roofing, Roof Structure, Chimneys, and Attic

3.0 Roof Coverings

Overall the rubber membrane was found to be in poor condition and needs replacement. Most of the fasteners are pushing up against the membrane and there are several voids at the seams (missing underlament). The rubber membrane under the chiller is in poor condition and appears to be wrinkled due to excessive heat.

The roof is currently leaking as buckets were observed above the suspended ceiling along the rear/middle of the building. There are two center drains located in this area that appear to be leaking, as a result, water is travelling down the center of the building between the roof underlament and metal roof decking. The underlament has absorbed water and is now heaving/pushing up against the rubber membrane. This is located at the rear of the chiller towards the south end or rear of the building. The roof replacement and associated components are considered a significant investment.

We recommend the roof covering, underlament and drains be replaced by a qualified roofing contractor.

3.3 Roof Drainage Systems

There are four roof drains which were mostly full of debris and the screens were loose. Although a considerable amount of debris was in each drain they do not appear to be clogged and were draining appropriately at the time of inspection. New drains should be incorporated in the roof replacement.

4. Exterior

4.0 Wall Cladding Flashing and Trim

Several repairs to the precast concrete panels above the split block veneer were observed at all sides of the building. This appears to be caused by failure of the drip cap, poor installation of the drip cap (locating drip cap joints under lighting and near corners) as well as a design flaw in the building.

The concrete panels, above the veneer, are recessed which allows snow, ice and rain to accumulate and subsequently runs down the side of the veneer or in some areas, behind. Although no significant leaks were observed inside there is most likely some moisture intrusion between the veneer and masonary block walls. We recommend further evaluation and correction by a qualified contractor. The repair or replacement of the pre-cast concrete panels and veneer is considered a significant investment.

7. Electrical System for Building

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

None of the outlets located in the restrooms are Ground Fault Circuit Interrupter protected (GFCI). GFCI outlets offer protection from electrical shock in the event water comes in contact with the circuit. We recommend all these outlets be replaced by a licensed electrician. This is considered a minor but important safety issue.

END OF REPORT