

Property Condition Assessment

Inspection Address:

3030 Smith Rd.
Anywhere, OH 00000

Inspection Date:

5/7/2004

Prepared For:

John Smith
John Smith Inc.
4141 Yourstreet
Your Town, OH 66666

Report Number:

C-050704-1

Prepared By:

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1.0 Summary

This is a reasonably well built building in which maintenance has been satisfactory, for the most part. The priority items should be correcting all code violations as listed and repair of EPDM Ballast roof system..

Most systems were found to be in satisfactory condition.

Several improvements to the distribution wiring are required.

The heating system is in good condition, for the most part .

The air-conditioning system is 12 years into a 15- to 20-year life expectancy.

Updating parts of these systems may be required within the next few years.

The ventilation systems are in satisfactory condition.

The plumbing system was generally found to be in good condition, for the most part.

The roofing system is in serviceable repair. The EPDM roofing system is in the 12th year of an 18 year life expectancy.

Repairs are required to several flashing details.

Re-roofing may be required within the next few years.

The exterior walls, windows and doors were found to be in satisfactory condition, for the most part.

The exterior walls were found to be in serviceable repair.

The asphalt paving is in serviceable repair.

Localized repairs at the ??? would be desirable.

Updating sections of the asphalt paving may be required within the next few years.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Based on the Phase I Environmental Site Assessment, there is considered to be no significant potential for environmental liability from past and current conditions and activities at the subject property and neighboring lands. A Phase II Environmental Site Assessment is not considered warranted at this time.

FIRE SAFETY

The fire protection systems were generally found to be in satisfactory repair. However, improvements are required to the following: * inoperative or damaged exit signs and emergency lights.

1.1 FIVE-YEAR SUMMARY OF RECOMMENDATIONS

Year	Recommendations	Report Reference	Budget Cost (2004 Dollars)
2001			

Total		
2002		
Total		
2003		
Total		
2004		
Total		
2005		
Total		

SUMMARY OF REPAIRS

1.1 SUMMARY OF NECESSARY REPAIRS

The following table summarizes the recommendations made in this report that are of an immediate, necessary nature.

Recommendations	Report Reference	Budget Cost (2004 Dollars)
Repair damaged steel lintels	3.2.3	Over \$10000
Reroof the ???.	9.2.1	Over \$150,000
Replace water damaged ceiling tiles.	10.2.6	\$3000 - \$4000
Provide damproofing and drainage tile for ???.	10.2.8	Over \$10000

1.2 SUMMARY OF SHORT-TERM REPAIRS

The following table summarizes the recommendations made in this report that should be addressed within the next 2 years.

Recommendations	Report Reference	Budget Cost (2004 Dollars)
Replace 100 gallon hot water heater	8.2.2	\$1500
General roof repairs.	9.2.1	Over \$10000
Recaulk expansion joints.	11.2.3	\$3000 - \$4000
Repair grading in various locations	11.2.8	\$5000 - \$6000
Asphalt paving repairs at various location. Includes seal-coating and re-striping	11.2.10	Over \$20000
Rebuild damaged retaining wall around flagpole patio area	11.2.13	Over \$20000

Repair all damaged concrete curbs and level walks.	11.2.12	Over \$10000
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1.3 SUMMARY OF UNPREDICTABLE REPAIRS

The following table summarizes the recommendations made in this report that are unpredictable by nature, but may require addressing within the next few years.

Recommendations	Report Reference	Budget Cost (2004 Dollars)
Service heating equipment.	5.2.1	Minor
Service air conditioning equipment.	6.2.1	\$3000 - \$4000
Service exhaust ventilation equipment.	7.2.1	Minor

* The timing for replacement of this component is unpredictable. Statistically, it has reached the end of its life expectancy at this time.

2.0 Introduction

As per the request and in the company of John Smith representing John Smith Inc. and in accordance with our proposal dated 5/7/2004, a visual inspection was performed of the property. Our inspection was limited to identify the existing conditions of the following readily visible building components:

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Fire Protection Systems
- Swimming Pool and Associated Equipment
- Electrical System
- Air-conditioning System
- Roofing System
- Exterior Components
- Interior Components
- Elevators

This assessment meets or exceeds the ASTM standards for Property Condition Assessments.

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies,
- updating ageing major components, and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs are provided for recommendations expected to exceed \$3,000. The costs are only intended to provide an order of magnitude. Contractors should be contacted for exact quotations.

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

INSPECTION AUTHORIZATION AND SCOPE

This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

A Phase I Environmental Site Assessment was also undertaken as part of this preliminary audit.

BUILDING DESCRIPTION

This is a two-story office structure covering approximately 39,500 square feet per floor (very rough estimate).

The visible evidence suggests that the building was constructed in 1992.

PLANS

A set of structural, architectural, electrical and mechanical plans was provided for review. These included drawings A1 to 42.

INQUIRIES TO LOCAL AUTHORITIES

As part of the Property Condition Assessment, inquiries were made at the local building department for any outstanding building code violations and to ensure a certificate of occupancy was issued for the building. An inquiry was made at the local fire department to check for any outstanding fire code violations.

The building department reports it is not known whether a certificate of occupancy was issued for the building; however, the following outstanding building code violations were on record:

- 1. Replace ceramic tile floor in elevator 2**
- 2. Schedule and perform a monitored test of all sprinkler and fire alarm systems. Repair all damaged fire alarm devices.**
- 3. Test and certify backflow prevention device on the fire suppression system.**
- 4. Patch all through wall pipe openings in fire room.**
- 5. Make all exit and emergency lighting fully operable.**
- 6. Test and inspect all fire extinguishers.**
- 7. Elevator certification certificates on both elevators have expired. Both elevators will need to be re-inspected and certified.**
- 8. Replace all water damaged ceiling tiles throughout the building.**
- 9. Test all exhaust hoods, clean hoods, and perform annual required supervised testing.**
- 10. Provide GFCI protection at all required locations.**
- 11. Cover raceway under electric panel (LP-LB-1)**

The local fire department reports there are no outstanding fire code violations.

3.0 Structure

3.1 DESCRIPTION



GENERAL

The building is of structural steel frame and curtain wall construction.
There is a basement below the building.

FOUNDATIONS/WALLS

The reinforced concrete foundations support the steel structure.

FLOORS

The composite metal pan and concrete floors are supported by open web steel joists.
The floors are supported by steel I beams and steel columns.

ROOF

The pre-cast concrete roof deck is supported by open web steel joists.

3.2 OBSERVATIONS AND DISCUSSION

3.2.1 The structural components were in good condition in areas inspected.

FOUNDATION/WALL

3.2.2 Water damage to foundation in stairwell to basement area was noted.

LINTEL

3.2.3 The lintels above the windows and doors in the pre-cast curtain wall and masonry façade are corroded and deformed. This appears to be due to moisture accumulation on the steel. As steel corrodes, it expands. The expansion of the steel has caused cracking in the masonry above the top corners of the windows and doors. Although this is not a major structural concern, ongoing cracked of the masonry and the need for periodic repairs should be anticipated.

Replacement of this steel is not considered warranted at this time; however, the steel should be scraped clean and repainted to minimize future corrosion.

3.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
3.3.1	Repair damaged steel lintels	Over \$10000	Immediate

3.4 LIMITATIONS

The evaluation of the building's structure was limited because of the interior finishes.

4.0 Electrical

4.1 DESCRIPTION



SERVICE

The electrical service to the building is underground.

The building is equipped with a 5500 amp, 120/208-volt, three-phase, four-wire service.

This capacity was determined by the rating of the main disconnect switch.

The main service is divided into the following areas:

Location	Amperage
Each Floor (Various locations)	100 amps

There is a 100-amp, single-phase service for the common elements of the building.

PANELS

The distribution panels employ circuit breakers.

WIRING

All wiring examined is copper.

MAIN TRANSFORMER

The transformer vault (located near loading dock) is inaccessible. The equipment in these is often the responsibility of the hydro utility.

GENERATOR

There is a Generac, natural gas fired standby generator located near the loading dock.

4.2 OBSERVATIONS AND DISCUSSION

- 4.2.1 There are no material deficiencies requiring repair or replacement at this time. Maintenance representative reports no electrical problems.
- 4.2.2 It is suggested that an infrared (Thermographic) survey be performed on the system annually.

4.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations	Costs	Time Frame
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4.4 LIMITATIONS

This was a visual review only. No load calculations or equipment testing was undertaken.

5.0 Heating

5.1 DESCRIPTION



HOT WATER SYSTEM

The building is heated by a 12 section, sequentially fired, HydroTherm gas-fired, hot water boilers, with a combined output of 300,000 BTUS per hour per section.

The boilers are located in the penthouse.

Heat distribution is provided in most areas by perimeter tube-fin radiators..

There is a single gas meter for the building, located near the loading dock.

5.2 OBSERVATIONS AND DISCUSSION

5.2.1 All boiler components appear to be well maintained and operating properly.

CAPACITY

5.2.2 Adequate heating capacity should be available under normal circumstances.

LIFE EXPECTANCY

5.2.3 The boilers are approximately 12 years old.

5.2.4 While it is impossible to predict with certainty when any boiler will fail, hot water systems of this type typically last 20 to 25+ years.

OPERATING STATUS

5.2.5 The system was observed while in operation.

5.2.6 No major deficiencies were noted.

COMBUSTION AIR

5.2.7 An adequate supply of combustion air has been provided for the boiler room.

HEAT DISTRIBUTION

5.2.8 The heat distribution is considered to be marginal.

5.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
5.3.1	Service heating equipment.	Minor	Discretionary (as needed)

5.4 LIMITATIONS

This was a visual review only. No load calculations or equipment testing was undertaken.

6.0 Air Conditioning

6.1 DESCRIPTION



CENTRAL AIR CONDITIONING

The building is air-conditioned by two air cooled chilled water systems. These are McQuay systems model number ALR125C and are located near the loading dock. Supplemental system located on rooftop.

These units have an approximate size of 125 tons each

The total available cooling capacity for the building is 250 tons.

The chillers are located on concrete pad near the loading dock .

The main air-handlers for the air-conditioning systems are located in the penthouse.

REFRIGERANT

The refrigerant used in the air conditioning systems was identified as R-22.

6.2 OBSERVATIONS AND DISCUSSION

- 6.2.1 The chillers are in the 12th year of a 15-20 year life cycle. Reserve funds should be anticipated for repairs and maintenance.

6.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations	Costs	Time Frame
6.3.1	Service air conditioning equipment.	\$3000 - \$4000
		Three Years

6.4 LIMITATIONS

This was a visual review only. No load calculations or equipment testing was undertaken. Since the heating components were operating at the time of this inspection, the rooftop units were not observed in the cooling mode.

7.0 Ventilation

7.1 DESCRIPTION



There are several exhaust fan cabinets on the roof.

The washrooms are ventilated by individual exhaust fan units.

The offices receive fresh air from the heating and cooling rooftop units. These units are equipped with fresh-air makeup units, which allow fresh air from the exterior to enter into the return air plenum. This introduction of fresh air helps to improve indoor air quality as well as compensate for air that is expelled through exhaust fans.

7.2 OBSERVATIONS AND DISCUSSION

- 7.2.1 Ventilation of the building is provided mechanically by localized exhaust fans located in bathrooms and kitchen areas and rooftop exhaust fans servicing other areas of the building.

7.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
7.3.1	Service exhaust ventilation equipment.	Minor	Unpredictable

7.4 LIMITATIONS

8.0 Plumbing

8.1 DESCRIPTION



SUPPLY

There is a 3 -inch-diameter, copper, domestic water supply line to the building.

The main shutoff valve is located in the basement (See Photo Above).

There is a single water meter for the building.

All supply plumbing examined is copper.

WASTE

The visible waste piping is a combination of cast iron and pvc.

DOMESTIC WATER HEATING

There is a 100-gallon State, gas-fired domestic water heater in the penthouse.

Washrooms are located on each floor of the building.

No sump pumps were observed in the building.

8.2 OBSERVATIONS AND DISCUSSION

- 8.2.1 No major deficiencies were noted in the plumbing system during the assessment. The location of the main water line to the property was not determined.
- 8.2.2 The State, gas fired hot water heater is estimated to be 13+ years of age. This unit may require replacement in the short term.

8.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

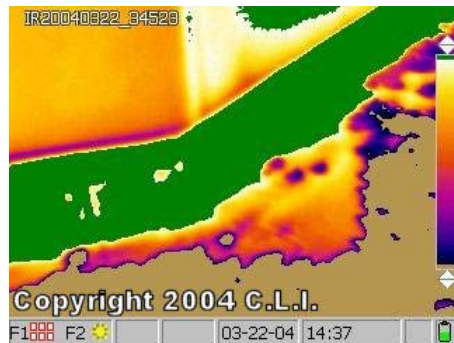
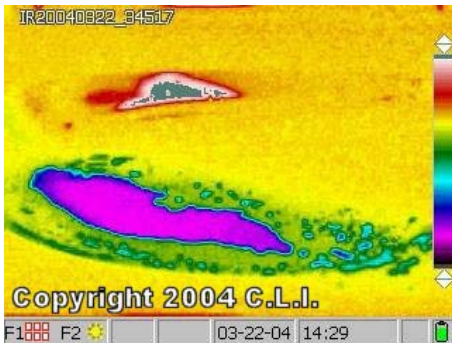
Recommendations		Costs	Time Frame
8.3.1	Replace 100 gallon hot water heater	\$1500	Two Years

8.4 LIMITATIONS

The water quality was not tested. The local health unit should be contacted for advice in this regard.
The plumbing piping in various locations could not be evaluated, due to lack of access.

9.0 Roofing

9.1 DESCRIPTION



FLAT

The flat roof is covered by a single-ply EPDM rubber membrane (See Photo #1 and above). The membrane is covered by large-stone ballast.

ROOF DRAINAGE

The roof drainage is via an interior collection system. There are several drains on the roof.

SKYLIGHT

There are aluminum-framed, single-glazed skylights located on the roof.

9.2 OBSERVATIONS AND DISCUSSION

- 9.2.1 The ballast covered EPDM membrane roof cover appears to be in serviceable condition. There is evidence of leakage in several areas and evidence of past repairs.
- 9.2.2 It is suggested that an annual infrared roof survey be performed from the rooftop annually to assure roof integrity and repair schedule.
- 9.2.3 The EPDM roof cover is in the 12th year of a 18 year life expectancy.

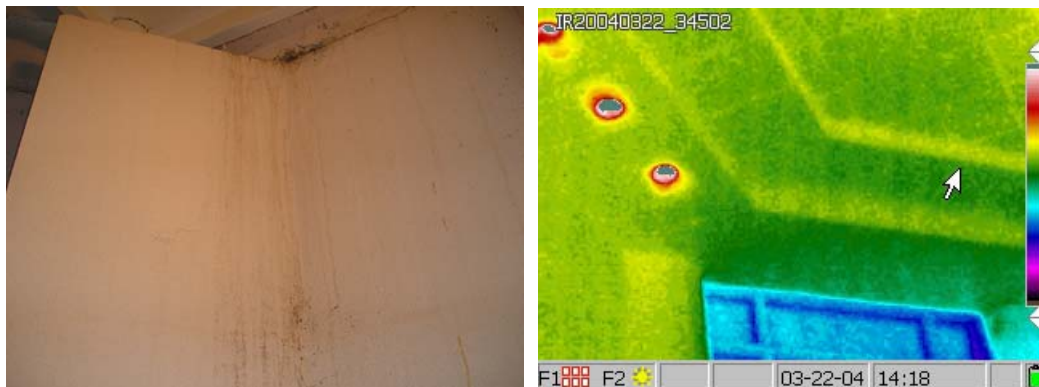
9.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
9.3.1	General roof repairs.	Over \$10000	Immediate
9.3.2	Re-roof the entire building (approx. 39,000sf).	Over \$150,000	Five Years

9.4 LIMITATIONS

10.0 Interior

10.1 DESCRIPTION



The office ceiling finishes consist of drop ceiling panels.

The office wall finishes consist of drywall. Bathroom wall finishes are drywall and tile.

The office floor coverings consist of carpet. The lobby, halls, kitchen and bathrooms are terrazzo, tile and resilient tile.

10.2 OBSERVATIONS AND DISCUSSION

- 10.2.1 The interior finishes are generally in satisfactory condition. There is remodeling currently underway which limited our observations. See notes below on ceiling staining.
- 10.2.2 Since interior components are subjective to some degree, our comments here will be general, except where functional concerns are noted.
- 10.2.3 Walls are relatively plumb, doorjambes are square and floors are reasonably level.
- 10.2.4 Some of the walls, ceilings, and floors show cosmetic imperfections.
- 10.2.5 It is not difficult to eliminate these flaws during decorating.

10.2.6 Water stains were noted at several locations. The locations of staining and the suspected sources of moisture are as follows:

Location of stain	Suspected source
Main entrance foyer ceiling	Roof leak
Office Area	Condensation

10.2.7 On the whole, the interior finishes are in satisfactory condition, for the most part.

BASEMENT LEAKAGE

- 10.2.8 Evidence of moisture seepage was noted in the basement, at the stairwell.
- 10.2.9 No serious structural damage has occurred.
- 10.2.10 The most common source of basement moisture problems is surface water from rain and/or melting snow. Control of this will minimize, although not always eliminate, water in the basement. Ground around the building should be sloped to promote natural drainage of surface water away from the walls. A grade of one inch per foot for at least the first six feet is recommended, where practical. The grading is discussed later in the report.
- 10.2.11 Since wet basement problems are usually intermittent, they cannot always be identified or quantified on a one-time visit. It is suggested that the basement be inspected during and after heavy rain or during snow-melt periods.

STAIRWELLS

10.2.12 The stairwell is generally in good condition.

10.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations	Costs	Time Frame
10.3.1 Replace water damaged ceiling tiles.	\$3000 - \$4000	Immediate
10.3.2 Provide damproofing and drainage tile for foundation adjacent to basement stairwell.	Over \$10000	Immediate

10.4 LIMITATIONS

Moisture problems in basements can develop as a result of clogged or damaged perimeter foundation drainage tiles. There is, of course, no way to predict this during a visual examination.

11.0 Exterior

11.1 DESCRIPTION



WALLS

The exterior walls are clad with brick veneer and aluminum curtain wall system. The penthouse is covered with E.I.F.S.

DOORS

The front entrance doors are aluminum-framed, single-glazed units.

The exit doors are steel units.

WINDOWS

The windows are aluminum-framed, double-glazed units.

All windows are fixed glazing.

SIDEWALK

There is a poured-concrete sidewalk at all locations.

ASPHALT PAVING

There is asphalt paving on all parking areas. The curbs are concrete with storm drains.

EXTERIOR GROUNDS

There are 2 man-made ponds at the front side of the building. The rear of the building is located near a steep ravine.

There is a brick retaining wall around the flag pole area in the front of the building.

11.2 OBSERVATIONS AND DISCUSSION

- 11.2.1 The exterior of the building is in generally good condition and maintained. There are several items which should be addressed to prevent further damage.

WALLS

- 11.2.2 The exterior brickwork is in serviceable condition.
 11.2.3 The caulking in the exterior wall expansion joints is deteriorated and should be renewed.

PERSONNEL DOORS

- 11.2.4 The entrance doors are in satisfactory condition.
 11.2.5 All doors that were tested operated properly.

WINDOWS

- 11.2.6 The main windows are in satisfactory condition, for the most part.
 11.2.7 The caulking around the windows is deteriorated and should be renewed.

GRADING

- 11.2.8 Grading improvements will also minimize the potential for leakage into the basement.

SIDEWALK

- 11.2.9 The sidewalk in its present state is considered a trip hazard.

ASPHALT

- 11.2.10 Localized areas of surface deterioration at the drive and parking areas should be renewed.
 11.2.11 The areas of surface deterioration at the parking areas and drive should be renewed. This should include seal-coating and re-striping.
 11.2.12 Concrete curbs are damaged in various locations and should be repaired.

RETAINING WALL

- 11.2.13 The concrete block/brick retaining wall around the flag area is in poor repair and will require major improvement or replacement.

11.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations		Costs	Time Frame
11.3.1	Recaulk expansion joints.	\$3000 - \$4000	One Year
11.3.2	Repair grading in various locations	\$5000 - \$6000	Immediate
11.3.3	Asphalt paving repairs at various location. Includes seal-coating and re-striping	Over \$20000	One Year
	Rebuild damaged retaining wall around	Over \$20000	Immediate

11.3.5	flagpole patio area		
11.3.4	Repair all damaged concrete curbs and level walks.	Over \$10000	

11.4 LIMITATIONS

Vegetation at various locations around the building limited the inspection of the exterior walls here.

12.0 Insulation

12.1 DESCRIPTION

WALLS

There is no visible insulation areas and therefore insulation was not evaluated.

12.2 OBSERVATIONS AND DISCUSSION

12.2.1 **INFO**

12.3 RECOMMENDATIONS, COSTS, AND PRIORITIES

Recommendations	Costs	Time Frame
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12.4 LIMITATIONS

Since access could not be gained to the insulation areas, no comment can be offered on the presence of insulation here.

13.0 Closing Comments

This report provides you with an overview of the condition of the major components in the building. Should you have any questions, please do not hesitate to contact us.

Please find photographs documenting several conditions noted in Appendix A.

A statement of qualifications is included for your reference.

Please find the elevator report in Appendix B.

Appendix A: Photographs



Photo 1: General roof area



Photo 2: Main domestic water service entrance



Photo 3: Main heating equipment



Photo 4: Main air conditioning equipment



Photo 5: Typical building interior



Photo 6: Building parking area section



Photo 7: Main electrical service equipment