

# *Forman Inspection Services, LLC*

## Property Inspection Report



1234 Retail St., Somewhere, CO 12345

Inspection prepared for: John Smith

Date of Inspection: 9/16/2022 Time: 10:00 Size: 93,886 sq. ft. per listing

Weather: Cloudy/Hot

This report covers the above listed property as well as its surrounding grounds and parking surfaces

Inspector: Chuck Forman

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**DISCLAIMER:**

**This inspection report reflects the condition of the property as found on the day of the inspection.**

This inspection and report are designed to conform to the Standards of Practice of the National Association of Commercial Building Inspectors (NACBI), and in accordance with the common ASTM E2018-08 Commercial Inspection Standards, and may not include an inspection of cosmetic or aesthetic items. The inspection will be performed only on readily accessible components of the structure. This includes general systems and components and is aimed at identifying any system or component, which requires immediate attention or major repair. The inspection is performed in compliance with accepted standards of practice and performance and conforms to or exceeds the standards established by the National Association of Commercial Building Inspectors (NACBI). The report includes the following items (based upon the Maintenance Inspection Agreement agreed upon between the parties):

**Exterior** (grounds, property exterior, fences & gates, porches, decks, patios, parking areas (structures) playgrounds, general entertainment areas, etc.)

**Structure** (roof, attic, and foundation)

**Interior** (tenant units, general meeting areas, lobbies, exercise areas, laundry rooms, etc.)

**Utility Systems** (electrical, heating, plumbing, gas systems, etc.)

**Additional Systems** (smoke alarm, safety/fire alarms, emergency lighting and general safety systems, etc.)

The inspection is limited to visual observations of apparent conditions existing at the time of the inspection. When necessary and appropriate the inspector will perform simple mechanical tests to determine whether or not a system or appliance is in good working order. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the customer and / or the customer's agent or delegate. If the inspector recommends consulting other specialized experts, any such consultation shall be at the customer's sole discretion and expense. The inspection of Septic Tanks and Natural gas or Propane tanks and lines should be done by qualified persons, trained specifically for these items. Unless otherwise noted, the inspector makes no representation as to such specialty training. Findings reported here are based solely on a visual inspection. When evaluating the safety aspect of these critical systems, a trained, qualified technician should be employed.

**This inspection and report are not an expressed or implied warranty of any items inspected.**

Deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspector is not required to move debris, furniture, equipment, carpeting or other items, which may impede access or limit visibility, or enter any area with less than 24 inches clearance. This inspection is not a substitute to replace any real property disclosure statements required by law; nor does it substitute or replace any disclosure obligation of the customer. The inspector has no present or contemplated future interest in the property described and covered by this inspection report.

The inspector will not report on cosmetic/aesthetic defects which include but are not limited to the following: foggy window panes, scratches, small holes, defective carpet, typical minor cracks found in concrete, stucco, CB construction and asphalt, painting requirements when structural damage is not imminent, and other minor defects which have no bearing on the structural integrity of the property.

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## Report Summary

8.4.1 Site		
Page 12 Item: 1	Topo Issues	<ul style="list-style-type: none"> <li>• Grade falling toward structure in areas. Recommend repairs by a licensed contractor.</li> <li>• The topography of the property requires attention to assure that the grade directs ground/storm water away from the foundation of the structure.</li> </ul>
Page 13 Item: 2	Drainage Issues	<ul style="list-style-type: none"> <li>• Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.</li> <li>• Damaged drainage vent cover noted in the front parking lot area that could be considered a safety hazard. Recommend repairs by a licensed contractor.</li> <li>• Sump pits and pump systems not functional in the basement below units 108-107 at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Loose down spouts. Recommend repairs.</li> </ul>
Page 14 Item: 3	Ingress-Egress Issues	<ul style="list-style-type: none"> <li>• Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.</li> </ul>
Page 16 Item: 4	Paving, Curbing, Parking Issues	<ul style="list-style-type: none"> <li>• Leaning light post noted on the east side of the parking lot at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.</li> <li>• Poor drainage noted in areas. Recommend repairs by a licensed contractor.</li> <li>• The asphalt running along the rear south side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.</li> <li>• The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.</li> <li>• Missing protective bollard noted at one of the gas meters on the west side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>
Page 21 Item: 5	Flatwork Issues	<ul style="list-style-type: none"> <li>• Damage/heaving noted on the flatwork at the ADA ramp for unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Trip hazards noted. Recommend repairs.</li> <li>• Concrete damage/deterioration noted in areas. Recommend repairs by a licensed contractor.</li> </ul>

Page 24 Item: 6	Landscaping/Appurtenances Issues	<ul style="list-style-type: none"> <li>• Last date of inspection of the irrigation systems backflow preventer was ? Recommend consulting with the current owners to assure that the system is current on testing/certifications.</li> <li>• The timber retaining walls located around the planning beds in the parking lot were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• The block retaining wall for the neighboring parking garage was showing signs of significant moisture damage and deterioration in areas. Recommend monitoring to aid in possibly preventing wall failure onto your property.</li> </ul>
8.4.2 Structural		
Page 29 Item: 1	Structural Frame & Bld Envelope Issues	<ul style="list-style-type: none"> <li>• The wood siding material located above the corner awning roof on the ends of the pitched roof sections were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Stucco cracking noted in areas around the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Cracked/broken window glass noted on the front of unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Failed seals noted in multiple insulated window units at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Missing safety stamps noted on some of the required safety glass panels. This is typical of structures of this age. Today's standards require that any glass located within 18" of grade level next to a walkway, in an operable door, with a leaking edge within 24" of an operable door or with a total of 9 sq. ft. or larger be glazed with safety glass and be labeled as such. Recommend repairs as needed by a certified glazing contractor.</li> <li>• Minor rusting noted on some of the steel support posts for the front overhangs. Recommend repairs by a licensed contractor.</li> <li>• Moisture damage noted in awning ceiling. Recommend repairs by a licensed contractor.</li> <li>• Minor brick damaged and movement noted in the brick siding material at the awning area between the structures. Recommend repairs by a licensed contractor.</li> <li>• Any area where two separate substrates meet should be properly caulked and sealed. Recommend repairs as needed by a licensed contractor.</li> </ul>

## 8.4.3 Roofing

Page 42 Item: 1

## Roofing Issues

- The **EPDM** roofing membrane located on the lower level of the south wing appeared to be in fair condition at the time of the inspection but was showing signs of excessive ponding and minor seam issues in areas. Recommend repairs as required by a licensed contractor.
- Caulking of the flashing in areas of the EPDM membrane is required in areas. Recommend repairs by licensed contractor.
- The rolled torch down roofing system located above the east end of the south wing appeared to have reached the end of its serviceable life expectancy with areas of significant ponding and cracking noted. Recommend repairs/replacement by licensed contractor.
- Missing boiler vent stack cover noted on the upper level of the building of time and inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system located on the lower level south wing of the structure showing signs of excessive deferred maintenance, excessive ponding, possible hail damage and age. Recommend complete replacement by licensed contractor.
- The rolled asphalt composition roof and system located above the awning between the two wings was in extremely poor condition why is it a plate replacement. Recommend repair by a licensed contractor.
- The rolled asphalt composition roofing system located above the south end of the west wing was in poor condition with excessive ponding, deferred maintenance, excessive debris and excessive granular loss at the time of the inspection. Recommend complete replacement by licensed roofing contractor.
- **TPC** roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.
- Cracked/leaking skylight system noted above the mall area. Recommend replacement by a licensed contractor.
- Skylight systems require sealant repairs. Recommend repairs by a licensed contractor.
- The narrow or small rolled torch down roofing system located approximately the center of the West Wing was an extremely poor condition of time inspection and requires completely recommend a licensed roofing contractor
- There was what appeared to be a 4 inch wet Vent piping located on the narrow roof above the center of the west wing that was not strapped properly and it becomes separated overtime. This could cause odor issues inside the building. Recommend repairs by licensed contractor.
- Four inch roof top drain system separated and damaged above the EPDM gravel coded roof at the time of the inspection. Recommend repair by licensed contractor.

- The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.
- The gravel coated EPDM roofing membrane located near the north end of the west direction is showing signs of poor drainage and seem issues at the time of the inspection and appeared to have reached the end of its serviceable life expectancy. Recommend replacement by licensed roofing contractor.
- The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.
- Bird and possible rodent nesting noted in the low slope front area above the unit next to the lifetime fitness center at time of inspection. Loose access panel noted at that time. Recommend bird and rodent removal cleaning of the interior of the area and repairs to the access panel by licensed contractor.
- Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.
- Active roof leaks noted in multiple units at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.
- The BUR roofing system located on the east end of the south wing of the building is showing signs of excessive wear excessive ponding it was an extremely poor condition at the time of the inspection. Recommend replacement by a licensed contractor.
- Missing furnace vent cap noted on top of the BUR roof at the time of the inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system above what used to be the old theater it is now currently being used as the office area appeared to be original to the structure and was showing signs of hail damage excessive ponding where and patching. Recommend replacement by licensed contractor.
- Excessive lint buildup noted on the roof tops above the laundry at the time of the inspection. This could be considered a fire hazard. Recommend cleaning by licensed contractor.
- Recommend capping of all brick/block parapet walls with metal capping material. Recommend repairs by a licensed contractor.

## 8.4.4 Plumbing

Page 75 Item: 1	Plumbing Issues	<ul style="list-style-type: none"> <li>• One or more of the water heaters within the units were tested and failed at the time of the inspection. Recommend repair/replacement by a licensed contractor.</li> <li>• Unit 118: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Unit 113: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Unit 105: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• The nominal serviceable life expectancy of a gas fired water heater is 10 years. Based on the inspectors findings there were multiple units noted throughout the property that have surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement by a licensed contractor.</li> <li>• Several shutoff valves were noted in tenant units that did not have backflow preventers installed on them but appeared to be metered. Recommend repairs as needed by a licensed contractor.</li> <li>• Some of the tenant units appeared to have sub meters located within them but the meters did not appear to be functional at the time of the inspection. Recommend consulting with the current owners/management company to determine what is going on with these systems as well as where the main shutoffs are all located and how water metering is performed.</li> </ul>
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## 8.4.5 Heating

Page 84 Item: 1	Heating Issues	<ul style="list-style-type: none"> <li>• There was an old boiler system located in the rear of unit 140B that appeared to be no longer in service. Recommend removal of the system from the building if no longer in use.</li> <li>• There was an old gas fired forced air furnace located in the main level of the old theater building that although functional had far surpassed its serviceable life expectancy and could be considered a safety/health hazard. Recommend replacement by a licensed contractor.</li> <li>• Old gas fired furnace for the basement area of units 108-107 was in poor condition and requires complete replacement.</li> <li>• RTU 10 was in extremely poor condition and requires replacement. Recommend replacement by a licensed contractor.</li> <li>• Missing side cover plate noted on RTU 29. Recommend repairs by a licensed contractor.</li> </ul>
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## 8.4.6 Air Conditioning/Ventilation

Page 97 Item: 1

Air  
Conditioning/Ventilation  
Issues

- The small swamp cooler located on the upper level roof on the east end of the property was in poor condition at time of the inspection requires complete replacement. Recommend replacement by a licensed contractor.
- The swamp coolers located on the roofing system above the mall area were in poor condition or not functional at the time of the inspection. If the systems are still in use they require repair or replacement by licensed contractor.
- The swamp coolers located on the top of the gravel coated EPDM roofing system located on the north end of the west wing or poor condition in that social time of the inspection. These units are no longer in service we recommend removal.
- There was an old air handler located in the basement of the mall, rear of unit 140B, that was no longer in use. Recommend removal by a licensed contractor.
- The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.
- Unit 118: Cooling system did not appear to be functioning properly. Recommend repairs by a licensed contractor
- One or more thermostats not responding at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.
- The swamp coolers for units 108-107 were in poor condition at the time of the inspection. Unit will require new heating/cooling systems for new tenant. Recommend repairs by a licensed contractor.
- The nominal serviceable life expectancy of an RTU is 15 years. Based on the age of one or more of the RTU's they have neared or surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement of these units in the near future.
- Significant hail damage noted on the cooling fins on RTU 8 at the time of the inspection. Recommend repairs by a licensed contractor.
- RTU 10 was in extremely poor condition and requires replacement. Recommend replacement by a licensed contractor.
- Significant hail damage noted on multiple roof top vent systems at the time of the inspection. Recommend repairs by a licensed contractor.
- One or more kitchen roof top vent systems were showing signs of significant deferred maintenance. Recommend repairs by a licensed contractor.
- Significant hail damage noted on RTU 32 at the time of the inspection. Due to the age and condition of the unit we recommend a complete replacement by a licensed hvac contractor.

## 8.4.7 Electrical

Page 114 Item: 1	Electrical Issues	<ul style="list-style-type: none"><li>• Old Federal Pacific Stab Lock breaker systems noted in some of the units at the time of the inspection. These systems have been proven to be safety/fire issues. Recommend replacement of all FPE panels and stab lock breaker systems by a licensed contractor prior to taking possession of the property.</li><li>• Missing weather cover noted in parking lot area. Recommend repairs by a licensed contractor.</li><li>• Missing weather covers noted on multiple exterior main breaker systems. Recommend repairs by a licensed contractor.</li><li>• Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.</li><li>• The nominal serviceable life expectancy of an electrical breaker system is 30 years. Based on the inspectors findings at the time of the inspection there were multiple panels and breaker systems that appeared to have surpassed their serviceable life expectancy. Recommend repair/replacement of these systems by a licensed electrician prior to taking possession of the property.</li><li>• No <b>GFCI</b> protection for multiple restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.</li><li>• Missing cover plate noted on roof top pull box. Recommend repairs by a licensed contractor.</li></ul>
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## 8.4.9 Life Safety/Fire

Page 125 Item: 1	Life Safety/Fire Issues	<ul style="list-style-type: none"><li>• Multiple emergency lighting systems failed when tested at the time of the inspection. Recommend repairs as needed by a licensed contractor.</li><li>• The old fire suppression system located in the basement below the large vacant unit will most likely require updating prior to placing a tenant in the unit. Recommend consulting with the current management company and local fire marshal concerning this matter as updating of fire suppression and alarm systems could be considered a significant capital investment.</li><li>• Multiple lighted EXIT signs still have the old red lenses. Many municipalities are now requiring the lenses to be green for better viewing during a fire. Recommend budgeting for replacement of any required units.</li></ul>
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## 8.4.10 Interior

Page 131 Item: 1

Interior Issues

- Moisture staining noted in areas of the acoustical tile ceilings throughout the building at the time of the inspection. Recommend repairs and monitoring
- Unit 132: Unit was in poor condition and will require complete renovations prior to installing a new tenant.
- Unit 122: Moisture damage noted in ceiling tiles. Recommend repairs and monitoring.
- Unit 121: VCT flooring damage noted. Recommend repairs.
- Unit 119: Moisture staining noted in ceiling tiles. Recommend repairs and monitoring
- Unit 118: Moisture staining noted in ceiling. Moisture damage noted in drywall ceiling. Recommend repairs and monitoring.
- Unit 114: No emergency egress (back door) noted for this unit at the time of the inspection. This could be okay based on the size of the unit but we recommend consulting with the local fire marshal prior to taking possession of the property.
- Unit 113: Unit was vacant and will require renovations prior to installing a new tenant.
- Unit 111-112: Moisture staining noted in ceiling tiles. Moisture damage noted in warehouse ceiling. Water heater not functional. Drywall ceiling damage noted. Recommend repairs.
- Unit 111B: Emergency egress goes through unit 111 which is locked at night. Recommend repairs by a licensed contractor prior to installing a new tenant.
- Unit 110A: Moisture staining noted in ceilings. Recommend repairs.
- Unit 110C&D: Unit was vacant. Floor settling/deflection noted. Recommend repairs as needed by a licensed contractor.
- Unit 110E: Unit was vacant and will require renovations prior to placing a tenant. Recommend repairs by a licensed contractor.
- Unit 110G: Acoustical tile ceiling damage noted. Missing knockouts noted in electrical panel. Recommend repairs.
- Unit 109: Past moisture staining noted in ceiling tiles. Recommend repairs.
- Unit 108-107: Vacant: Unit will require significant renovations prior to installing tenant. Active moisture noted in interior wall with possible microbial growth. Significant drywall damage noted in ceiling and walls in loading dock area. Basement area in poor condition. Basement bathrooms in poor condition. Electrical not working at the time of the inspection. Moisture intrusion/damage noted in basement walls. Recommend repairs as needed by a licensed contractor.
- Unit 104: Sub standard plumbing noted below vanity sink. Past moisture staining noted in ceiling. Recommend repairs.
- Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Recommend repairs.

		<ul style="list-style-type: none"><li>• Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.</li><li>• Unit 100: Active moisture damage and roof leaking noted. Recommend repairs.</li></ul>
<b>8.5 Additional Considerations</b>		
Page 163 Item: 1	Additional Consideration Issues	<ul style="list-style-type: none"><li>• Based on the age of the property we highly recommend lead paint and asbestos testing prior to any significant renovations.</li><li>• There is a ground watering monitoring well noted in the parking lot on the north side of the laundromat. Recommend finding out if this well is still in service or has been cleared by the state prior to taking possession of the property.</li><li>• The ADA operator on the mall entrance was not working at the time of the inspection. Recommend repairs as needed by a licensed contractor.</li></ul>

# 8.4.1 Site

## 1. Topo Issues

Description: 8.4.1.1: Topography - The topography of the property is gently sloped to direct ground water away from the foundation of the structure.

Observations:

- Gentle slope
- **Grade falling toward structure in areas. Recommend repairs by a licensed contractor.**
- **The topography of the property requires attention to assure that the grade directs ground/storm water away from the foundation of the structure.**



The topography of the property requires attention to assure that the grade directs ground/storm water away from the foundation of the structure.



The topography of the property requires attention to assure that the grade directs ground/storm water away from the foundation of the structure.



Grade falling toward structure in areas. Recommend repairs by a licensed contractor.



The topography of the property requires attention to assure that the grade directs ground/storm water away from the foundation of the structure.

## 2. Drainage Issues

Materials: 8.4.1.2: Storm Water Drainage - Storm water is controlled and directed by a series of swells and grade directing storm water run off toward the city storm water drainage systems.

Observations:

- There were storm water catch basins located on the property at the time of the inspection.
- Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.
- Damaged drainage vent cover noted in the front parking lot area that could be considered a safety hazard. Recommend repairs by a licensed contractor.
- Sump pits and pump systems not functional in the basement below units 108-107 at the time of the inspection. Recommend repairs by a licensed contractor.
- Loose down spouts. Recommend repairs.



Damaged drainage vent cover noted in the front parking lot area that could be considered a safety hazard. Recommend repairs by a licensed contractor.



Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.



Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.



Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.



Sump pits and pump systems not functional in the basement below units 108-107 at the time of the inspection. Recommend repairs by a licensed contractor.

Sump pits and pump systems not functional in the basement below units 108-107 at the time of the inspection. Recommend repairs by a licensed contractor.



Gutters down spouts missing extensions to direct storm water away from the foundation of the structure. Recommend repairs.

Loose down spouts. Recommend repairs.

### 3. Ingress-Egress Issues

Materials: 8.4.1.3: Ingress and Egress - The main means of ingress/egress for the property is via W. Littleton Blvd. to the north S. Windermere street to the west and S. Datura street to the east.  
Observations:

- Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



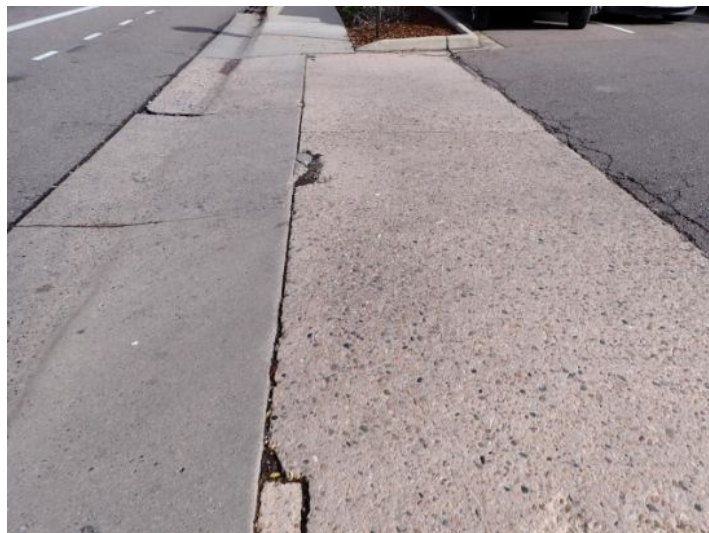
Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



Deteriorated paving material noted in areas. Recommend repairs by a licensed contractor.



4. Paving, Curbing, Parking Issues

Materials: 8.4.1.4: Paving, Curbing and Parking - Surface parking on an asphalt parking surface  
 Observations:

- The majority of the parking lot surface was in fair condition at the time of the inspection.
  - ADA parking was clearly marked at the time of the inspection.
  - Parking lot lighting system appeared functional at the time of the inspection.
  - Leaning light post noted on the east side of the parking lot at the time of the inspection.
- Recommend repairs by a licensed contractor.
- Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.
  - Poor drainage noted in areas. Recommend repairs by a licensed contractor.
  - The asphalt running along the rear south side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.
  - The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.
  - Missing protective bollard noted at one of the gas meters on the west side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



The majority of the parking lot surface was in fair condition at the time of the inspection.



The majority of the parking lot surface was in fair condition at the time of the inspection.



Parking lot lighting system appeared functional at the time of the inspection.



The majority of the parking lot surface was in fair condition at the time of the inspection.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



ADA parking was clearly marked at the time of the inspection.



Parking lot lighting system appeared functional at the time of the inspection.



The majority of the parking lot surface was in fair condition at the time of the inspection.



The majority of the parking lot surface was in fair condition at the time of the inspection.



Leaning light post noted on the east side of the parking lot at the time of the inspection. Recommend repairs by a licensed contractor.



Poor drainage noted in areas. Recommend repairs by a licensed contractor.



Poor drainage noted in areas. Recommend repairs by a licensed contractor.



The asphalt running along the rear south side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



The asphalt running along the rear south side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



The asphalt running along the rear west side of the structure was in poor condition at the time of the inspection. Recommend resurfacing by a licensed contractor.



Missing protective bollard noted at one of the gas meters on the west side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



ADA parking was clearly marked at the time of the inspection.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



Recommend crack filling to aid in extending the life of the existing asphalt surface. Recommend repairs by a licensed contractor.



Poor drainage noted in areas. Recommend repairs by a licensed contractor.

## 5. Flatwork Issues

Materials: 8.4.1.5: Flatwork: There was concrete flatwork noted on the north, south, east and west sides of the structure.

Observations:

- Minor cracking. Recommend monitoring for future repairs.
- The ADA ramps were checked for proper grade and no significant issues were noted at the time of the inspection.
- **Damage/heaving noted on the flatwork at the ADA ramp for unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.**
- **Trip hazards noted. Recommend repairs.**
- **Concrete damage/deterioration noted in areas. Recommend repairs by a licensed contractor.**



Damage/heaving noted on the flatwork at the ADA ramp for unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.



Damage/heaving noted on the flatwork at the ADA ramp for unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.



Minor cracking. Recommend monitoring for future repairs.



Trip hazards noted. Recommend repairs.



Concrete damage/deterioration noted in areas. Recommend repairs by a licensed contractor.



Concrete damage/deterioration noted in areas. Recommend repairs by a licensed contractor.



The ADA ramps were checked for proper grade and no significant issues were noted at the time of the inspection.



Minor cracking. Recommend monitoring for future repairs.



## 6. Landscaping/Appurtenances Issues

Materials: 8.4.1.6: Landscaping and Appurtenances - The property had been landscaped at the time of the inspection.

Observations:

- The landscaping appeared to be properly maintained at the time of the inspection.
- The property had an irrigation system at the time of the inspection.
- Signage appeared to be in fair condition at the time of the inspection.
- The backflow preventer for the irrigation system appeared to be installed on the roof top above the laundry mat for the east end and in the planting bed behind the paint store for the west end. The backflow preventers appeared functional at the time of the inspection.
- Last date of inspection of the irrigation systems backflow preventer was ? Recommend consulting with the current owners to assure that the system is current on testing/certifications.
- The timber retaining walls located around the planning beds in the parking lot were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.
- The block retaining wall for the neighboring parking garage was showing signs of significant moisture damage and deterioration in areas. Recommend monitoring to aid in possibly preventing wall failure onto your property.



Signage appeared to be in fair condition at the time of the inspection.



The timber retaining walls located around the planning beds in the parking lot were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.



The timber retaining walls located around the planning beds in the parking lot were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.



The timber retaining walls located around the planning beds in the parking lot were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.



Signage appeared to be in fair condition at the time of the inspection.



The property had an irrigation system at the time of the inspection.



The block retaining wall for the neighboring parking garage was showing signs of significant moisture damage and deterioration in areas. Recommend monitoring to aid in possibly preventing wall failure onto your property.



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Signage appeared to be in fair condition at the time of the inspection.



The backflow preventer for the irrigation system appeared to be installed on the roof top above the laundry mat for the east end and in the planting bed behind the paint store for the west end. The backflow preventers appeared functional at the time of the inspection.



The backflow preventer for the irrigation system appeared to be installed on the roof top above the laundry mat for the east end and in the planting bed behind the paint store for the west end. The backflow preventers appeared functional at the time of the inspection.

#### 7. Recreational Facility Issues

Materials: 8.4.1.7: Recreational Facilities - There were no recreational facilities on the property at the time of the inspection.

Observations:

- There were no recreational facilities on the property at the time of the inspection.

#### 8. Utilities Issues

Materials: 8.4.1.8: Utilities - The property had gas, potable water and electrical utilities at the time of the inspection. • Out of Scope Issues—Operating conditions of any systems or accessing manholes or utility pits.

Observations:

- Electrical utilities enter the structure through the rear of the building.
- Gas utilities enter the structure through the rear of the building.
- Potable water utilities enter the structure through the rear of the building.
- Special Utility Systems: There were no special utility systems noted on the property at the time of the inspection.

## 8.4.2 Structural

### 1. Structural Frame & Bld Envelope Issues

Materials: 8.4.2: Structural Frame and Building Envelope: Retail Property • 8.4.2.1: Observations - Originally constructed in 1956 the property was a 93,886 sq. ft. (per listing) class B multi tenant retail property. The buildings were CMU and brick structures supported on a combination of poured in place concrete slab on grade foundations and poured in place concrete foundation walls with footers and caisson for support. The exterior envelope of the structure consisted of brick, hard coat stucco and wood siding with anodized aluminum storefront material with insulated and plate glass and aluminum or vinyl wrapped windows with insulated glass panels. • Out of Scope Issues—Entering of plenum, crawl, or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas, provided such points of access are readily accessible), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

#### Observations:

- The majority of the exterior envelope of the structure appeared to be in fair condition with no significant structural movement noted at the time of the inspection.
- The wood siding material located above the corner awning roof on the ends of the pitched roof sections were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.
- Stucco cracking noted in areas around the structure at the time of the inspection. Recommend repairs by a licensed contractor.
- Cracked/broken window glass noted on the front of unit 100 (restaurant) at the time of the inspection. Recommend repairs by a licensed contractor.
- Failed seals noted in multiple insulated window units at the time of the inspection. Recommend repairs by a licensed contractor.
- Missing safety stamps noted on some of the required safety glass panels. This is typical of structures of this age. Today's standards require that any glass located within 18" of grade level next to a walkway, in an operable door, with a leading edge within 24" of an operable door or with a total of 9 sq. ft. or larger be glazed with safety glass and be labeled as such. Recommend repairs as needed by a certified glazing contractor.
- Minor rusting noted on some of the steel support posts for the front overhangs. Recommend repairs by a licensed contractor.
- Moisture damage noted in awning ceiling. Recommend repairs by a licensed contractor.
- Minor brick damaged and movement noted in the brick siding material at the awning area between the structures. Recommend repairs by a licensed contractor.
- Any area where two separate substrates meet should be properly caulked and sealed. Recommend repairs as needed by a licensed contractor.



The majority of the exterior envelope of the structure appeared to be in fair condition with no significant structural movement noted at the time of the inspection.



Stucco cracking noted in areas around the structure at the time of the inspection. Recommend repairs by a licensed contractor.



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Minor rusting noted on some of the steel support posts for the front overhangs. Recommend repairs by a licensed contractor.



The majority of the exterior envelope of the structure appeared to be in fair condition with no significant structural movement noted at the time of the inspection.



Failed seals noted in multiple insulated window units at the time of the inspection. Recommend repairs by a licensed contractor.



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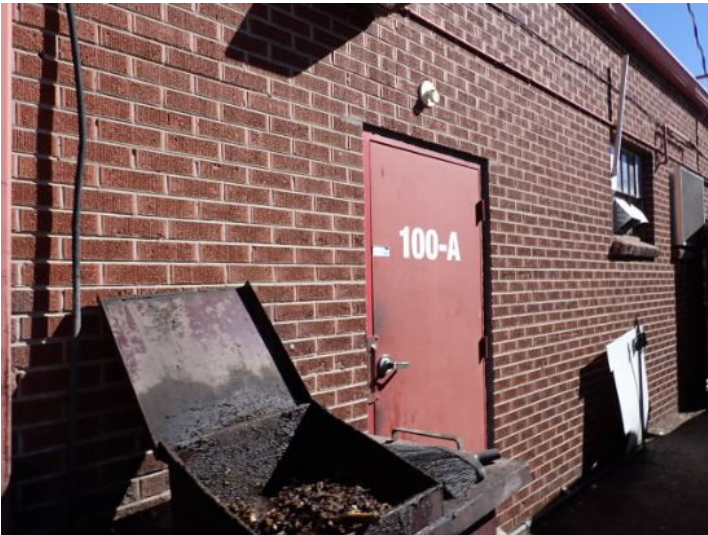
Moisture damage noted in awning ceiling. Recommend repairs by a licensed contractor.



Minor brick damaged and movement noted in the brick siding material at the awning area between the structures. Recommend repairs by a licensed contractor.



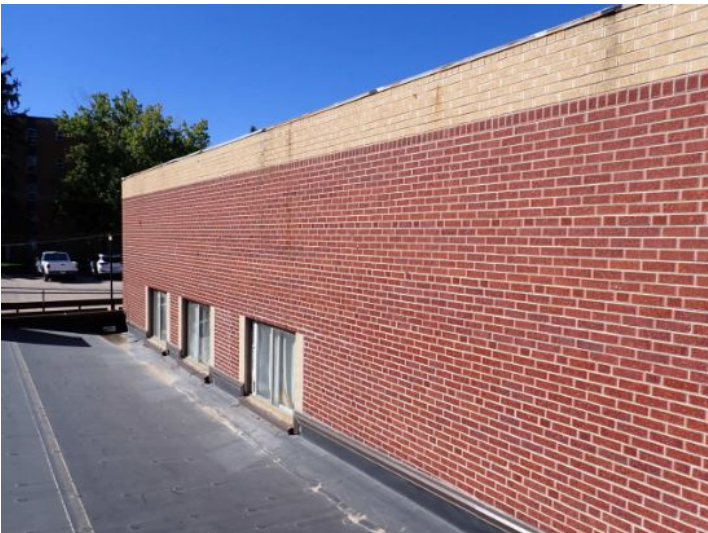
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Any area where two separate substrates meet should be properly caulked and sealed. Recommend repairs as needed by a licensed contractor.



The wood siding material located above the corner awning roof on the ends of the pitched roof sections were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.



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The wood siding material located above the corner awning roof on the ends of the pitched roof sections were in poor condition at the time of the inspection. Recommend repairs by a licensed contractor.





Minor brick damaged and movement noted in the brick siding material at the awning area between the structures. Recommend repairs by a licensed contractor.



Minor brick damaged and movement noted in the brick siding material at the awning area between the structures. Recommend repairs by a licensed contractor.

## 8.4.3 Roofing

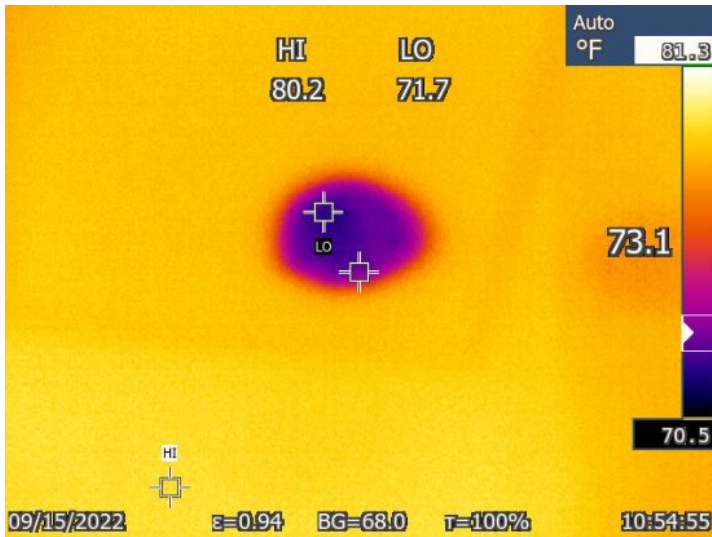
## 1. Roofing Issues

Materials: 8.4.3: Roofing - Low Sloped • 8.4.3.1: Observations - Roofs: The roofing systems were constructed using a steel bar joist support system with wood and metal decking and covered with a combination of EPDM, rolled torch down material, TPO and BUR. • Out of Scope Issues—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.

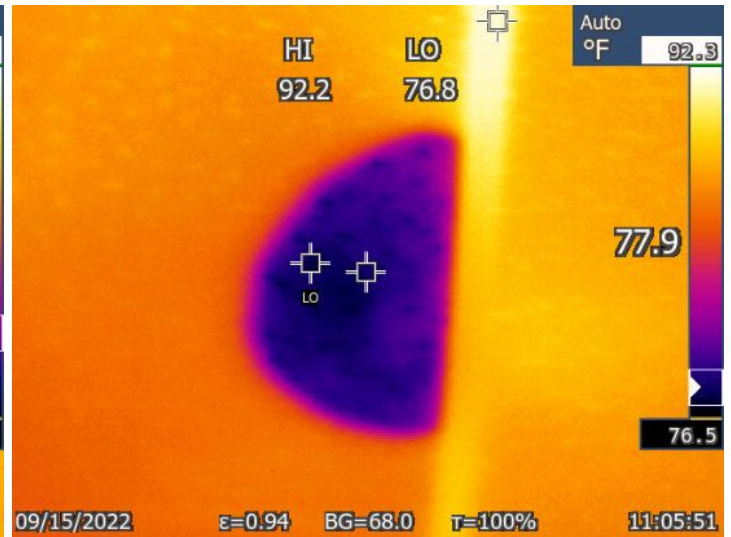
### Observations:

- The EPDM membrane on the low slope front sections of each wing appeared to be in fair condition at time of inspection. There were areas where it appeared that debris below the membrane was attempting to push through the membrane but had not penetrated at the time of the inspection. Recommend monitoring for future repairs.
- The TPO membrane located above the lower level west end of the south unit appeared to be in fair condition at time of inspection.
- There was an old elevator room located on the roof above the mall area at time of the inspection that no longer appears to be in use.
- The TPO membrane located above the restaurant on the north end of the West Wing appears to be in fair condition at time of inspection.
- The EPDM roofing membrane located on the lower level of the south wing appeared to be in fair condition at the time of the inspection but was showing signs of excessive ponding and minor seam issues in areas. Recommend repairs as required by a licensed contractor.
- Caulking of the flashing in areas of the EPDM membrane is required in areas. Recommend repairs by licensed contractor.
- The rolled torch down roofing system located above the east end of the south wing appeared to have reached the end of its serviceable life expectancy with areas of significant ponding and cracking noted. Recommend repairs/replacement by licensed contractor.
- Missing boiler vent stack cover noted on the upper level of the building at time of inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system located on the lower level south wing of the structure showing signs of excessive deferred maintenance, excessive ponding, possible hail damage and age. Recommend complete replacement by licensed contractor.
- The rolled asphalt composition roof and system located above the awning between the two wings was in extremely poor condition why is it a plate replacement. Recommend repair by a licensed contractor.
- The rolled asphalt composition roofing system located above the south end of the west wing was in poor condition with excessive ponding, deferred maintenance, excessive debris and excessive granular loss at the time of the inspection. Recommend complete replacement by licensed roofing contractor.
- TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.
- Cracked/leaking skylight system noted above the mall area. Recommend replacement by a licensed contractor.
- Skylight systems require sealant repairs. Recommend repairs by a licensed contractor.
- The narrow or small rolled torch down roofing system located approximately the center of the West Wing was in an extremely poor condition at time of inspection and requires complete replacement by a licensed roofing contractor.
- There was what appeared to be a 4 inch wet Vent piping located on the narrow roof above the center of the west wing that was not strapped properly and it becomes separated overtime. This could cause odor issues inside the building. Recommend repairs by licensed contractor.
- Four inch roof top drain system separated and damaged above the EPDM gravel coded roof at the time of the inspection. Recommend repair by licensed contractor.

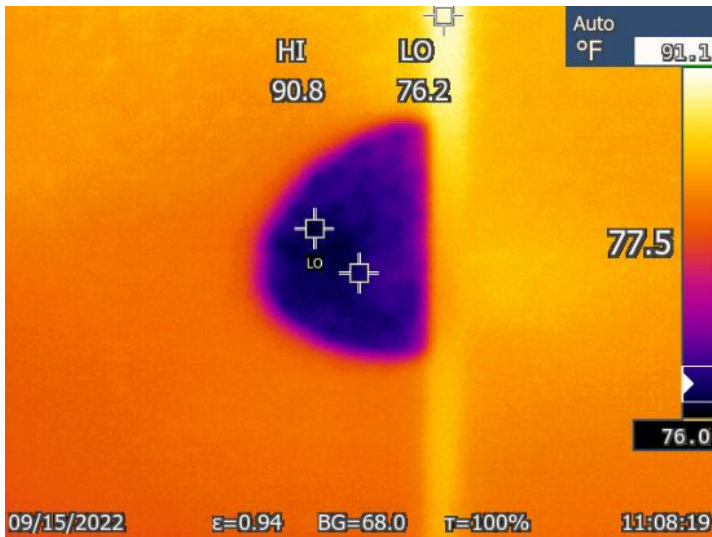
- The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.
- The gravel coated EPDM roofing membrane located near the north end of the west direction is showing signs of poor drainage and seem issues at the time of the inspection and appeared to have reached the end of its serviceable life expectancy. Recommend replacement by licensed roofing contractor.
- The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.
- Bird and possible rodent nesting noted in the low slope front area above the unit next to the lifetime fitness center at time of inspection. Loose access panel noted at that time. Recommend bird and rodent removal cleaning of the interior of the area and repairs to the access panel by licensed contractor.
- Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.
- Active roof leaks noted in multiple units at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.
- The BUR roofing system located on the east end of the south wing of the building is showing signs of excessive wear excessive ponding it was an extremely poor condition at the time of the inspection. Recommend replacement by a licensed contractor.
- Missing furnace vent cap noted on top of the BUR roof at the time of the inspection. Recommend repair by licensed contractor.
- The rolled torch down roofing system above what used to be the old theater it is now currently being used as the office area appeared to be original to the structure and was showing signs of hail damage excessive ponding where and patching. Recommend replacement by licensed contractor.
- Excessive lint buildup noted on the roof tops above the laundry at the time of the inspection. This could be considered a fire hazard. Recommend cleaning by licensed contractor.
- Recommend capping of all brick/block parapet walls with metal capping material. Recommend repairs by a licensed contractor.



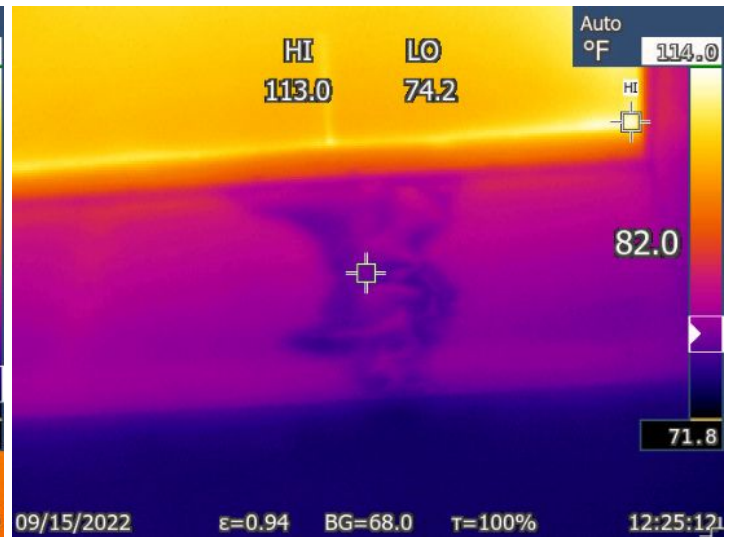
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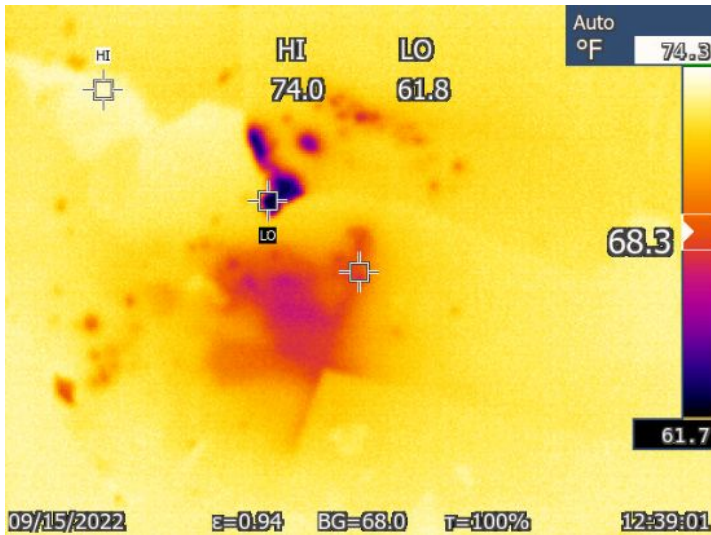
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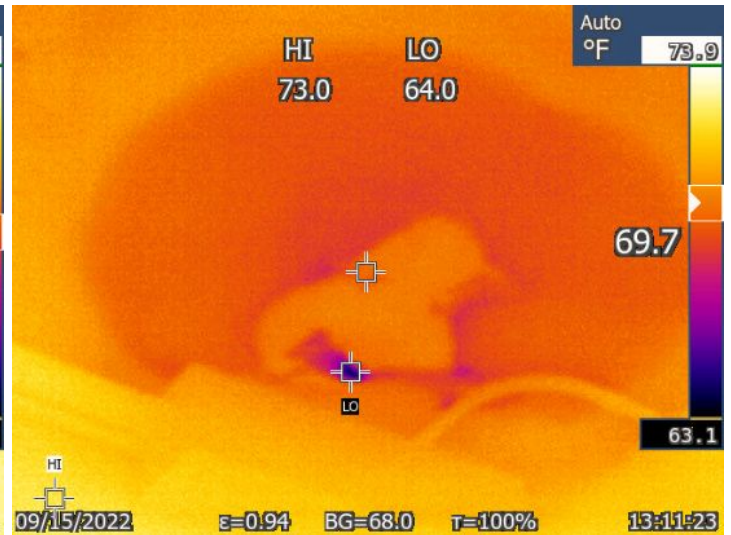
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Active roof leaks noted in multiple units at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



Cracked/leaking skylight system noted above the mall area. Recommend replacement by a licensed contractor.



Active roof leaks noted in multiple units at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.



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Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.



The rolled torch down roofing system located above the east end of the south wing appear did reach the end of its serviceable life expectancy with areas of significant ponding and cracking noted. Recommend repairs/replacement by licensed contractor.



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The EPDM membrane on the low slope front sections of each wing appeared be in fair condition at time of inspection. There were areas where it appeared that debris below the membrane was attempting to push through the membrane but had not penetrated at the time of the inspection. Recommend monitoring for future repairs.



The EPDM membrane on the low slope front sections of each wing appeared be in fair condition at time of inspection. There were areas where it appeared that debris below the membrane was attempting to push through the membrane but had not penetrated at the time of the inspection. Recommend monitoring for future repairs.





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Caulking of the flashing in areas of the EPDM membrane is required in areas. Recommend repairs by licensed contractor.



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The BUR roofing system located on the east end of the south wing of the building is showing signs of excessive wear excessive ponding it was an extremely poor condition at the time of the inspection. Recommend replacement by a licensed contractor.



Excessive lint buildup noted on the roof tops above the laundry at the time of the inspection. This could be considered a fire hazard. Recommend cleaning by licensed contractor.



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The rolled torch down roofing system above what used to be the old theater it is now currently being used as the office area appeared to be original to the structure and was showing signs of hail damage excessive ponding where and patching. Recommend replacement by licensed contractor.



The BUR roofing system located on the east end of the south wing of the building is showing signs of excessive wear excessive ponding it was an extremely poor condition at the time of the inspection. Recommend replacement by a licensed contractor.



Missing boiler vent stack cover noted on the upper level of the building of time and inspection. Recommend repair by licensed contractor.



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The rolled torch down roofing system above what used to be the old theater it is now currently being used as the office area appeared to be original to the structure and was showing signs of hail damage excessive ponding where and patching. Recommend replacement by licensed contractor.



The EPDM roofing membrane located on the lower level of the south wing appeared to be in fair condition at the time of the inspection but was showing signs of excessive ponding and minor seam issues in areas. Recommend repairs as required by a licensed contractor.



The EPDM roofing membrane located on the lower level of the south wing appeared to be in fair condition at the time of the inspection but was showing signs of excessive ponding and minor seam issues in areas. Recommend repairs as required by a licensed contractor.



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The EPDM roofing membrane located on the lower level of the south wing appeared to be in fair condition at the time of the inspection but was showing signs of excessive ponding and minor seam issues in areas. Recommend repairs as required by a licensed contractor.



The rolled torch down roofing system located on the lower level south wing of the structure showing signs of excessive deferred maintenance, excessive ponding, possible hail damage and age. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system located on the lower level south wing of the structure showing signs of excessive deferred maintenance, excessive ponding, possible hail damage and age. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system located above the east end of the south wing appeared to have reached the end of its serviceable life expectancy with areas of significant ponding and cracking noted. Recommend repairs/replacement by licensed contractor.



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The TPO membrane located above the lower level west end of the south unit appeared to be in fair condition at time of inspection.



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The rolled asphalt composition roof and system located above the awning between the two wings was in extremely poor condition why is it a plate replacement. Recommend repair by a licensed contractor.



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The EPDM membrane on the low slope front sections of each wing appeared to be in fair condition at time of inspection. There were areas where it appeared that debris below the membrane was attempting to push through the membrane but had not penetrated at the time of the inspection. Recommend monitoring for future repairs.



Recommend capping of all brick/block parapet walls with metal capping material. Recommend repairs by a licensed contractor.



Recommend capping of all brick/block parapet walls with metal capping material. Recommend repairs by a licensed contractor.



The rolled asphalt composition roofing system located above the south end of the west wing was in poor condition with excessive ponding, deferred maintenance, excessive debris and excessive granular loss at the time of the inspection. Recommend complete replacement by licensed roofing contractor.

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The rolled asphalt composition roofing system located above the south end of the west wing was in poor condition with excessive ponding, deferred maintenance, excessive debris and excessive granular loss at the time of the inspection. Recommend complete replacement by licensed roofing contractor.



TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



Recommend capping of all brick/block parapet walls with metal capping material. Recommend repairs by a licensed contractor.





TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



TPO roofing membrane located above the mall area of the property while appearing to be in fair condition was showing signs of excessive deferred maintenance and ponding at the time of the inspection. Recommend repairs by licensed contractor.



There was an old elevator room located on the roof above the mall area at time the inspection that no longer appear to be in use.



Skylight systems require sealant repairs. Recommend repairs by a licensed contractor.



Cracked/leaking skylight system noted above the mall area. Recommend replacement by a licensed contractor.



The narrow or small rolled torch down roofing system located approximately the center of the West Wing was an extremely poor condition of time inspection and requires completely recommend a licensed roofing contractor



The narrow or small rolled torch down roofing system located approximately the center of the West Wing was an extremely poor condition of time inspection and requires completely recommend a licensed roofing contractor



The narrow or small rolled torch down roofing system located approximately the center of the West Wing was an extremely poor condition of time inspection and requires completely recommend a licensed roofing contractor



There was what appeared to be a 4 inch wet Vent piping located on the narrow roof above the center of the west wing that was not strapped properly and it becomes separated overtime. This could cause odor issues inside the building. Recommend repairs by licensed contractor.



There was what appeared to be a 4 inch wet Vent piping located on the narrow roof above the center of the west wing that was not strapped properly and it becomes separated overtime. This could cause odor issues inside the building. Recommend repairs by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



There was what appeared to be a 4 inch wet Vent piping located on the narrow roof above the center of the west wing that was not strapped properly and it becomes separated overtime. This could cause odor issues inside the building. Recommend repairs by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.

The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.

The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The rolled torch down roofing system above what appeared to be the old family dollar store and the vacant unit was an extremely poor condition excessive ponding feeling coding possible hail damage and excessive wear noted at the time of the inspection. Recommend complete replacement by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The gravel coated EPDM roofing membrane located towards the north end of the west structure was showing signs of significant ponding and deferred maintenance at the time of the inspection. Recommend repair by licensed contractor.



The gravel coated EPDM roofing membrane located near the north end of the west direction is showing signs of poor drainage and seem issues at the time of the inspection and appeared to have reached the end of its serviceable life expectancy. Recommend replacement by licensed roofing contractor.



Bird and possible rodent nesting noted in the low slope front area above the unit next to the lifetime fitness center at time of inspection. Loose access panel noted at that time. Recommend bird and rodent removal cleaning of the interior of the area and repairs to the access panel by licensed contractor.



Bird and possible rodent nesting noted in the low slope front area above the unit next to the lifetime fitness center at time of inspection. Loose access panel noted at that time. Recommend bird and rodent removal cleaning of the interior of the area and repairs to the access panel by licensed contractor.





Bird and possible rodent nesting noted in the low slope front area above the unit next to the lifetime fitness center at time of inspection. Loose access panel noted at that time. Recommend bird and rodent removal cleaning of the interior of the area and repairs to the access panel by licensed contractor.



The gravel coated EPDM roofing membrane located near the north end of the west direction is showing signs of poor drainage and seem issues at the time of the inspection and appeared to have reached the end of its serviceable life expectancy. Recommend replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



The rolled torch down roofing membrane located above the fitness center on the north end of the west wing was an extremely poor condition and has reached the end of the service for life expectancy. Recommend complete replacement by licensed roofing contractor.



Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.



Due to flashing issues storm water was getting into one of the stucco awning support pillars and running down the inside of the system. Recommend repairs as needed by a licensed contractor.



The TPO membrane located above the restaurant on the north end of the West Wing appear to be in fair condition at time of inspection.



The TPO membrane located above the restaurant on the north end of the West Wing appear to be in fair condition at time of inspection.

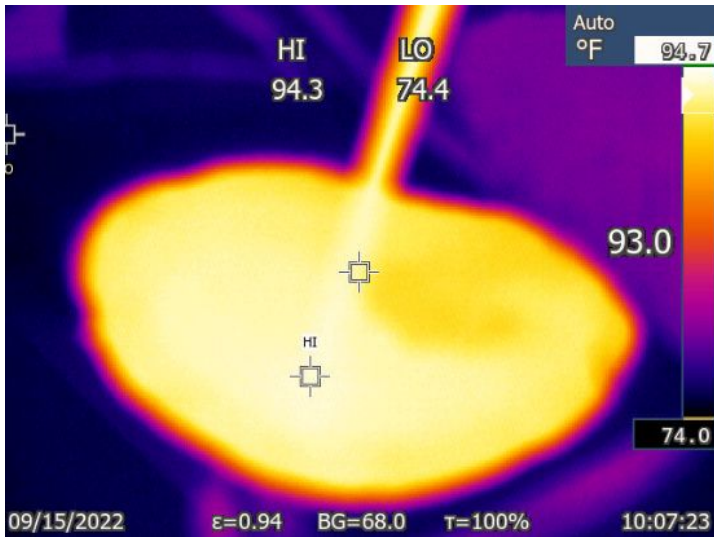
## 8.4.4 Plumbing

### 1. Plumbing Issues

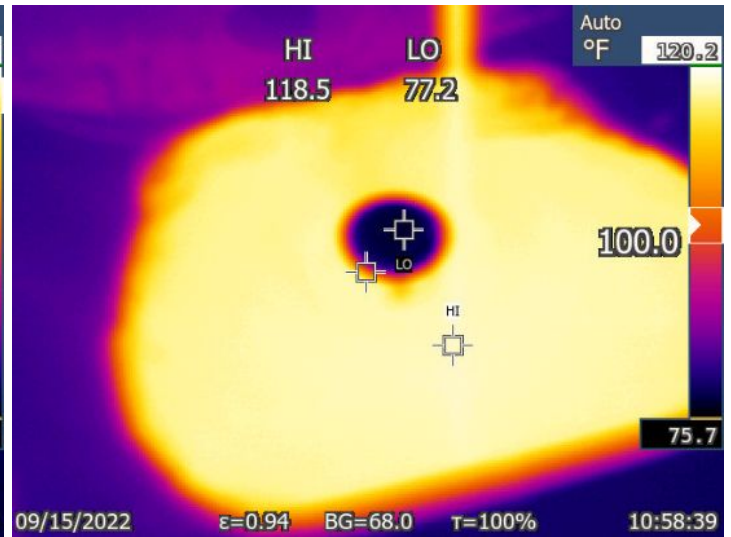
Materials: 8.4.4: Plumbing - Potable water and sewer utilities were provided to the property by the city of Denver • 8.4.4.1: Observations - The main potable water supply lines appeared to be 1 1/4" to 1 1/2" copper supply lines as well as 3/4" to 1" copper supply lines in some of the smaller units. • Out of Scope Issues—Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. While we are not required to provide pipe sizes we attempt to inform our clients of the size based on what we can see above grade. This may differ from the actual tap size at the city tap. We therefore recommend all of our clients contact the local municipality to determine the actual tap size for help in determining adequate water supply for current and potential tenants.

#### Observations:

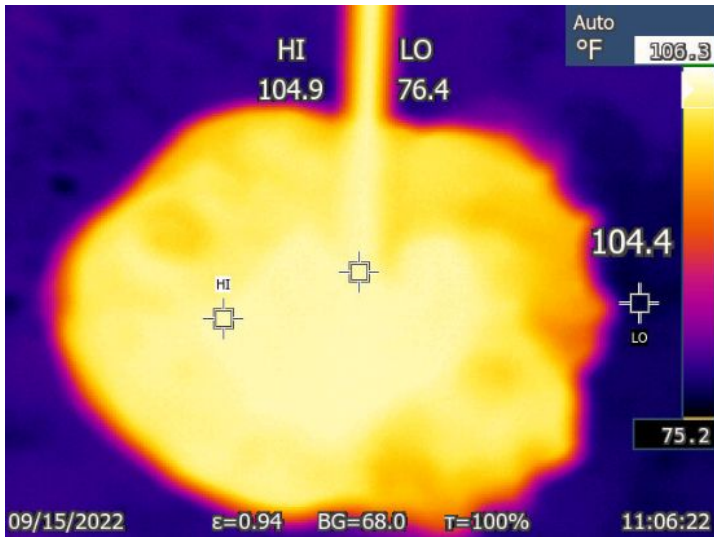
- The main water shut off valves appeared functional at the time of the inspection.
- Last date of inspection/certification of the main backflow preventers appeared to be 7/22.
- Recommend consulting with the current property management company to assure that all main water supply lines have backflow preventers and that they are all current on testing and certifications.
- Our inspection of the sewer lines is limited to those lines that are above grade and visible to the naked eye. We highly recommend having a sewer scope performed to assure the integrity of the waste line(s) from the structure to the city tap prior to closing on the property.
- Natural gas utilities were provided to the structure by Xcel Energy
- The main gas shutoff valve(s) was/were functional at the time of the inspection
- Most of the water heaters were functional at the time of the inspection.
- One or more of the water heaters within the units were tested and failed at the time of the inspection. Recommend repair/replacement by a licensed contractor.
- Unit 118: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.
- Unit 113: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.
- Unit 105: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.
- The nominal serviceable life expectancy of a gas fired water heater is 10 years. Based on the inspectors findings there were multiple units noted throughout the property that have surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement by a licensed contractor.
- Several shutoff valves were noted in tenant units that did not have backflow preventers installed on them but appeared to be metered. Recommend repairs as needed by a licensed contractor.
- Some of the tenant units appeared to have sub meters located within them but the meters did not appear to be functional at the time of the inspection. Recommend consulting with the current owners/management company to determine what is going on with these systems as well as where the main shutoffs are all located and how water metering is performed.



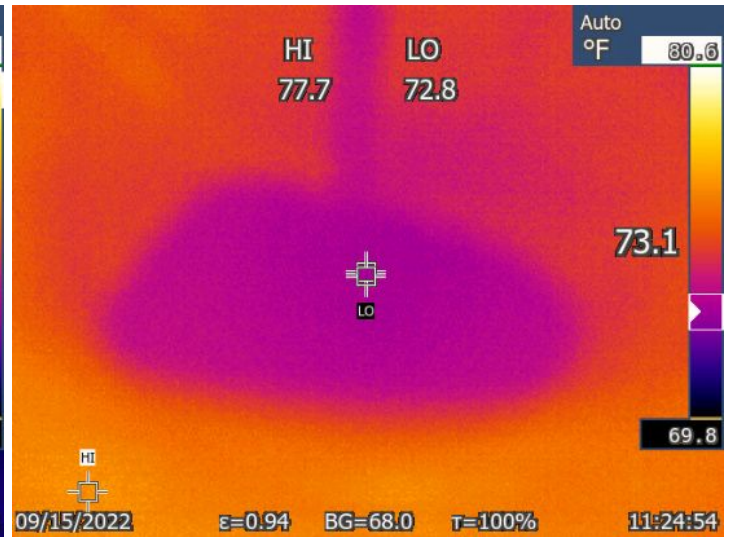
Most of the water heaters were functional at the time of the inspection.



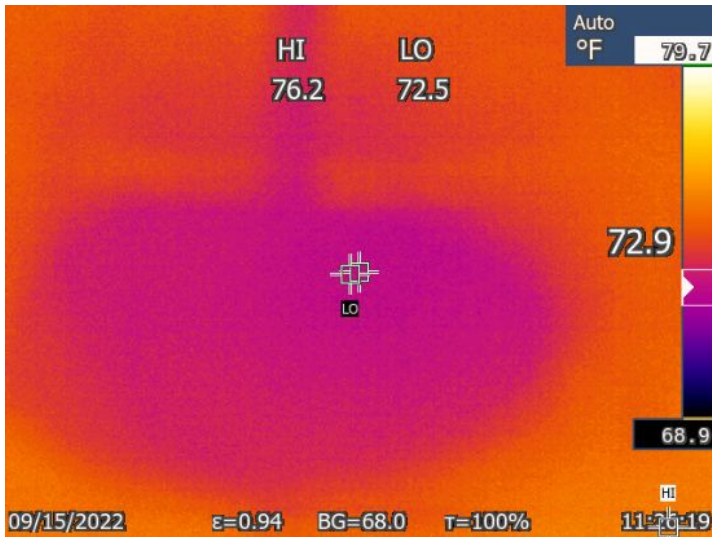
Most of the water heaters were functional at the time of the inspection.



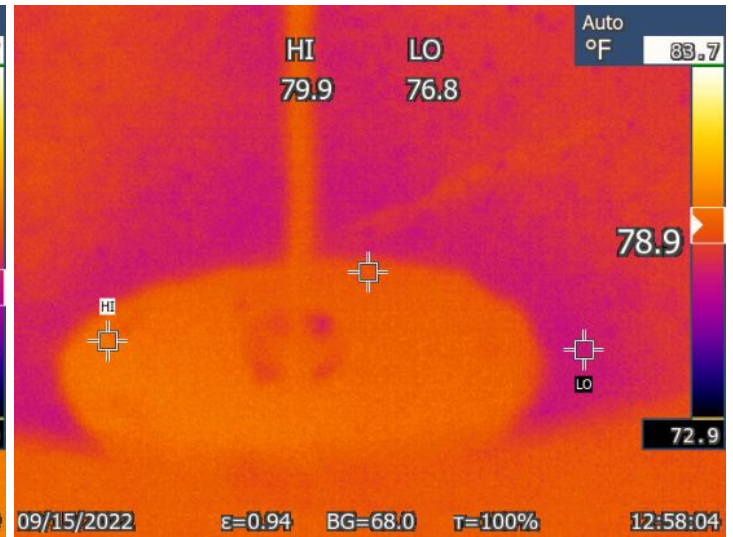
Most of the water heaters were functional at the time of the inspection.



Unit 118: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.



Unit 113: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.



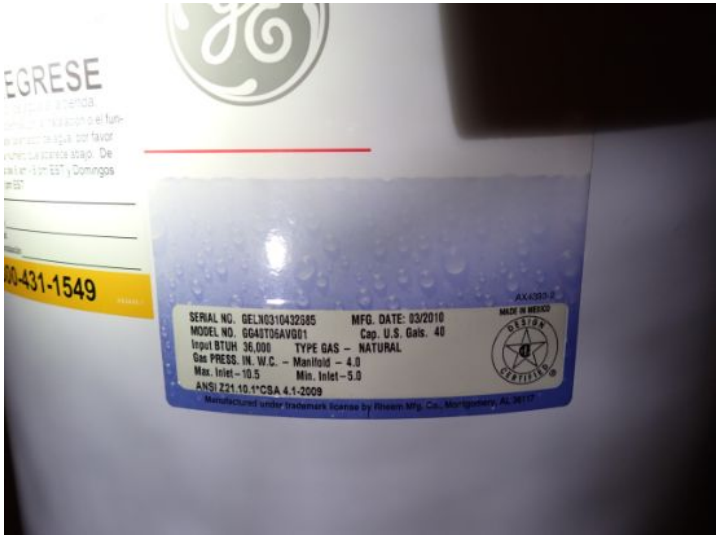
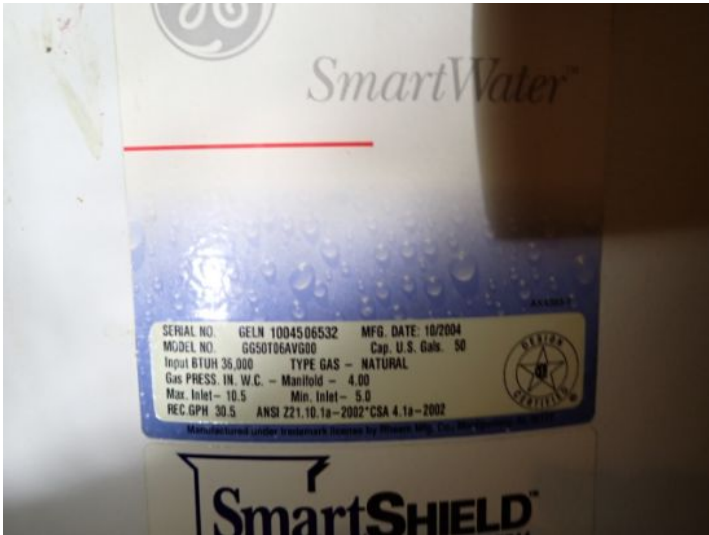
Unit 105: Water heater did not appear functional at the time of the inspection. Recommend repairs by a licensed contractor.



The main gas shutoff valve(s) was/were functional at the time of the inspection



The main gas shutoff valve(s) was/were functional at the time of the inspection

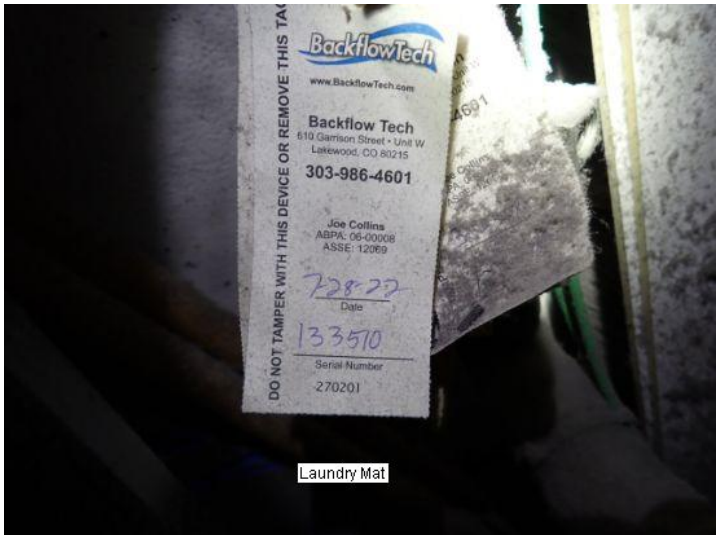


The nominal serviceable life expectancy of a gas fired water heater is 10 years. Based on the inspectors findings there were multiple units noted throughout the property that have surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement by a licensed contractor.

The nominal serviceable life expectancy of a gas fired water heater is 10 years. Based on the inspectors findings there were multiple units noted throughout the property that have surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement by a licensed contractor.



The main water shut off valves appeared functional at the time of the inspection.



Last date of inspection/certification of the main backflow preventers appeared to be 7/22.



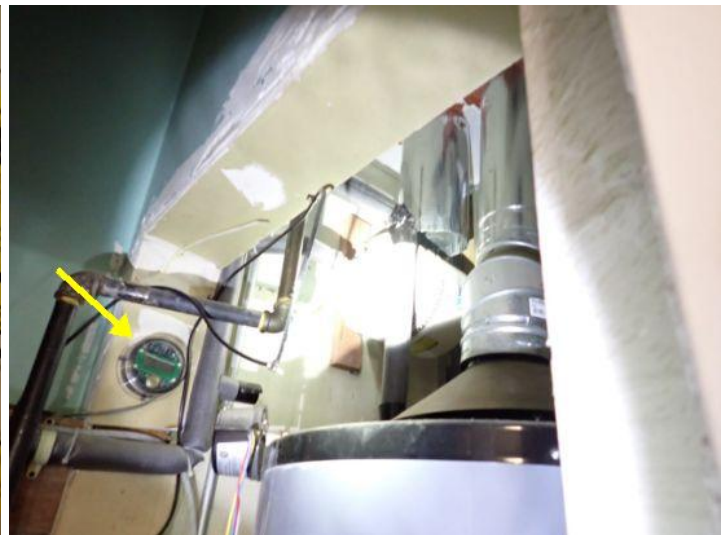
Several shutoff valves were noted in tenant units that did not have backflow preventers installed on them but appeared to be metered. Recommend repairs as needed by a licensed contractor.



Some of the tenant units appeared to have sub meters located within them but the meters did not appear to be functional at the time of the inspection. Recommend consulting with the current owners/management company to determine what is going on with these systems as well as where the main shutoffs are all located and how water metering is performed.



The nominal serviceable life expectancy of a gas fired water heater is 10 years. Based on the inspectors findings there were multiple units noted throughout the property that have surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement by a licensed contractor.



Some of the tenant units appeared to have sub meters located within them but the meters did not appear to be functional at the time of the inspection. Recommend consulting with the current owners/management company to determine what is going on with these systems as well as where the main shutoffs are all located and how water metering is performed.

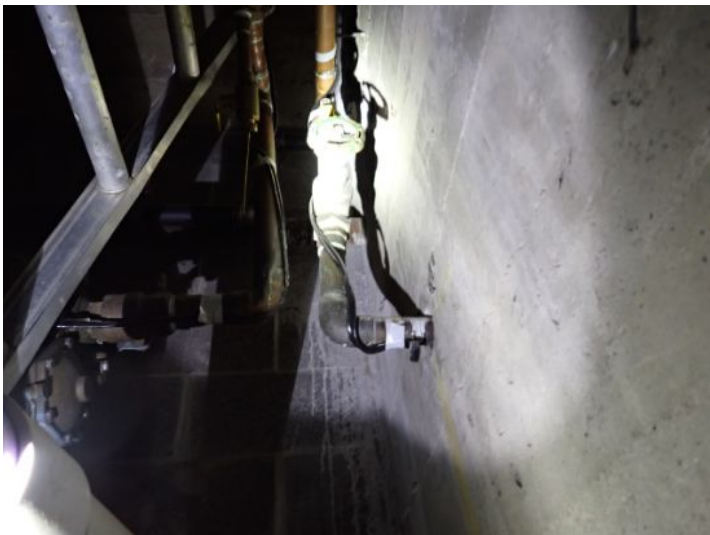




Some of the tenant units appeared to have sub meters located within them but the meters did not appear to be functional at the time of the inspection. Recommend consulting with the current owners/management company to determine what is going on with these systems as well as where the main shutoffs are all located and how water metering is performed.



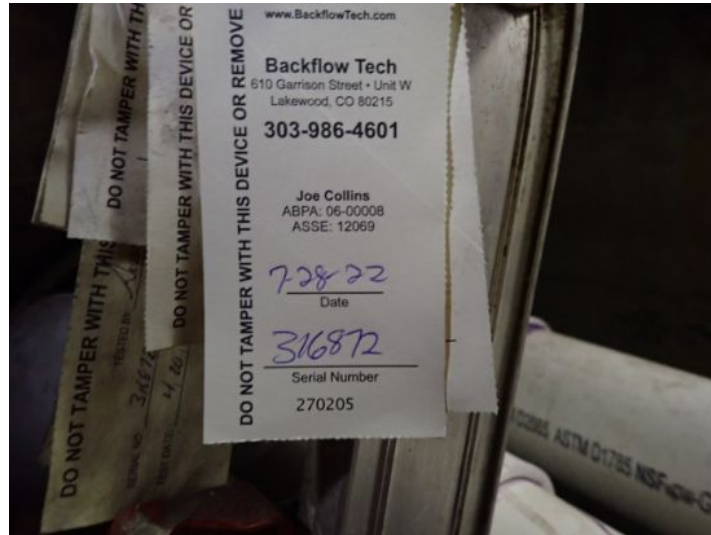
The main gas shutoff valve(s) was/were functional at the time of the inspection



The main water shut off valves appeared functional at the time of the inspection.



Last date of inspection/certification of the main backflow preventers appeared to be 7/22.



Last date of inspection/certification of the main backflow preventers appeared to be 7/22.

## 8.4.5 Heating

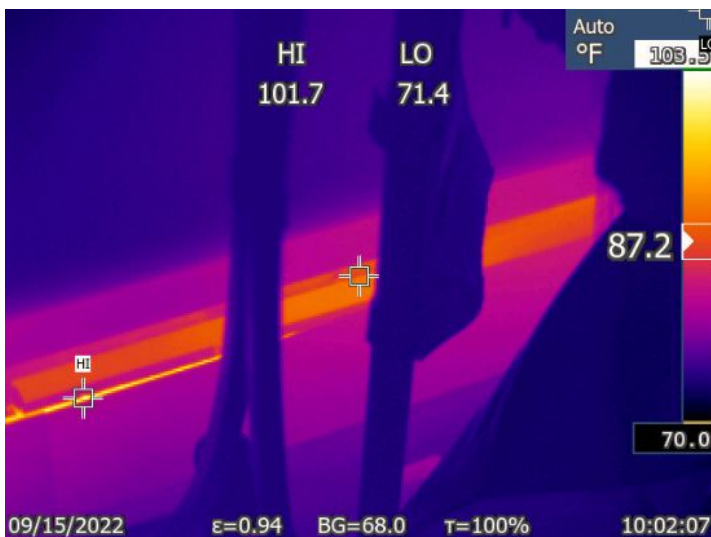
## 1. Heating Issues

Materials: 8.4.5: Heating - Radiant and Gas Fired Forced Air • 8.4.5.1: Observations - Heating to the building was a combination of boiler fed radiant heating in the old theater building with the rest of the units being heated by either gas fired forced air RTU's, forced air furnaces or gas fired ceiling mounted shop heaters. • Out of Scope Issues—Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment. Entering of plenum or confined space areas.

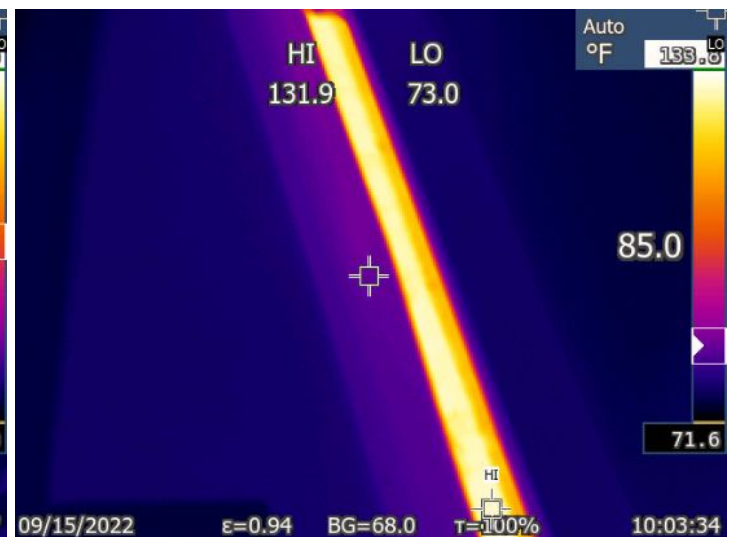
### Observations:

- Heating and cooling systems were documented running from the east end of the south unit to the north end of the west unit.
- The heating system(s) could not be tested due to the exterior temperature at the time of the inspection.
- All of the gas fired forced air furnaces could not be accessed at the time of the inspection due to either their location in the unit or no access to the unit itself at the time of the inspection. Recommend consulting with the current hvac service contractor to assure that all systems are functional prior to taking possession of the property.
- Office Building Boiler: Dunkirk: M/N WPSB-9D-HA5 S/N 331300183. Manufacture year 2013. Colorado Boiler #100396. Last date of state inspection/certification was 5/22.
- The boiler was functional at the time of the inspection.
- Emergency shutoff switch for the active boiler system was in place and appeared functional at the time of the inspection.
- The hvac systems appeared to be being serviced by Shultz Mechanical 303-222-0082.
- **RTU** 1: Rheem: M/N RKPN-A060CM13E S/N F171801379. Manufacture year 2018.
- RTU 2: Trane: M/N YSC048E1RHA1BD0B100000200 B S/N 121811472L. Manufacture year 2012.
- RTU 3: Carrier: M/N 48TCFA05A2A3A0A0A0 S/N 2912C78208. Manufacture year 2012.
- RTU 4: York: M/N ZYG08E23AA1C222A2 S/N N1K9300866. Manufacture year 2019.
- RTU 5: York: M/N ZYG08E2B3AA1C222A2 S/N N2A0575252. Manufacture year 2020.
- RTU 6: Rheem: M/N RRNL-C060JK10E S/N 2G7989ADAAF141302886. Manufacture year 2013.
- RTU 7: York: M/N ZF036H10B2A1ABA1A1A S/N N1K6013914. Manufacture year 2016.
- RTU 8: York: M/N D7CG060N09906A S/N NHFM099511. Manufacture year 1997.
- RTU 9: Trane: M/N YSC092A3RHA2WD S/N 810101760L. Manufacture year ?
- RTU 10: HRCO: M/N NRGF36DDH03 S/N L902559342. Manufacture year 1990.
- RTU 11: Carrier: M/N 48ES-A3609030 S/N 3813C23362. Manufacture year 2013.
- RTU 12: Allied: M/N ? S/N 5608? Manufacture year 2008.
- RTU 13: Goodman: M/N GPG134809M43AA S/N 1001027084. Manufacture year 2010.
- RTU 14: York: M/N D6NZ042N09025NXA S/N W1F4847748. Manufacture year 2014.
- RTU 15: York: M/N D1NA036N07225A S/N NKEM116707. Manufacture year 1996.
- RTU 16: Goodman: M/N ? S/N ? Manufacture year ?
- RTU 17: United: M/N TZCGE3060130CLDMA S/N F331601398. Manufacture year 2016.
- RTU 18: United: M/N TZCGE3060130CLDMA S/N F461600568. Manufacture year 2016.
- RTU 19: Goodman: M/N GPG13601? S/N 1004123649. Manufacture year 2010.
- RTU 20: Carrier: M/N 48HJF004-541 S/N 2009G10126. Manufacture year 2009.
- RTU 21: American Standard: M/N YSC060G3EHB25000000 S/N 211014653L. Manufacture year 2021.
- RTU 22: Trane: M/N YSC060E1EHA1N00000 S/N 144912273L. Manufacture year 2014.
- RTU 23: Trane: M/N YSC060G3EHB0200000 S/N 184810044L. Manufacture year 2018.
- RTU 24: Trane: M/N YSC060G3EHB0200000 S/N 190310200L. Manufacture year 2019.
- RTU 25: RUUD: M/N? S/N ? Manufacture year ?
- RTU 26: RUUD: M/N ? S/N ? Manufacture year ?

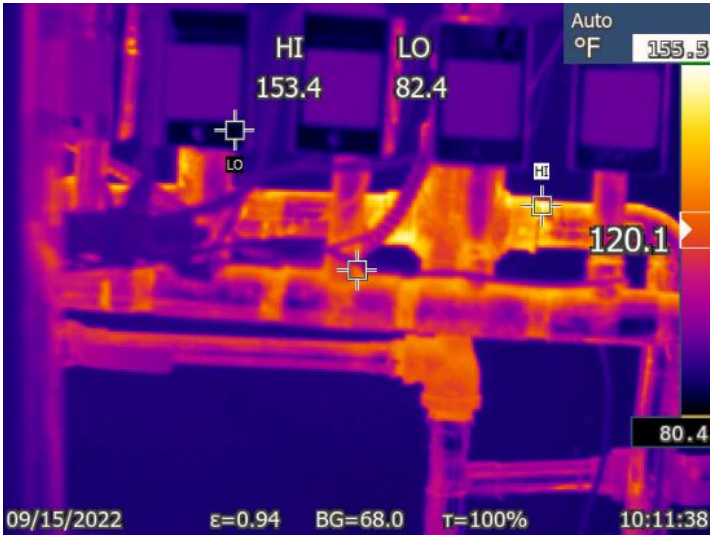
- RTU 27: Rheem: M/N RRNA-B030JK08E S/N 2G7285ADAAF230706477. Manufacture year 2007.
- RTU 28: Carrier: M/N 48KCEA04A2A3A0A0A0 S/N 2318C51885. Manufacture year 2018.
- RTU 29: York: M/N ZE048N10A1AAA4A S/N N1E5737760. Manufacture year 2015.
- RTU 30: Trane: M/N YSC060E1EHA1N00000 S/N 143113792L. Manufacture year 2014.
- RTU 31: Trane: M/N YSC060E1EHA1N00000 S/N 143113542L. Manufacture year 2014.
- RTU 32: Payne: M/N PY1PNB060130AAAA S/N 3399G10168. Manufacture year 1999.
- Heating and cooling consisted of 32 swamp coolers, 32 RTU's, 7 **A/C** condensing units, 9 furnaces and 4 mini split systems.
- There was an old boiler system located in the rear of unit 140B that appeared to be no longer in service. Recommend removal of the system from the building if no longer in use.
- There was an old gas fired forced air furnace located in the main level of the old theater building that although functional had far surpassed its serviceable life expectancy and could be considered a safety/health hazard. Recommend replacement by a licensed contractor.
- Old gas fired furnace for the basement area of units 108-107 was in poor condition and requires complete replacement.
- RTU 10 was in extremely poor condition and requires replacement. Recommend replacement by a licensed contractor.
- Missing side cover plate noted on RTU 29. Recommend repairs by a licensed contractor.



The boiler was functional at the time of the inspection.



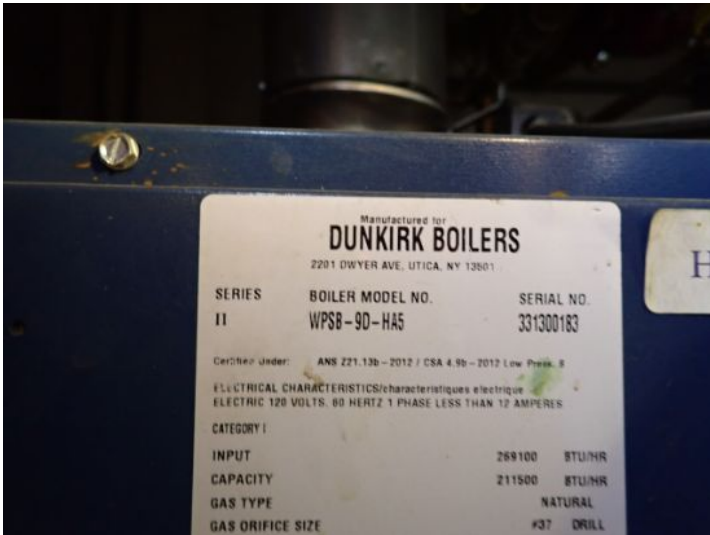
The boiler was functional at the time of the inspection.



The boiler was functional at the time of the inspection.



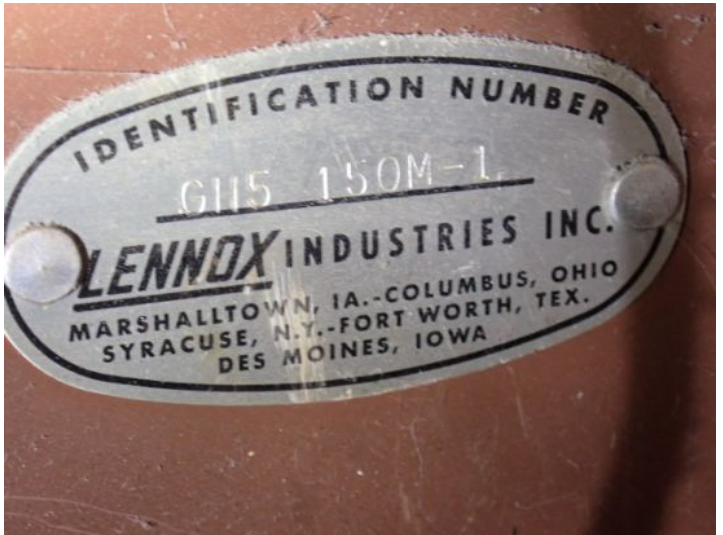
Emergency shutoff switch for the active boiler system was in place and appeared functional at the time of the inspection.



Office Building Boiler: Dunkirk: M/N WPSB-9D-HA5 S/N 331300183. Manufacture year 2013. Colorado Boiler #100396. Last date of state inspection/certification was 5/22.

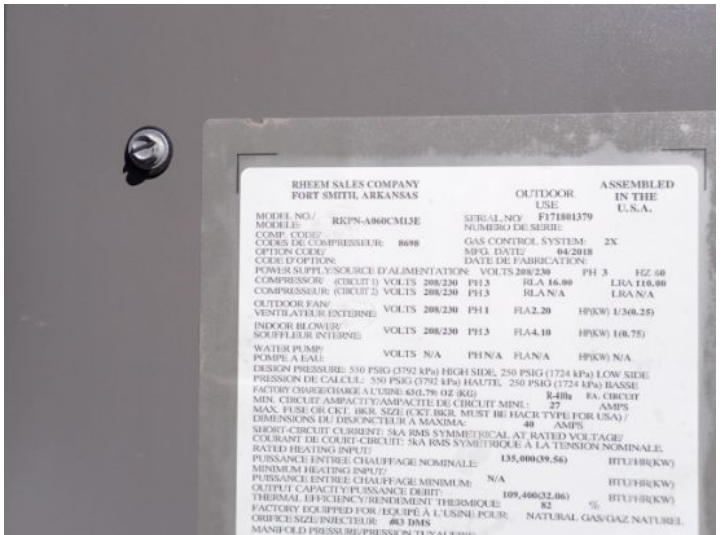


Office Building Boiler: Dunkirk: M/N WPSB-9D-HA5 S/N 331300183. Manufacture year 2013. Colorado Boiler #100396. Last date of state inspection/certification was 5/22.



There was an old gas fired forced air furnace located in the main level of the old theater building that although functional had far surpassed its serviceable life expectancy and could be considered a safety/health hazard. Recommend replacement by a licensed contractor.

There was an old gas fired forced air furnace located in the main level of the old theater building that although functional had far surpassed its serviceable life expectancy and could be considered a safety/health hazard. Recommend replacement by a licensed contractor.



Old gas fired furnace for the basement area of units 108-107 was in poor condition and requires complete replacement.

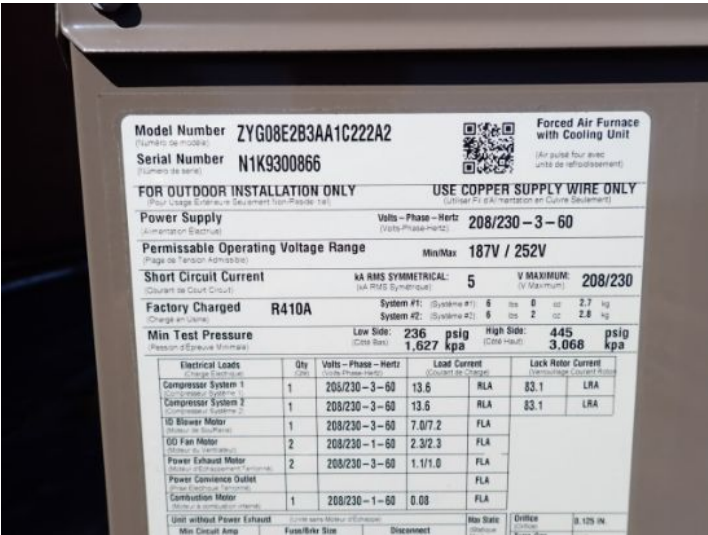
RTU 1: Rheem: M/N RKPN-A060CM13E S/N F171801379. Manufacture year 2018.



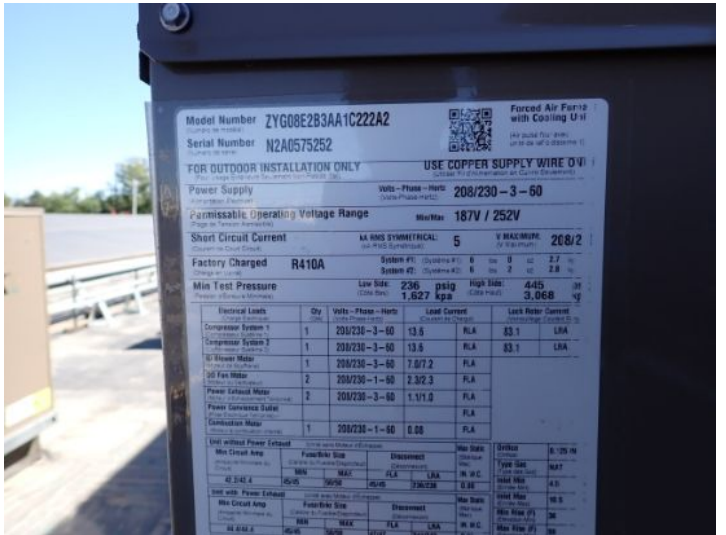
RTU 2: Trane: M/N YSC048E1RHA1BD0B100000200 B S/N 121811472L. Manufacture year 2012.



RTU 3: Carrier: M/N 48TCFA05A2A3A0A0A0 S/N 2912C78208. Manufacture year 2012.

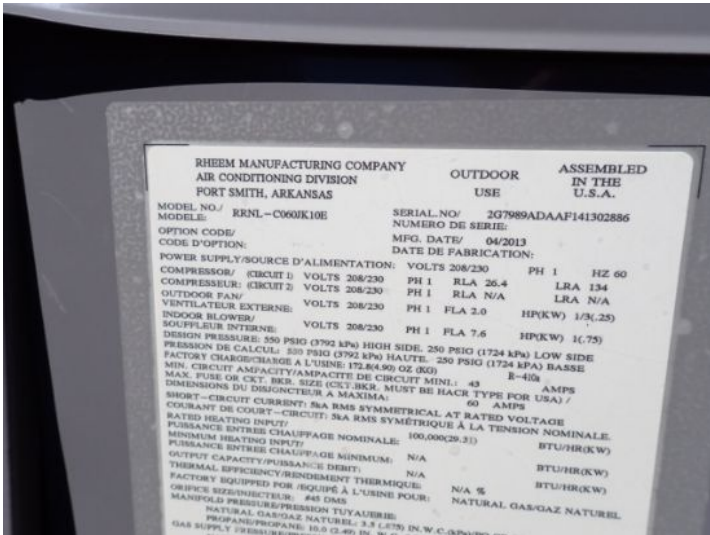


RTU 4: York: M/N ZYG08E23AA1C222A2 S/N N1K9300866. Manufacture year 2019.



RTU 5: York: M/N ZYG08E23AA1C222A2 S/N N2A0575252. Manufacture year 2020.





RTU 6: Rheem: M/N RRNL-C060JK10E S/N 2G7989ADAAAF141302886. Manufacture year 2013.

RTU 7: York: M/N ZF036H10B2A1ABA1A1A S/N N1K6013914. Manufacture year 2016.

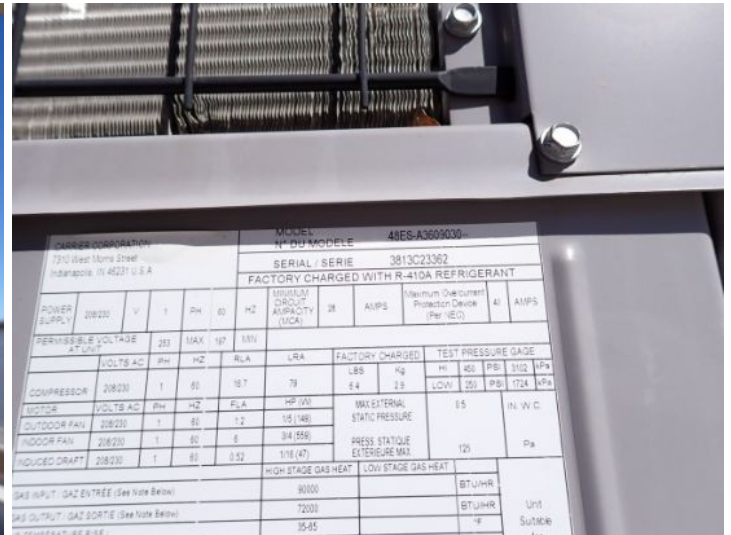


RTU 8: York: M/N D7CG060N09906A S/N NHFM099511. Manufacture year 1997.

RTU 9: Trane: M/N YSC092A3RHA2WD S/N 810101760L. Manufacture year ?



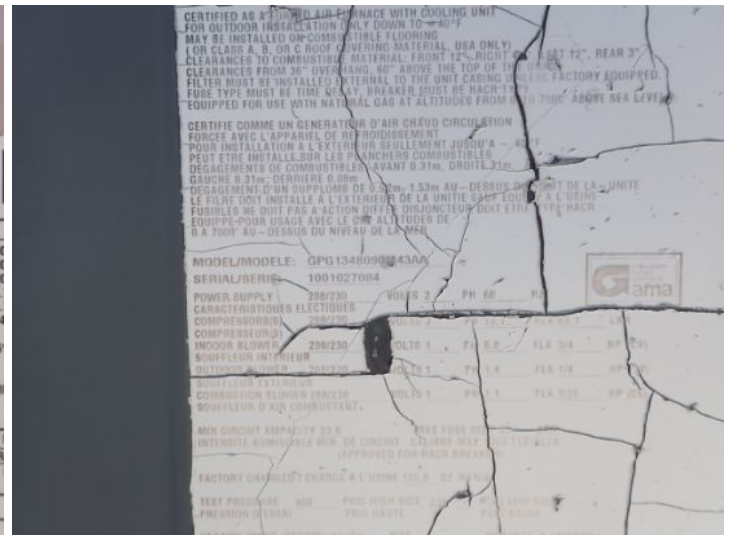
RTU 10: HRCO: M/N NRGF36DDH03 S/N L902559342. Manufacture year 1990.



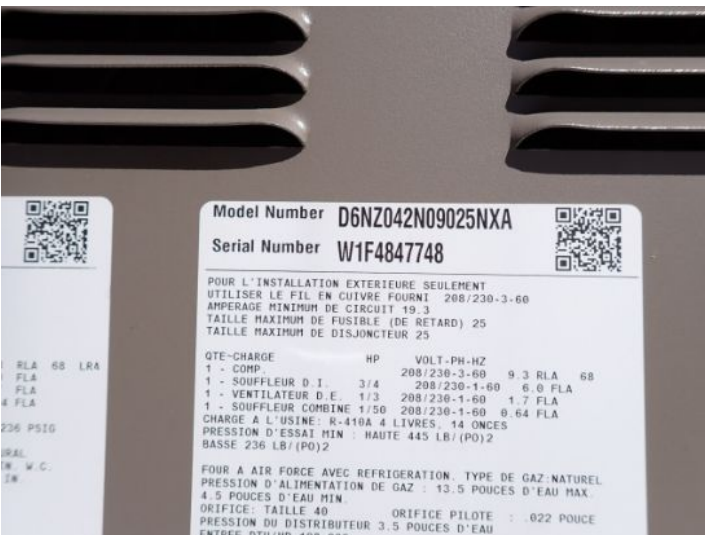
RTU 11: Carrier: M/N 48ES-A3609030 S/N 3813C23362. Manufacture year 2013.



RTU 12: Allied: M/N ? S/N 5608? Manufacture year 2008.



RTU 13: Goodman: M/N GPG134809M43AA S/N 1001027084. Manufacture year 2010.



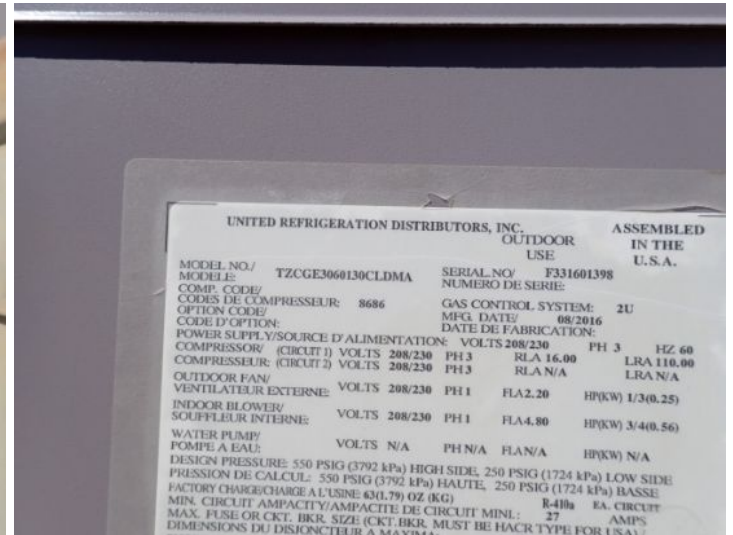
RTU 14: York: M/N D6NZ042N09025NXA S/N W1F4847748. Manufacture year 2014.



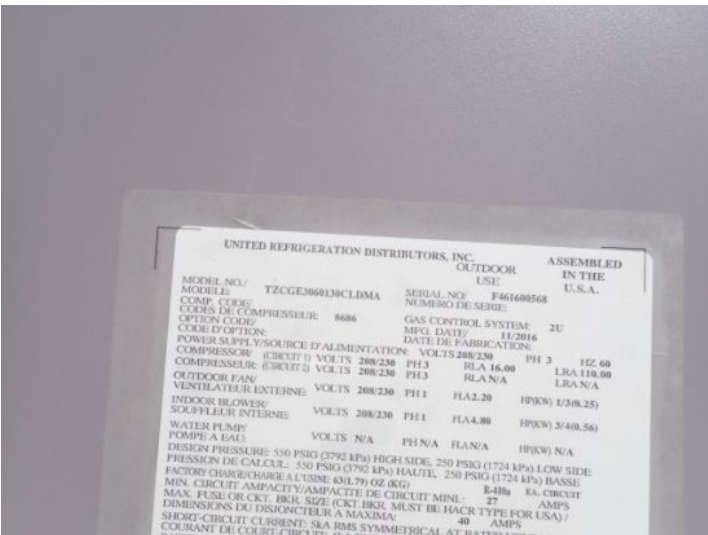
RTU 15: York: M/N D1NA036N07225A S/N NKEM116707. Manufacture year 1996.



RTU 16: Goodman: M/N ? S/N ? Manufacture year ?



RTU 17: United: M/N TZCGE3060130CLDMA S/N F331601398. Manufacture year 2016.



RTU 18: United: M/N TZCGE3060130CLDMA S/N F461600568. Manufacture year 2016.



RTU 19: Goodman: M/N GPG13601? S/N 1004123649. Manufacture year 2010.



The hvac systems appeared to be being serviced by Shultz Mechanical 303-222-0082.



RTU 20: Carrier: M/N 48HJF004-541 S/N 2009G10126. Manufacture year 2009.



RTU 21: American Standard: M/N YSC060G3EHB25000000 S/N 211014653L. Manufacture year 2021.



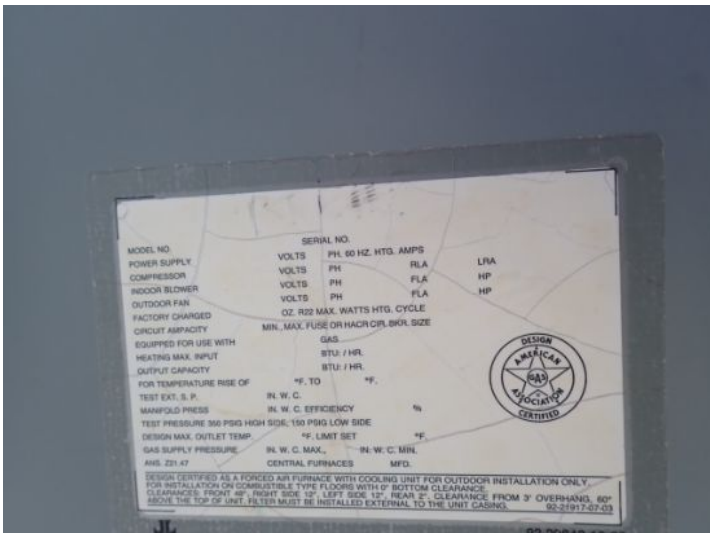
RTU 22: Trane: M/N YSC060E1EHA1N00000 S/N 144912273L. Manufacture year 2014.



RTU 23: Trane: M/N YSC060G3EHB0200000 S/N 184810044L. Manufacture year 2018.



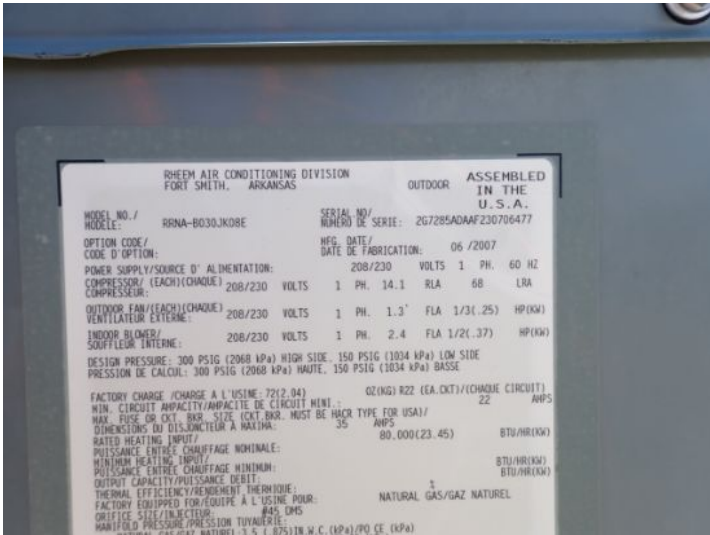
RTU 24: Trane: M/N YSC060G3EHB0200000 S/N 190310200L. Manufacture year 2019.



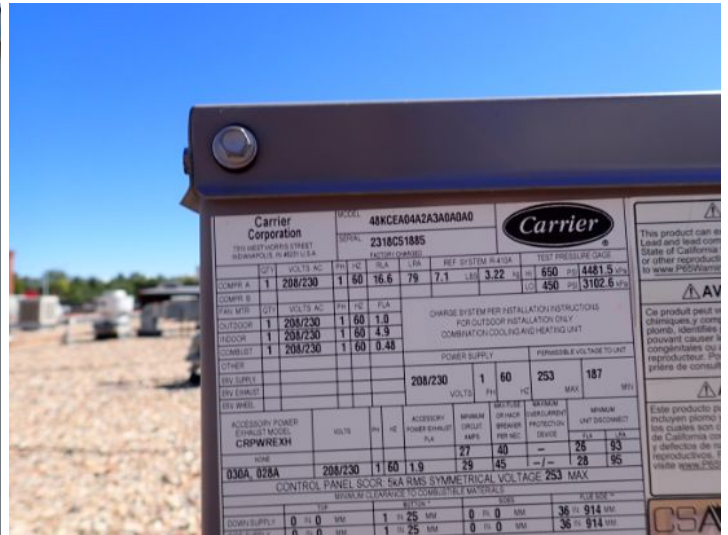
RTU 25: RUUD: M/N? S/N ? Manufacture year ?



RTU 26: RUUD: M/N ? S/N ? Manufacture year ?



RTU 27: Rheem: M/N RRNA-B030JK08E S/N 2G7285ADAAF230706477. Manufacture year 2007.



RTU 28: Carrier: M/N 48KCEA04A2A3A0A0A0 S/N 2318C51885. Manufacture year 2018.



RTU 29: York: M/N ZE048N10A1AAA4A S/N N1E5737760. Manufacture year 2015.



Missing side cover plate noted on RTU 29. Recommend repairs by a licensed contractor.



RTU 30: Trane: M/N YSC060E1EHA1N00000 S/N 143113792L. Manufacture year 2014.

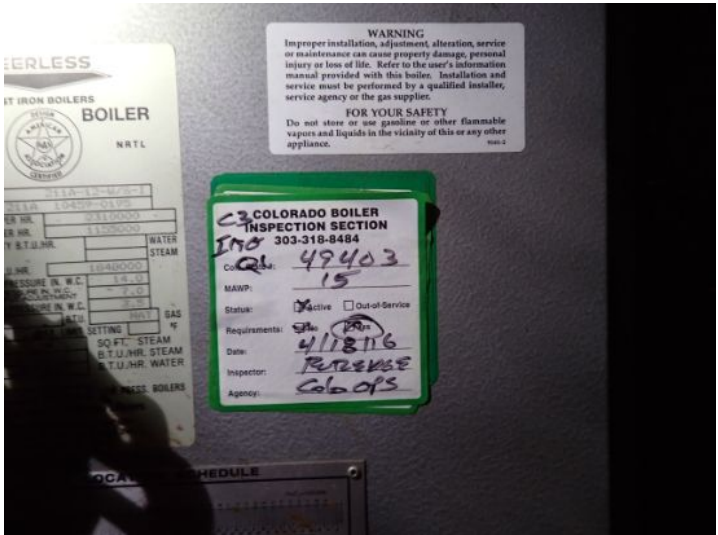
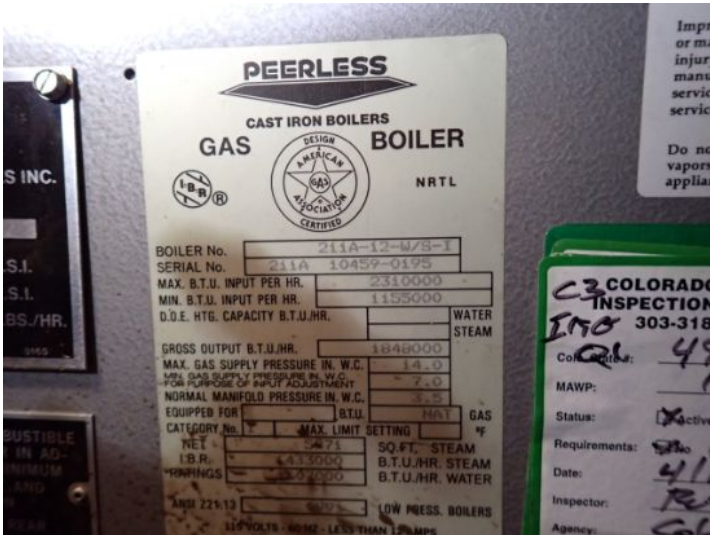


RTU 31: Trane: M/N YSC060E1EHA1N00000 S/N 143113542L. Manufacture year 2014.



RTU 32: Payne: M/N PY1PNB060130AAAA S/N 3399G10168. Manufacture year 1999.





There was an old boiler system located in the rear of unit 140B that appeared to be no longer in service. Recommend removal of the system from the building if no longer in use.

There was an old boiler system located in the rear of unit 140B that appeared to be no longer in service. Recommend removal of the system from the building if no longer in use.

## 8.4.6 Air Conditioning/Ventilation



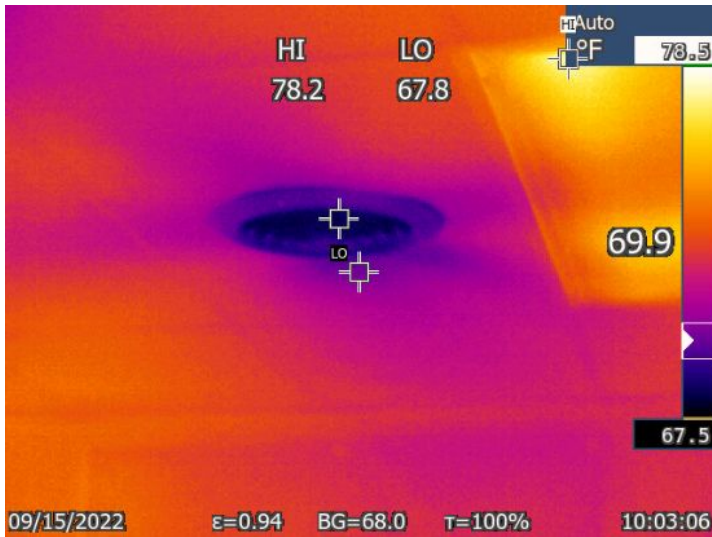
## 1. Air Conditioning/Ventilation Issues

Materials: 8.4.6: Air Conditioning and Ventilation - Central Air or Swamp • 8.4.6.1: Observations - Cooling to the units in the structure was provided by multiple different systems. Systems included RTU's, swamp coolers, mini split systems and individual condensing units working in conjunction with forced air furnaces. • Out of Scope Issues—Process related equipment or condition of tenant owned/maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.

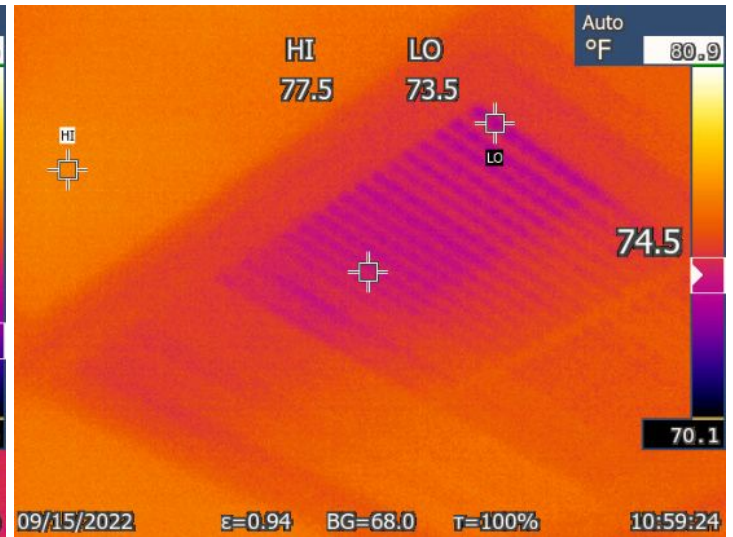
### Observations:

- Heating and cooling systems were documented running from the east end of the south unit to the north end of the west unit.
- The majority of the a/c systems appeared functional at the time of the inspection.
- The hvac systems appeared to be being serviced by Shultz Mechanical 303-222-0082.
- RTU 1: Rheem: M/N RKPN-A060CM13E S/N F171801379. Manufacture year 2018.
- RTU 2: Trane: M/N YSC048E1RHA1BD0B100000200 B S/N 121811472L. Manufacture year 2012.
- RTU 3: Carrier: M/N 48TCFA05A2A3A0A0A0 S/N 2912C78208. Manufacture year 2012.
- RTU 4: York: M/N ZYG08E23AA1C222A2 S/N N1K9300866. Manufacture year 2019.
- RTU 4: York: M/N ZYG08E23AA1C222A2 S/N N1K9300866. Manufacture year 2019.
- RTU 5: York: M/N ZYG08E2B3AA1C222A2 S/N N2A0575252. Manufacture year 2020.
- RTU 6: Rheem: M/N RRNL-C060JK10E S/N 2G7989ADAAF141302886. Manufacture year 2013.
- RTU 7: York: M/N ZF036H10B2A1ABA1A1A S/N N1K6013914. Manufacture year 2016.
- RTU 8: York: M/N D7CG060N09906A S/N NHFM099511. Manufacture year 1997.
- RTU 9: Trane: M/N YSC092A3RHA2WD S/N 810101760L. Manufacture year ?
- RTU 10: HRCO: M/N NRGF36DDH03 S/N L902559342. Manufacture year 1990.
- RTU 11: Carrier: M/N 48ES-A3609030 S/N 3813C23362. Manufacture year 2013.
- RTU 12: Allied: M/N ? S/N 5608? Manufacture year 2008.
- RTU 13: Goodman: M/N GPG134809M43AA S/N 1001027084. Manufacture year 2010.
- RTU 14: York: M/N D6NZ042N09025NXA S/N W1F4847748. Manufacture year 2014.
- **CU** 1: King: M/N ? S/N ? Manufacture year ?
- RTU 15: York: M/N D1NA036N07225A S/N NKEM116707. Manufacture year 1996.
- RTU 16: Goodman: M/N ? S/N ? Manufacture year ?
- RTU 17: United: M/N TZCGE3060130CLDMA S/N F331601398. Manufacture year 2016.
- RTU 18: United: M/N TZCGE3060130CLDMA S/N F461600568. Manufacture year 2016.
- RTU 19: Goodman: M/N GPG13601? S/N 1004123649. Manufacture year 2010.
- RTU 20: Carrier: M/N 48HJF004-541 S/N 2009G10126. Manufacture year 2009.
- CU 2: Fujitsu: M/N F6013CSJNAA S/N W381930194. Manufacture year 2019.
- CU 3: Trane: M/N 4TTA3060D3000DA S/N 18351RXR5F. Manufacture year 2018.
- CU 4: Trane: M/N 4TTA3060D3000DA S/N 18351R085F. Manufacture year 2018.
- CU 5: Trane: M/N 4TTA3060D3000DA S/N 18351RYP5F. Manufacture year 2018.
- CU 6: Trane: M/N 4TTA3036B3000BA S/N 19395TBK3F. Manufacture year 2019.
- RTU 21: American Standard: M/N YSC060G3EHB25000000 S/N 211014653L. Manufacture year 2021.
- CU 7: Armstrong Air: M/N 4SCU13LE136P-5 S/N 1619D09042. Manufacture year 2019.
- RTU 22: Trane: M/N YSC060E1EHA1N00000 S/N 144912273L. Manufacture year 2014.
- RTU 23: Trane: M/N YSC060G3EHB0200000 S/N 184810044L. Manufacture year 2018.
- RTU 24: Trane: M/N YSC060G3EHB0200000 S/N 190310200L. Manufacture year 2019.
- RTU 25: RUUD: M/N? S/N ? Manufacture year ?
- RTU 26: RUUD: M/N ? S/N ? Manufacture year ?
- CU 8: Goodman: M/N VSX140601AE S/N 1211112892. Manufacture year 2011.

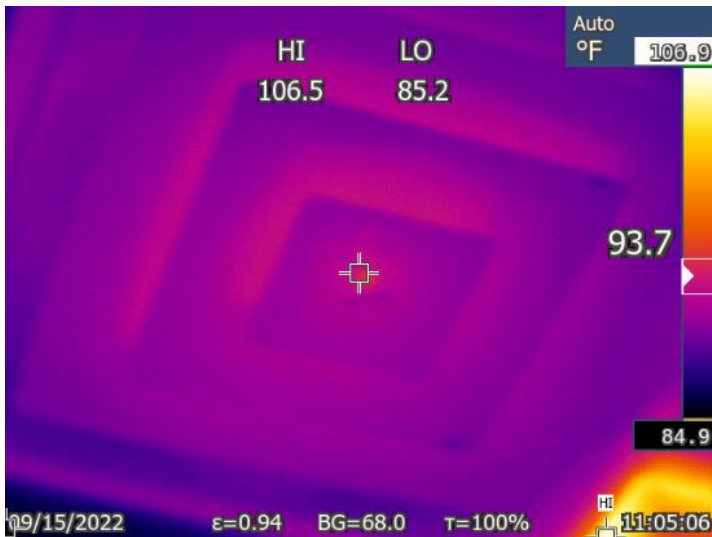
- RTU 27: Rheem: M/N RRNA-B030JK08E S/N 2G7285ADAAF230706477. Manufacture year 2007.
- RTU 28: Carrier: M/N 48KCEA04A2A3A0A0A0 S/N 2318C51885. Manufacture year 2018.
- RTU 29: York: M/N ZE048N10A1AAA4A S/N N1E5737760. Manufacture year 2015.
- RTU 30: Trane: M/N YSC060E1EHA1N00000 S/N 143113792L. Manufacture year 2014.
- RTU 31: Trane: M/N YSC060E1EHA1N00000 S/N 143113542L. Manufacture year 2014.
- RTU 32: Payne: M/N PY1PNB060130AAAA S/N 3399G10168. Manufacture year 1999.
- Heating and cooling consisted of 32 swamp coolers, 32 RTU's, 7 A/C condensing units, 9 furnaces and 4 mini split systems.
- The small swamp cooler located on the upper level roof on the east end of the property was in poor condition at time of the inspection requires complete replacement. Recommend replacement by a licensed contractor.
- The swamp coolers located on the roofing system above the mall area were in poor condition or not functional at the time of the inspection. If the systems are still in use they require repair or replacement by licensed contractor.
- The swamp coolers located on the top of the gravel coated EPDM roofing system located on the north end of the west wing or poor condition in that social time of the inspection. These units are no longer in service we recommend removal.
- There was an old air handler located in the basement of the mall, rear of unit 140B, that was no longer in use. Recommend removal by a licensed contractor.
- The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.
- Unit 118: Cooling system did not appear to be functioning properly. Recommend repairs by a licensed contractor
- One or more thermostats not responding at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.
- The swamp coolers for units 108-107 were in poor condition at the time of the inspection. Unit will require new heating/cooling systems for new tenant. Recommend repairs by a licensed contractor.
- The nominal serviceable life expectancy of an RTU is 15 years. Based on the age of one or more of the RTU's they have neared or surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement of these units in the near future.
- Significant hail damage noted on the cooling fins on RTU 8 at the time of the inspection. Recommend repairs by a licensed contractor.
- RTU 10 was in extremely poor condition and requires replacement. Recommend replacement by a licensed contractor.
- Significant hail damage noted on multiple roof top vent systems at the time of the inspection. Recommend repairs by a licensed contractor.
- One or more kitchen roof top vent systems were showing signs of significant deferred maintenance. Recommend repairs by a licensed contractor.
- Significant hail damage noted on RTU 32 at the time of the inspection. Due to the age and condition of the unit we recommend a complete replacement by a licensed hvac contractor.



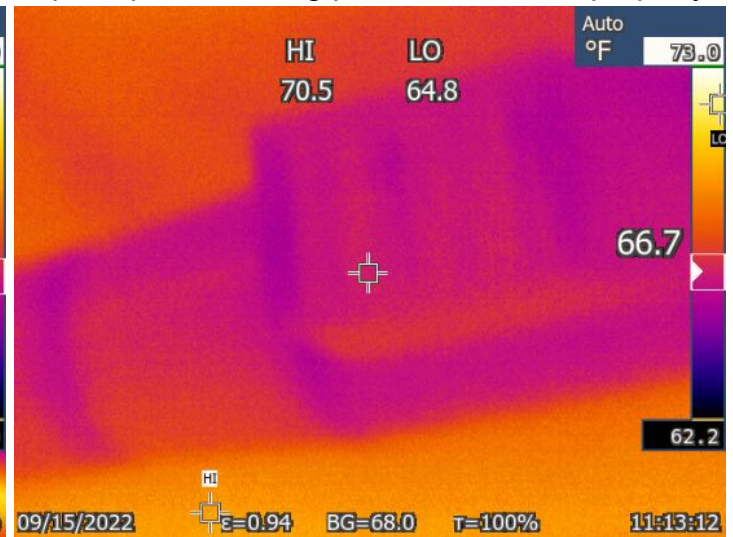
The majority of the a/c systems appeared functional at the time of the inspection.



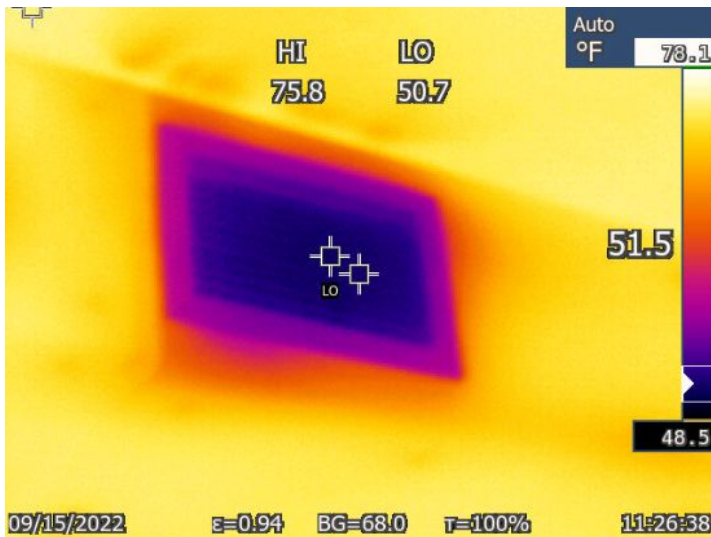
The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.



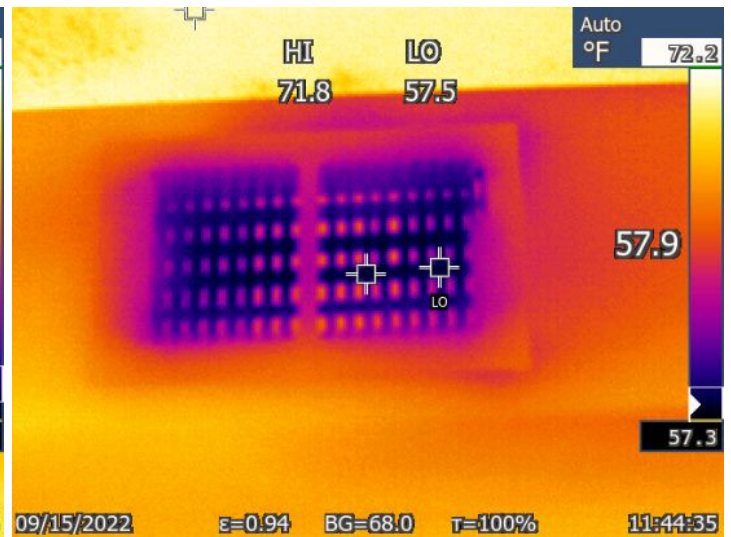
The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.



Unit 118: Cooling system did not appear to be functioning properly. Recommend repairs by a licensed contractor



The majority of the a/c systems appeared functional at the time of the inspection.



The majority of the a/c systems appeared functional at the time of the inspection.



One or more thermostats not responding at the time of the inspection. Recommend repairs by a licensed contractor prior to taking possession of the property.



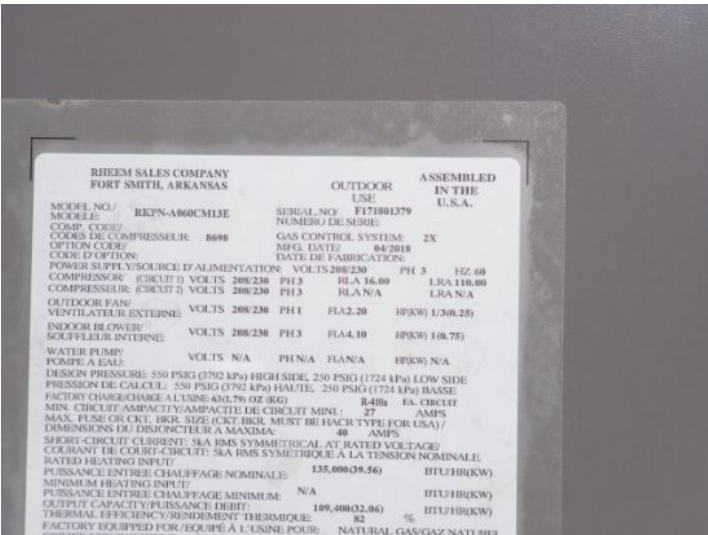
The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.



The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.



The swamp coolers located above the old theater area that is now being used as office or in fair to poor condition and require servicing and filter repairs by a licensed contractor. Recommend repairs prior to taking possession of the property.



RTU 1: Rheem: M/N RKPN-A060CM13E S/N F171801379. Manufacture year 2018.

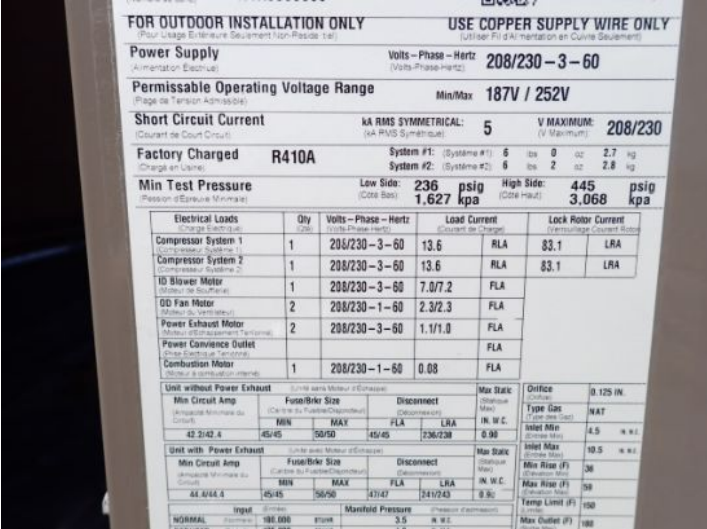


RTU 2: Trane: M/N YSC048E1RHA1BD0B100000200 B S/N 121811472L. Manufacture year 2012.

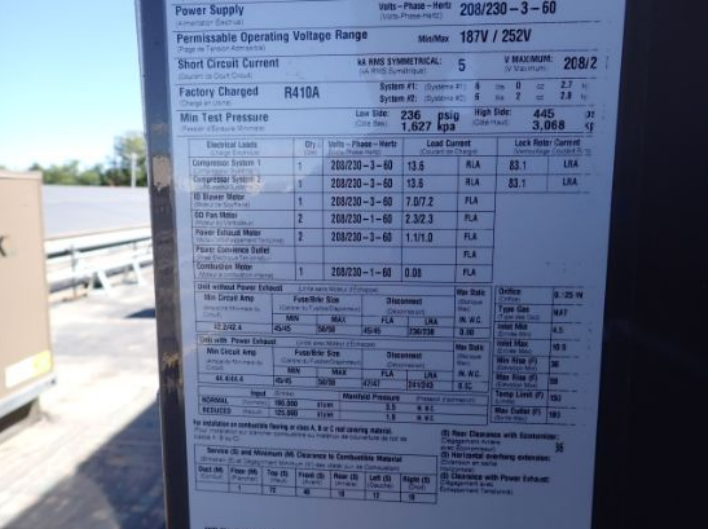


The nominal serviceable life expectancy of an RTU is 15 years. Based on the age of one or more of the RTU's they have neared or surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement of these units in the near future.

RTU 3: Carrier: M/N 48TCFA05A2A3A0A0A0 S/N 2912C78208. Manufacture year 2012.



RTU 4: York: M/N ZYG08E23AA1C222A2 S/N N1K9300866. Manufacture year 2019.



RTU 5: York: M/N ZYG08E2B3AA1C222A2 S/N N2A0575252. Manufacture year 2020.



RTU 6: Rheem: M/N RRNL-C060JK10E S/N 2G7989ADAAF141302886. Manufacture year 2013.



RTU 7: York: M/N ZF036H10B2A1ABA1A1A S/N N1K6013914. Manufacture year 2016.



RTU 8: York: M/N D7CG060N09906A S/N NHFM099511. Manufacture year 1997.



Significant hail damage noted on the cooling fins on RTU 8 at the time of the inspection. Recommend repairs by a licensed contractor.



RTU 9: Trane: M/N YSC092A3RHA2WD S/N 810101760L. Manufacture year ?



The small swamp cooler located on the upper level roof on the east end of the property was in poor condition at time of the inspection requires complete replacement. Recommend replacement by a licensed contractor.

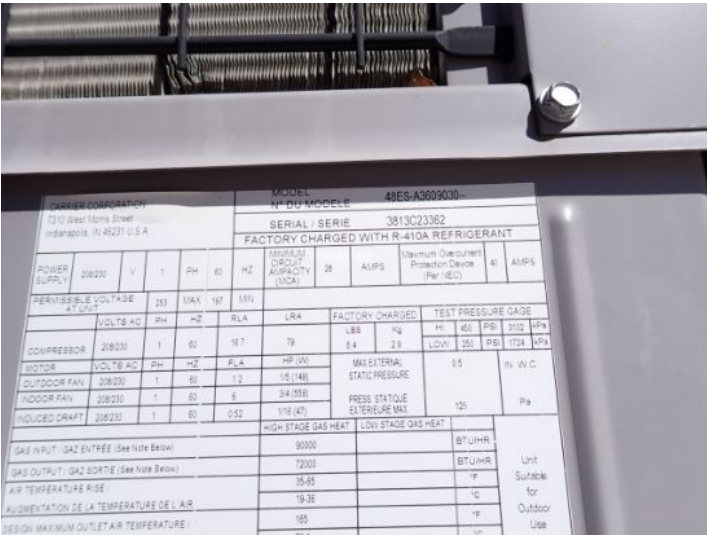


RTU 10 was in extremely poor condition and requires replacement. Recommend replacement by a licensed contractor.



RTU 10: HRCO: M/N NRGF36DDH03 S/N L902559342. Manufacture year 1990.

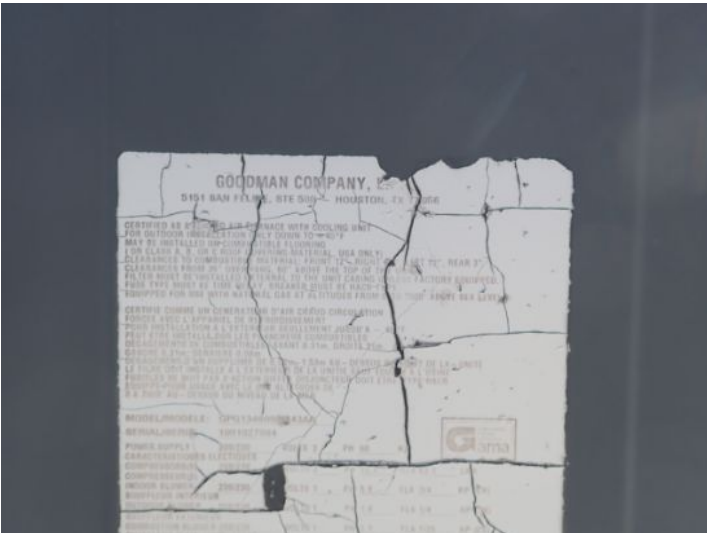




RTU 11: Carrier: M/N 48ES-A3609030 S/N 3813C23362. Manufacture year 2013.



RTU 12: Allied: M/N ? S/N 5608? Manufacture year 2008.



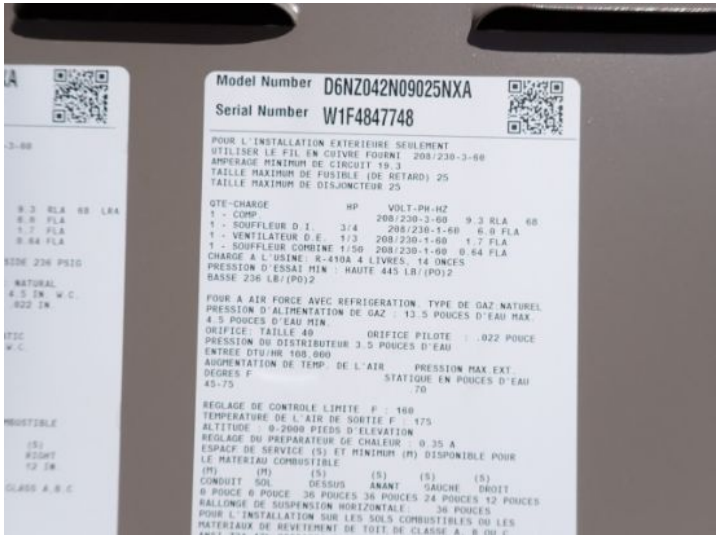
RTU 13: Goodman: M/N GPG134809M43AA S/N 1001027084. Manufacture year 2010.



One or more kitchen roof top vent systems were showing signs of significant deferred maintenance. Recommend repairs by a licensed contractor.



One or more kitchen roof top vent systems were showing signs of significant deferred maintenance. Recommend repairs by a licensed contractor.



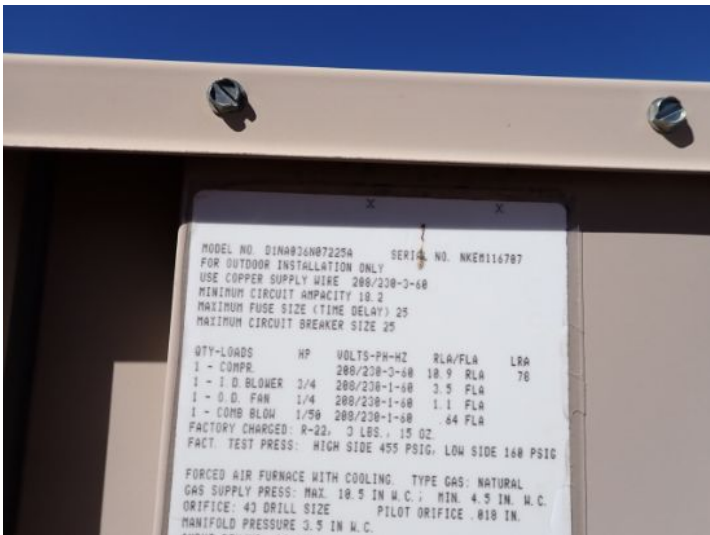
RTU 14: York: M/N D6NZ042N09025NXA S/N W1F4847748. Manufacture year 2014.



CU 1: King: M/N ? S/N ? Manufacture year ?



The nominal serviceable life expectancy of an RTU is 15 years. Based on the age of one or more of the RTU's they have neared or surpassed their serviceable life expectancy. Recommend replacement or budgeting for replacement of these units in the near future.



RTU 15: York: M/N D1NA036N07225A S/N NKEM116707. Manufacture year 1996.



RTU 16: Goodman: M/N ? S/N ? Manufacture year ?



The swamp coolers located on the roofing system above the mall area were in poor condition or not functional at the time of the inspection. If the systems are still in use they require repair or replacement by licensed contractor.



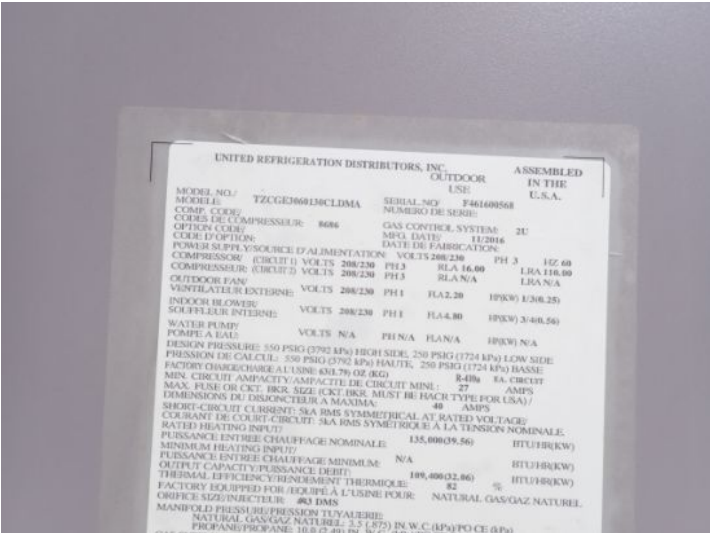
The swamp coolers located on the roofing system above the mall area were in poor condition or not functional at the time of the inspection. If the systems are still in use they require repair or replacement by licensed contractor.



The swamp coolers located on the roofing system above the mall area were in poor condition or not functional at the time of the inspection. If the systems are still in use they require repair or replacement by licensed contractor.



RTU 17: United: M/N TZCGE3060130CLDMA S/N F331601398. Manufacture year 2016.



RTU 18: United: M/N TZCGE3060130CLDMA S/N F461600568. Manufacture year 2016.



RTU 19: Goodman: M/N GPG13601? S/N 1004123649. Manufacture year 2010.



RTU 20: Carrier: M/N 48HJF004-541 S/N 2009G10126. Manufacture year 2009.



CU 2: Fujitsu: M/N F6013CSJNAA S/N W381930194. Manufacture year 2019.



CU 3: Trane: M/N 4TTA3060D3000DA S/N 18351RXR5F. Manufacture year 2018.



CU 4: Trane: M/N 4TTA3060D3000DA S/N 18351R085F. Manufacture year 2018.



CU 5: Trane: M/N 4TTA3060D3000DA S/N 18351RYP5F. Manufacture year 2018.

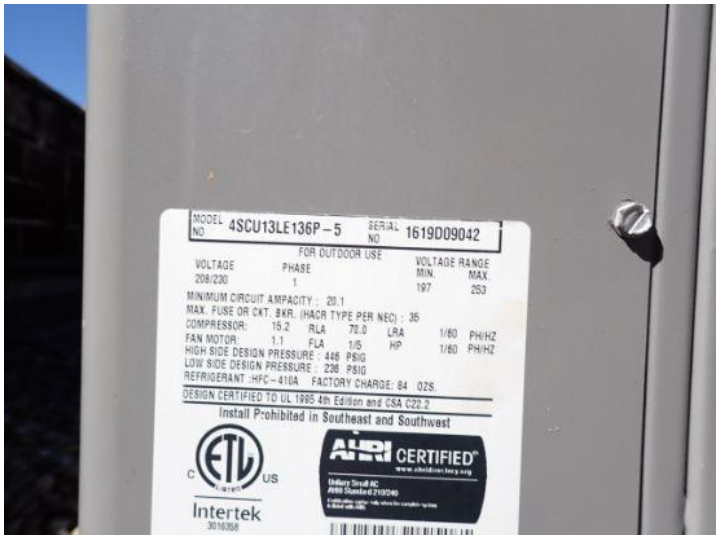


CU 6: Trane: M/N 4TTA3036B3000BA S/N 19395TBK3F. Manufacture year 2019.



RTU 21: American Standard: M/N YSC060G3EHB25000000 S/N 211014653L. Manufacture year 2021.

The swamp coolers for units 108-107 were in poor condition at the time of the inspection. Unit will require new heating/cooling systems for new tenant. Recommend repairs by a licensed contractor.



The swamp coolers for units 108-107 were in poor condition at the time of the inspection. Unit will require new heating/cooling systems for new tenant. Recommend repairs by a licensed contractor.

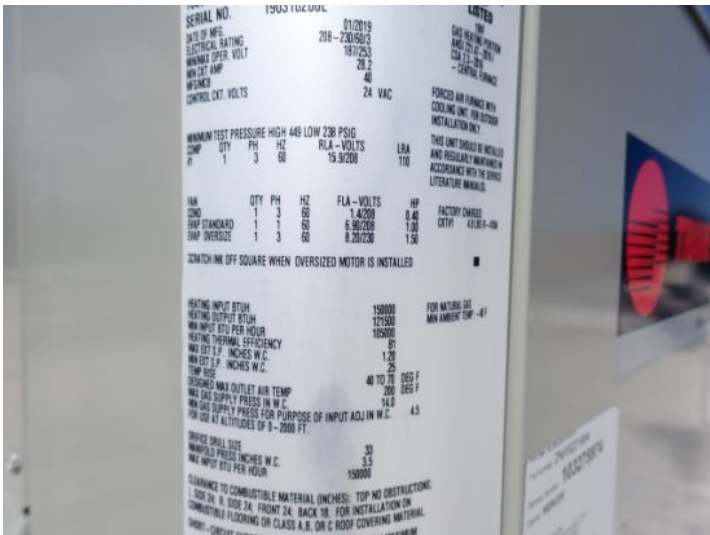
CU 7: Armstrong Air: M/N 4SCU13LE136P-5 S/N 1619D09042. Manufacture year 2019.



RTU 22: Trane: M/N YSC060E1EHA1N00000 S/N 144912273L. Manufacture year 2014.



RTU 23: Trane: M/N YSC060G3EHB0200000 S/N 184810044L. Manufacture year 2018.



RTU 24: Trane: M/N YSC060G3EHB0200000 S/N 190310200L. Manufacture year 2019.



RTU 25: RUUD: M/N? S/N ? Manufacture year ?



RTU 26: RUUD: M/N ? S/N ? Manufacture year ?



The swamp coolers located on the top of the gravel coated EPDM roofing system located on the north end of the west wing or poor condition in that social time of the inspection. These units are no longer in service we recommend removal.

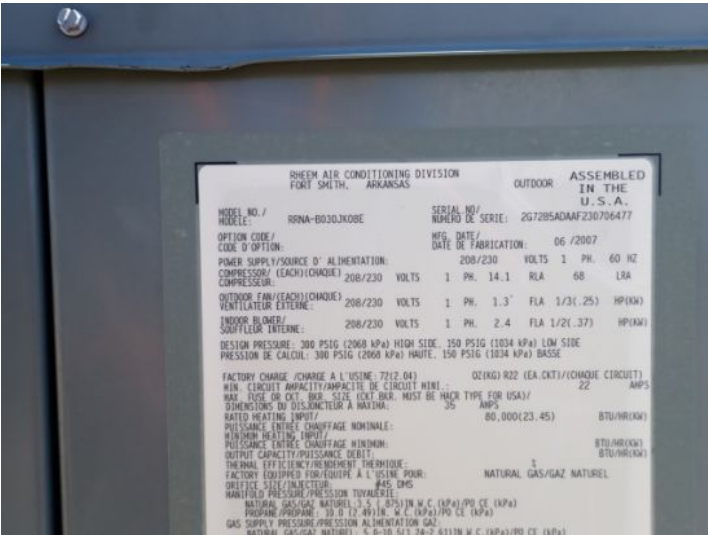


The swamp coolers located on the top of the gravel coated EPDM roofing system located on the north end of the west wing or poor condition in that social time of the inspection. These units are no longer in service we recommend removal.



CU 8: Goodman: M/N VSX140601AE S/N 1211112892. Manufacture year 2011.





RTU 27: Rheem: M/N RRNA-B030JK08E S/N 2G7285ADAAF230706477. Manufacture year 2007.



RTU 28: Carrier: M/N 48KCEA04A2A3A0A0A0 S/N 2318C51885. Manufacture year 2018.



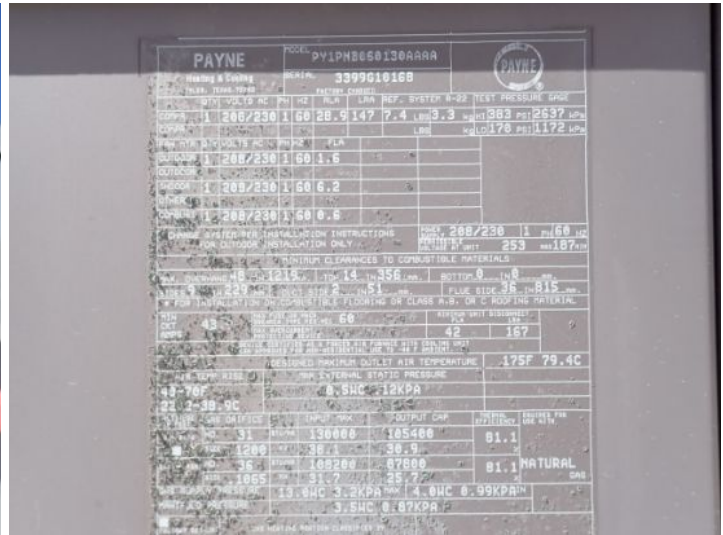
RTU 29: York: M/N ZE048N10A1AAA4A S/N N1E5737760. Manufacture year 2015.



RTU 30: Trane: M/N YSC060E1EHA1N00000 S/N 143113792L. Manufacture year 2014.



RTU 31: Trane: M/N YSC060E1EHA1N00000 S/N 143113542L. Manufacture year 2014.



RTU 32: Payne: M/N PY1PNB060130AAAA S/N 3399G10168. Manufacture year 1999.



Significant hail damage noted on RTU 32 at the time of the inspection. Due to the age and condition of the unit we recommend a complete replacement by a licensed hvac contractor.



One or more kitchen roof top vent systems were showing signs of significant deferred maintenance. Recommend repairs by a licensed contractor.

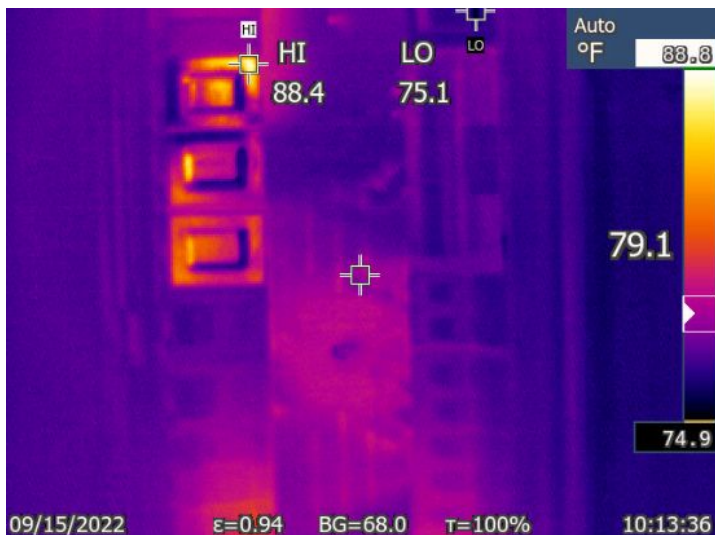
# 8.4.7 Electrical

## 1. Electrical Issues

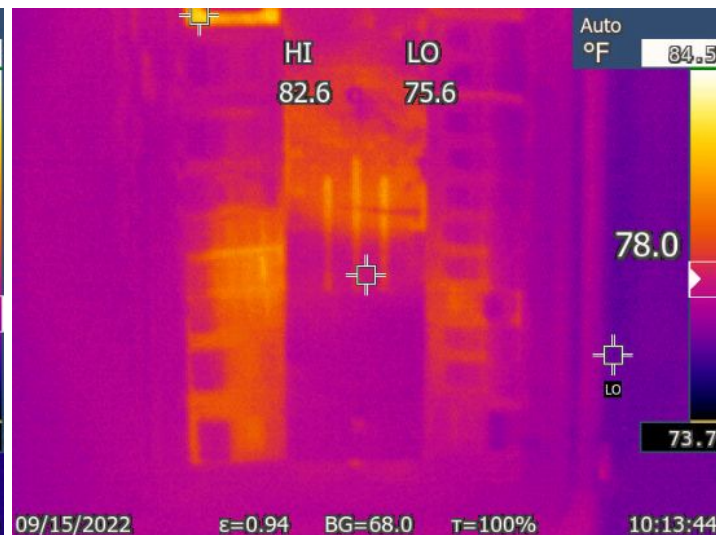
Materials: 8.4.7: Electrical - Electrical utilities were provided to the property by Xcel Energy • 8.4.7.1: Observations - Electrical service to the structure appeared to be a 3 phase 4 wire 208Y/120 volt service. • 8.4.7.2 Out of Scope Issues—Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment.

Observations:

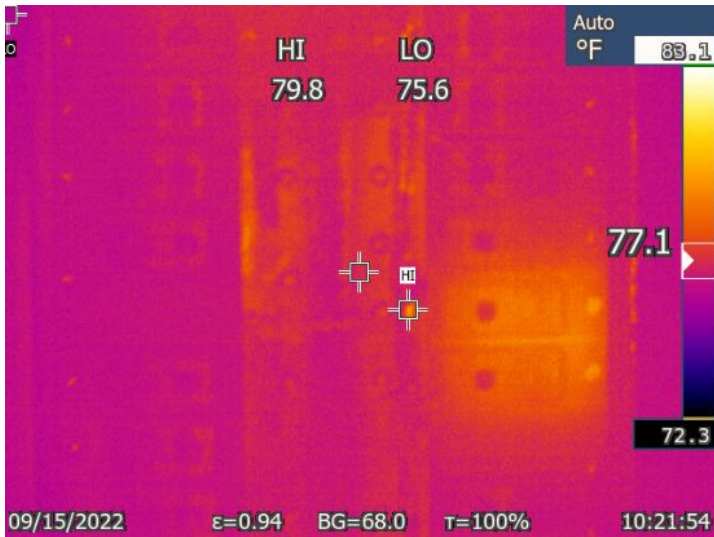
- The main electrical disconnects appeared functional at the time of the inspection.
- The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.
- The main electrical system was a 3 phase 4 wire system
- Old Federal Pacific Stab Lock breaker systems noted in some of the units at the time of the inspection. These systems have been proven to be safety/fire issues. Recommend replacement of all FPE panels and stab lock breaker systems by a licensed contractor prior to taking possession of the property.
- Missing weather cover noted in parking lot area. Recommend repairs by a licensed contractor.
- Missing weather covers noted on multiple exterior main breaker systems. Recommend repairs by a licensed contractor.
- Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.
- The nominal serviceable life expectancy of an electrical breaker system is 30 years. Based on the inspectors findings at the time of the inspection there were multiple panels and breaker systems that appeared to have surpassed their serviceable life expectancy. Recommend repair/replacement of these systems by a licensed electrician prior to taking possession of the property.
- No **GFCI** protection for multiple restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.
- Missing cover plate noted on roof top pull box. Recommend repairs by a licensed contractor.



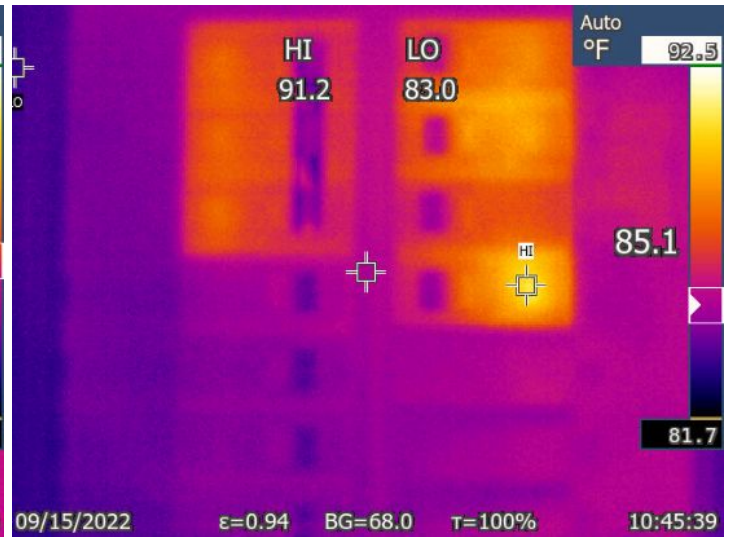
The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



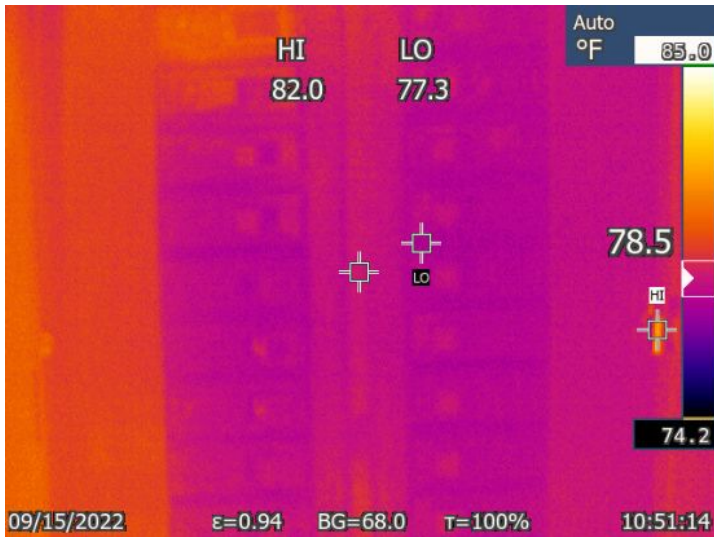
The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



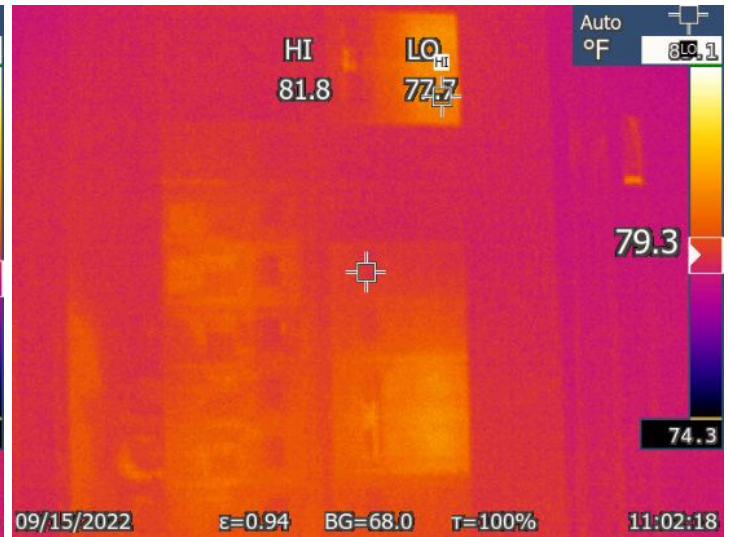
The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



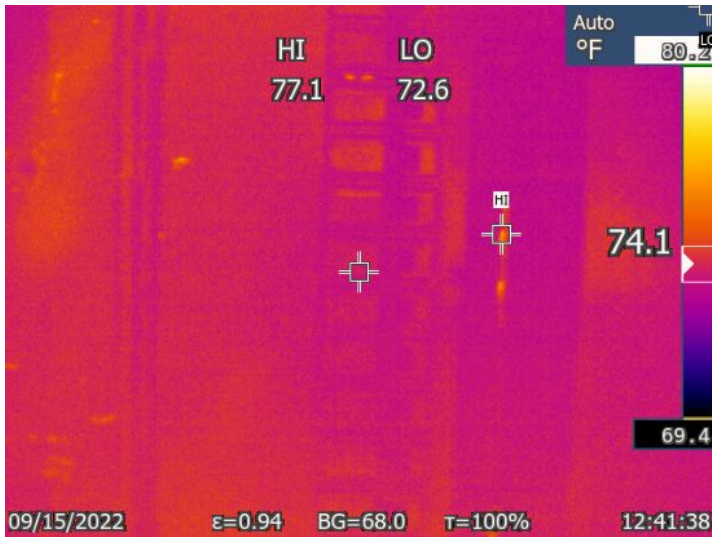
The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



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The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



Missing weather cover noted in parking lot area. Recommend repairs by a licensed contractor.



The main electrical disconnects appeared functional at the time of the inspection.



The main electrical system was a 3 phase 4 wire system



The main electrical disconnects appeared functional at the time of the inspection.



The main electrical disconnects appeared functional at the time of the inspection.



The main electrical disconnects appeared functional at the time of the inspection.



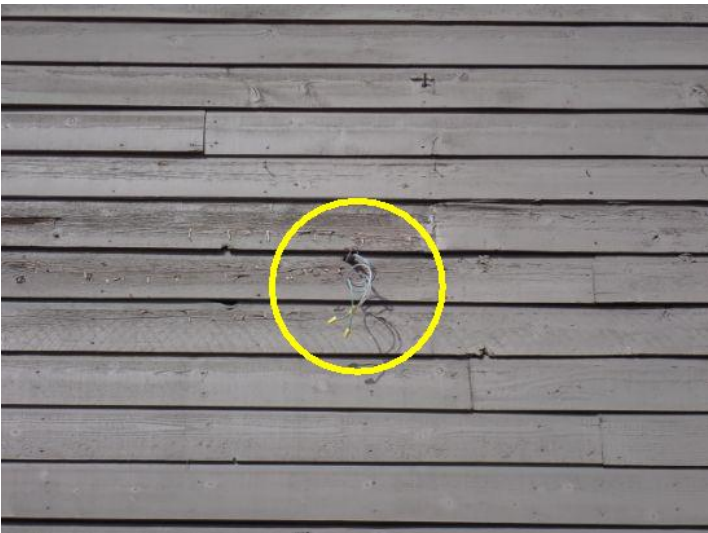
Missing weather covers noted on multiple exterior main breaker systems. Recommend repairs by a licensed contractor.



The main electrical disconnects appeared functional at the time of the inspection.



Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.



Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.



Old Federal Pacific Stab Lock breaker systems noted in some of the units at the time of the inspection. These systems have been proven to be safety/fire issues. Recommend replacement of all FPE panels and stab lock breaker systems by a licensed contractor prior to taking possession of the property.



Old Federal Pacific Stab Lock breaker systems noted in some of the units at the time of the inspection. These systems have been proven to be safety/fire issues. Recommend replacement of all FPE panels and stab lock breaker systems by a licensed contractor prior to taking possession of the property.



The nominal serviceable life expectancy of an electrical breaker system is 30 years. Based on the inspectors findings at the time of the inspection there were multiple panels and breaker systems that appeared to have surpassed their serviceable life expectancy. Recommend repair/replacement of these systems by a licensed electrician prior to taking possession of the property.



The nominal serviceable life expectancy of an electrical breaker system is 30 years. Based on the inspectors findings at the time of the inspection there were multiple panels and breaker systems that appeared to have surpassed their serviceable life expectancy. Recommend repair/replacement of these systems by a licensed electrician prior to taking possession of the property.



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Old Federal Pacific Stab Lock breaker systems noted in some of the units at the time of the inspection. These systems have been proven to be safety/fire issues. Recommend replacement of all FPE panels and stab lock breaker systems by a licensed contractor prior to taking possession of the property.



Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.



Missing cover plate noted on roof top pull box. Recommend repairs by a licensed contractor.



Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.



Exposed electrical wiring noted in areas around the exterior and on the roof of the structure at the time of the inspection. Recommend proper repairs by a licensed electrician.

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# 8.4.8 Vertical Transportation

## 1. Vertical Transportation Issues

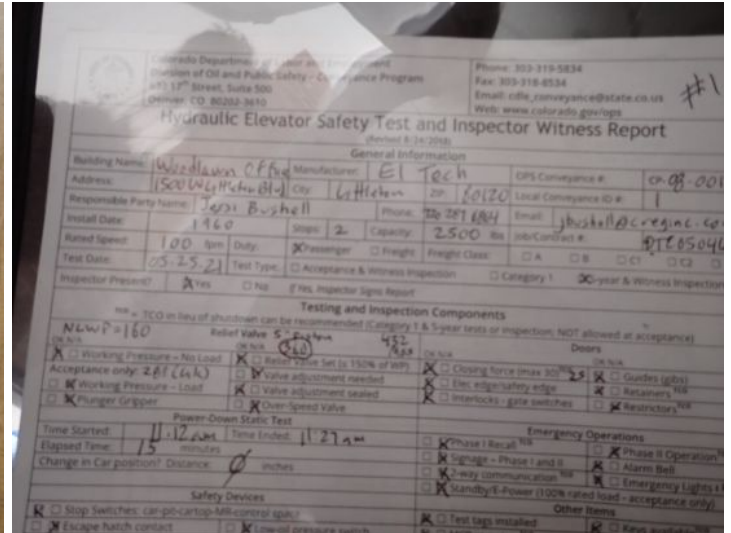
Materials: 8.4.8: Vertical Transportation - Low Rise Structure • 8.4.8.1: Observations - There was an elevator system located in the 2 story office structure and a single chair lift located in the mall area for basement access at the time of the inspection. • Out of Scope Issues—Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

### Observations:

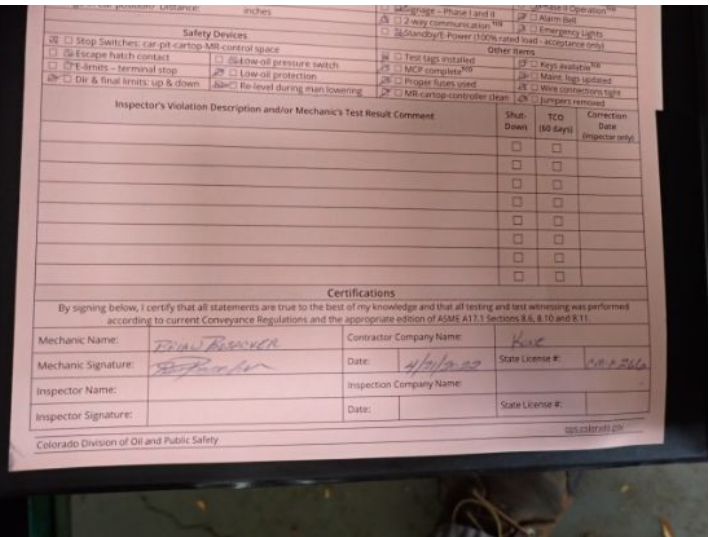
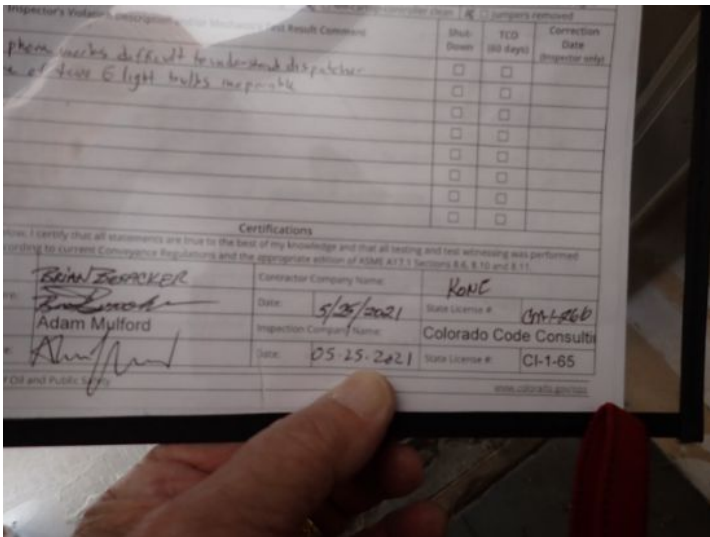
- The elevator system in the office building was tested and functional at the time of the inspection.
- The chair lift system located in the mall area for the church was locked out and could not be tested at the time of the inspection. Based on the inspectors conversation with church personnel the system functions properly.
- The office building elevator system was an EI Tech 2500 lb. rated hydraulic elevator system. At the time of the last state required inspection several issues were noted with the system. Recommend assuring that all repairs have been made and that meets all current state requirements prior to taking possession of the property.
- Last date of inspection/certification of the elevator system was 5/21.
- Last date of the 5 years elevator inspection/certification was 4/22.



The elevator system in the office building was tested and functional at the time of the inspection.



The elevator system in the office building was tested and functional at the time of the inspection.



Last date of inspection/certification of the elevator system was 5/21.

Last date of the 5 years elevator inspection/certification was 4/22.



The chair lift system located in the mall area for the church was locked out and could not be tested at the time of the inspection. Based on the inspectors conversation with church personnel the system functions properly.

## 8.4.9 Life Safety/Fire

### 1. Life Safety/Fire Issues

Materials: 8.4.9: Life Safety/Fire Protection - There was a fire alarm and fire suppression system for the basement units located below the mall area. There was also an old fire suppression system located in the basement below the large vacant unit. The remainder of the property did NOT have a fire alarm or fire suppression system located within it at the time of the inspection. • 8.4.9.1: Observations - Main Fire/Safety systems consisted of fire extinguishers and emergency lighting. • Out of Scope Issues:—Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, path of travels, construction groups or types, or use classifications.

#### Observations:

- There was a fire alarm and fire suppression system for the basement units located below the mall area. There was also an old fire suppression system located in the basement below the large vacant unit. The remainder of the property did NOT have a fire alarm or fire suppression system located within it at the time of the inspection.
- Last date of inspection/certification of the fire alarm system was 11/21.
- Last date of inspection/certification of the fire suppression systems backflow preventer was 7/22.
- Last date of inspection/certification of the fire suppression system was 9/21.
- The fire suppression system was holding approximately 90 psi at the time of the inspection.
- There were fire extinguishers located within the structure
- Last date of inspection/certification for the fire extinguishers was 9/21.
- Multiple emergency lighting systems failed when tested at the time of the inspection. Recommend repairs as needed by a licensed contractor.
- The old fire suppression system located in the basement below the large vacant unit will most likely require updating prior to placing a tenant in the unit. Recommend consulting with the current management company and local fire marshal concerning this matter as updating of fire suppression and alarm systems could be considered a significant capital investment.
- Multiple lighted EXIT signs still have the old red lenses. Many municipalities are now requiring the lenses to be green for better viewing during a fire. Recommend budgeting for replacement of any required units.



The fire suppression system was holding approximately 90 psi at the time of the inspection.



Last date of inspection/certification for the fire extinguishers was 9/21.



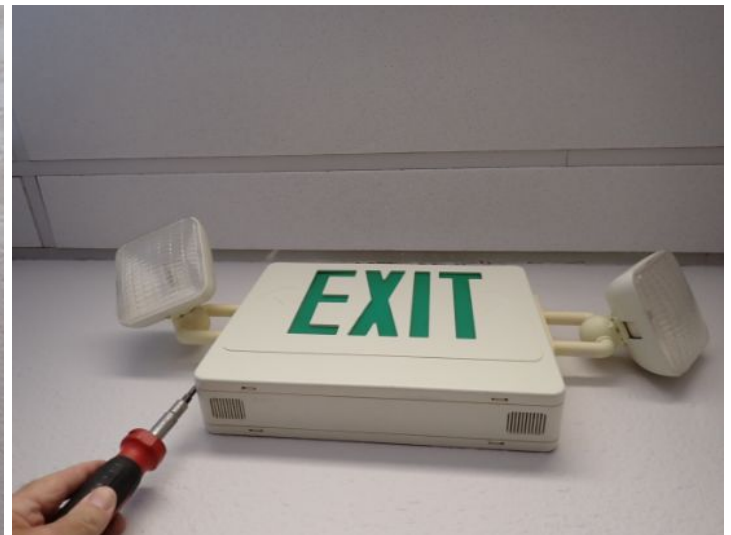
Multiple emergency lighting systems failed when tested at the time of the inspection. Recommend repairs as needed by a licensed contractor.



There were fire extinguishers located within the structure



Last date of inspection/certification for the fire extinguishers was 9/21.



Multiple emergency lighting systems failed when tested at the time of the inspection. Recommend repairs as needed by a licensed contractor.



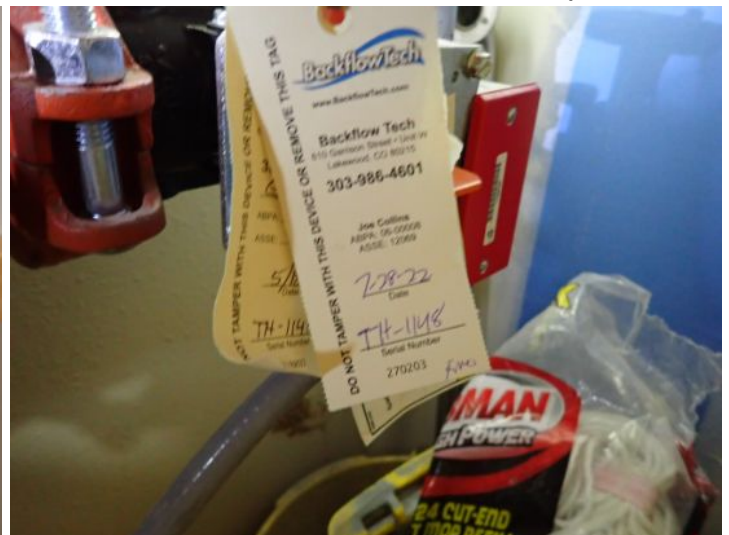
Multiple lighted EXIT signs still have the old red lenses. Many municipalities are now requiring the lenses to be green for better viewing during a fire. Recommend budgeting for replacement of any required units.



There was a fire alarm and fire suppression system for the basement units located below the mall area. There was also an old fire suppression system located in the basement below the large vacant unit. The remainder of the property did NOT have a fire alarm or fire suppression system located within it at the time of the inspection.



Last date of inspection/certification of the fire alarm system was 11/21.



Last date of inspection/certification of the fire suppression systems backflow preventer was 7/22.





The fire suppression system was holding approximately 90 psi at the time of the inspection.



Last date of inspection/certification of the fire suppression system was 9/21.



Multiple lighted EXIT signs still have the old red lenses. Many municipalities are now requiring the lenses to be green for better viewing during a fire. Recommend budgeting for replacement of any required units.



The old fire suppression system located in the basement below the large vacant unit will most likely require updating prior to placing a tenant in the unit. Recommend consulting with the current management company and local fire marshal concerning this matter as updating of fire suppression and alarm systems could be considered a significant capital investment.



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The old fire suppression system located in the basement below the large vacant unit will most likely require updating prior to placing a tenant in the unit. Recommend consulting with the current management company and local fire marshal concerning this matter as updating of fire suppression and alarm systems could be considered a significant capital investment.

## 8.4.10 Interior

## 1. Interior Issues

Materials: 8.4.10: Interior Elements - Retail/Office Property • 8.4.10.1: Observations - Interior finish systems consisted of a combination of drywall (gypsum) and lathe and plaster walls and ceilings, suspended acoustical tile ceilings with laminate, vinyl, engineered, VCT and tile flooring. • Out of Scope Issues—Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

### Observations:

- All of the upper level office suites were not accessible at the time of the inspection.
- Several of the retail units were not accessible at the time of the inspection.
- The majority of the interior common areas of the structure appeared to be in fair condition at the time of the inspection.
- The majority of the interior offices, that were accessible at the time of the inspection, appeared to be in fair condition at the time of the inspection.
- The common area restrooms in the office building and mall areas were tested and functional at the time of the inspection.
- Unit 135: No significant findings noted at the time of the inspection.
- Unit 120: Old Santa Fe Restaurant: No significant findings noted at the time of the inspection
- Unit 116: Not accessible at the time of inspection.
- Unit 140A: No significant findings noted at the time of the inspection
- Unit 140B: No significant findings noted at the time of the inspection
- Unit 105: Vacant Unit: No significant findings noted at the time of the inspection
- Unit 100A: No significant issues noted at the time of the inspection.
- Unit 112: No significant findings noted at the time of the inspection.
- Moisture staining noted in areas of the acoustical tile ceilings throughout the building at the time of the inspection. Recommend repairs and monitoring
- Unit 132: Unit was in poor condition and will require complete renovations prior to installing a new tenant.
- Unit 122: Moisture damage noted in ceiling tiles. Recommend repairs and monitoring.
- Unit 121: VCT flooring damage noted. Recommend repairs.
- Unit 119: Moisture staining noted in ceiling tiles. Recommend repairs and monitoring
- Unit 118: Moisture staining noted in ceiling. Moisture damage noted in drywall ceiling. Recommend repairs and monitoring.
- Unit 114: No emergency egress (back door) noted for this unit at the time of the inspection. This could be okay based on the size of the unit but we recommend consulting with the local fire marshal prior to taking possession of the property.
- Unit 113: Unit was vacant and will require renovations prior to installing a new tenant.
- Unit 111-112: Moisture staining noted in ceiling tiles. Moisture damage noted in warehouse ceiling. Water heater not functional. Drywall ceiling damage noted. Recommend repairs.
- Unit 111B: Emergency egress goes through unit 111 which is locked at night. Recommend repairs by a licensed contractor prior to installing a new tenant.
- Unit 110A: Moisture staining noted in ceilings. Recommend repairs.
- Unit 110C&D: Unit was vacant. Floor settling/deflection noted. Recommend repairs as needed by a licensed contractor.
- Unit 110E: Unit was vacant and will require renovations prior to placing a tenant. Recommend repairs by a licensed contractor.
- Unit 110G: Acoustical tile ceiling damage noted. Missing knockouts noted in electrical panel. Recommend repairs.
- Unit 109: Past moisture staining noted in ceiling tiles. Recommend repairs.

- Unit 108-107: Vacant: Unit will require significant renovations prior to installing tenant. Active moisture noted in interior wall with possible microbial growth. Significant drywall damage noted in ceiling and walls in loading dock area. Basement area in poor condition. Basement bathrooms in poor condition. Electrical not working at the time of the inspection. Moisture intrusion/damage noted in basement walls. Recommend repairs as needed by a licensed contractor.
- Unit 104: Sub standard plumbing noted below vanity sink. Past moisture staining noted in ceiling. Recommend repairs.
- Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Recommend repairs.
- Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.
- Unit 100: Active moisture damage and roof leaking noted. Recommend repairs.



The majority of the interior common areas of the structure appeared to be in fair condition at the time of the inspection.



The majority of the interior offices, that were accessible at the time of the inspection, appeared to be in fair condition at the time of the inspection.



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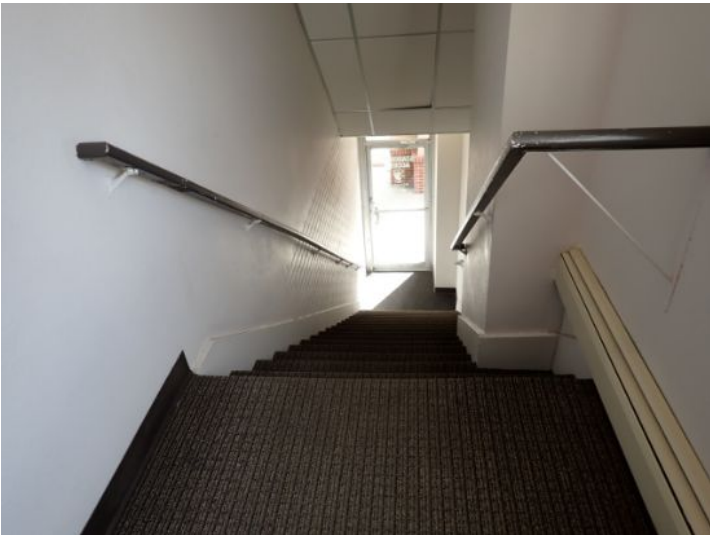
The common area restrooms in the office building and mall areas were tested and functional at the time of the inspection.



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Moisture staining noted in areas of the acoustical tile ceilings throughout the building at the time of the inspection. Recommend repairs and monitoring



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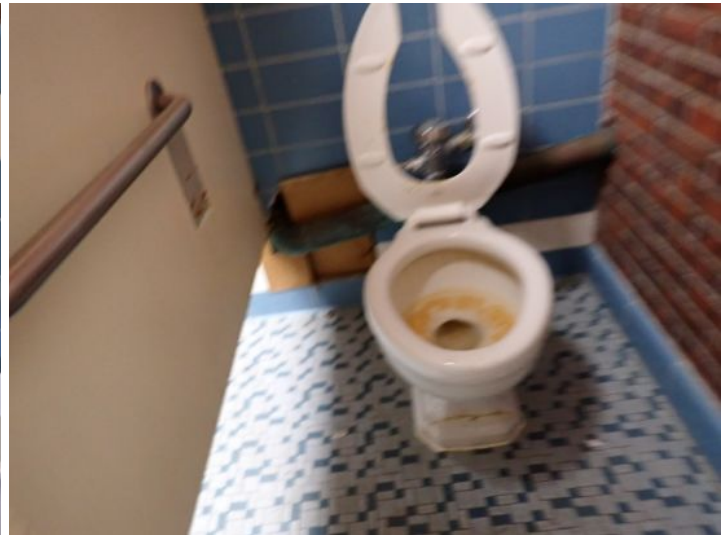
Unit 132: Unit was in poor condition and will require complete renovations prior to installing a new tenant.



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Unit 135: No significant findings noted at the time of the inspection.



Unit 135: No significant findings noted at the time of the inspection.



Unit 122: Moisture damage noted in ceiling tiles. Recommend repairs and monitoring.



Unit 122: Moisture damage noted in ceiling tiles. Recommend repairs and monitoring.



Unit 121: VCT flooring damage noted. Recommend repairs.



Unit 121: VCT flooring damage noted. Recommend repairs.



Unit 121: VCT flooring damage noted. Recommend repairs.



Unit 120: Old Santa Fe Restaurant: No significant findings noted at the time of the inspection



Unit 120: Old Santa Fe Restaurant: No significant findings noted at the time of the inspection



Unit 119: Moisture staining noted in ceiling tiles. Recommend repairs and monitoring



Unit 119: Moisture staining noted in ceiling tiles. Recommend repairs and monitoring



Unit 118: Moisture staining noted in ceiling.  
Moisture damage noted in drywall ceiling.  
Recommend repairs and monitoring.



Unit 118: Moisture staining noted in ceiling.  
Moisture damage noted in drywall ceiling.  
Recommend repairs and monitoring.



Unit 118: Moisture staining noted in ceiling.  
Moisture damage noted in drywall ceiling.  
Recommend repairs and monitoring.



Unit 116: Not accessible at the time of inspection.



Unit 114: No emergency egress (back door) noted for this unit at the time of the inspection. This could be okay based on the size of the unit but we recommend consulting with the local fire marshal prior to taking possession of the property.

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Unit 113: Unit was vacant and will require renovations prior to installing a new tenant.

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Unit 111-112: Moisture staining noted in ceiling tiles. Moisture damage noted in warehouse ceiling. Water heater not functional. Drywall ceiling damage noted. Recommend repairs.



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Unit 111-112: Moisture staining noted in ceiling tiles. Moisture damage noted in warehouse ceiling. Water heater not functional. Drywall ceiling damage noted. Recommend repairs.



Unit 111B: Emergency egress goes through unit 111 which is locked at night. Recommend repairs by a licensed contractor prior to installing a new tenant.



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Unit 110A: Moisture staining noted in ceilings. Recommend repairs.



Unit 110A: Moisture staining noted in ceilings.  
Recommend repairs.



Unit 110A: Moisture staining noted in ceilings.  
Recommend repairs.



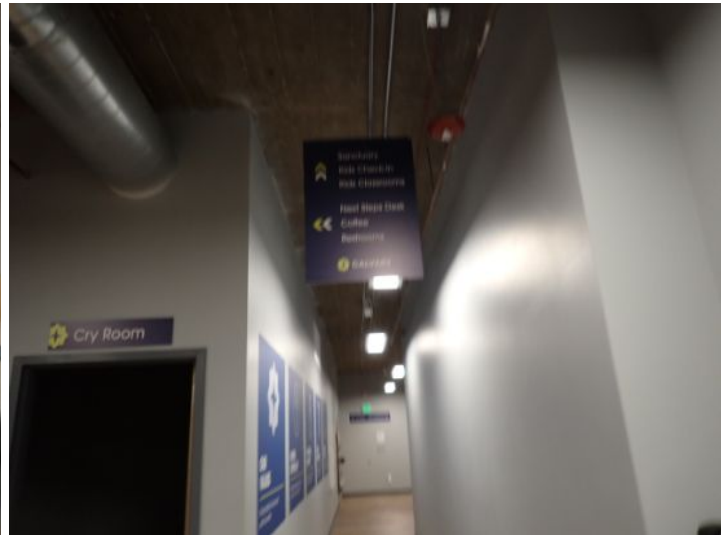
Unit 110A: Moisture staining noted in ceilings.  
Recommend repairs.



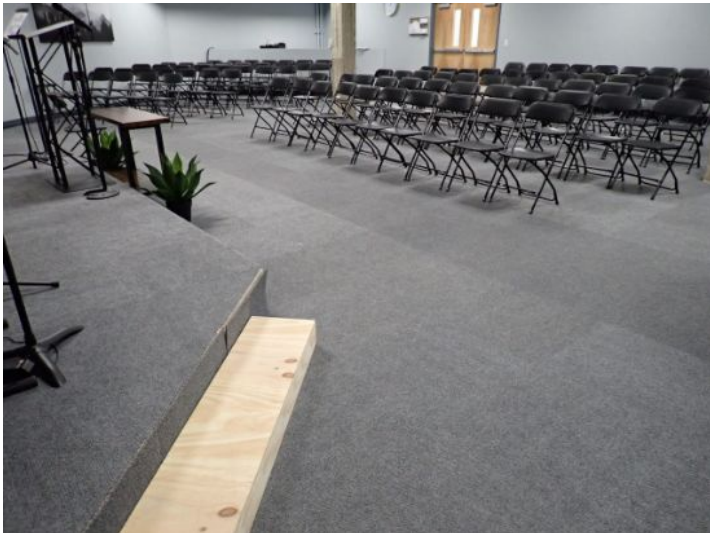
The majority of the interior common areas of the structure appeared to be in fair condition at the time of the inspection.



Unit 140A: No significant findings noted at the time of the inspection



Unit 140A: No significant findings noted at the time of the inspection



Unit 140A: No significant findings noted at the time of the inspection



Unit 110C&D: Unit was vacant. Floor settling/deflection noted. Recommend repairs as needed by a licensed contractor.



Unit 110C&D: Unit was vacant. Floor settling/deflection noted. Recommend repairs as needed by a licensed contractor.



Unit 110C&D: Unit was vacant. Floor settling/deflection noted. Recommend repairs as needed by a licensed contractor.



The common area restrooms in the office building and mall areas were tested and functional at the time of the inspection.



Unit 110E: Unit was vacant and will require renovations prior to placing a tenant. Recommend repairs by a licensed contractor.



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Unit 110E: Unit was vacant and will require renovations prior to placing a tenant. Recommend repairs by a licensed contractor.



Unit 110B: No significant findings noted at the time of the inspection



Unit 110B: No significant findings noted at the time of the inspection



Unit 110G: Acoustical tile ceiling damage noted.  
Missing knockouts noted in electrical panel.  
Recommend repairs.



Unit 110G: Acoustical tile ceiling damage noted.  
Missing knockouts noted in electrical panel.  
Recommend repairs.



Unit 110G: Acoustical tile ceiling damage noted. Missing knockouts noted in electrical panel. Recommend repairs.



Unit 109: Past moisture staining noted in ceiling tiles. Recommend repairs.



Unit 109: Past moisture staining noted in ceiling tiles. Recommend repairs.



Unit 108-107: Vacant: Unit will require significant renovations prior to installing tenant. Active moisture noted in interior wall with possible microbial growth. Significant drywall damage noted in ceiling in loading dock area. Basement area in poor condition. Basement bathrooms in poor condition. Electrical not working at the time of the inspection. Moisture intrusion/damage noted in basement walls. Recommend repairs as needed by a licensed contractor.





Unit 108-107: Vacant: Unit will require significant renovations prior to installing tenant. Active moisture noted in interior wall with possible microbial growth. Significant drywall damage noted in ceiling in loading dock area. Basement area in poor condition. Basement bathrooms in poor condition. Electrical not working at the time of the inspection. Moisture intrusion/damage noted in basement walls. Recommend repairs as needed by a licensed contractor.

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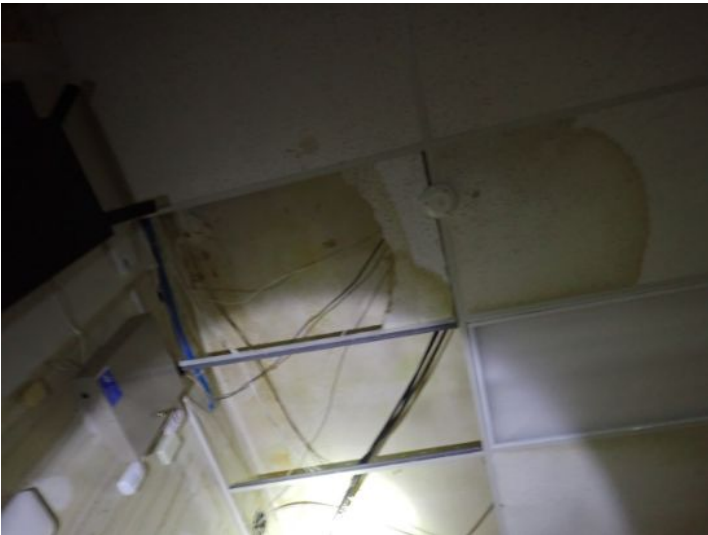
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Unit 105: Vacant Unit: No significant findings noted at the time of the inspection



Unit 105: Vacant Unit: No significant findings noted at the time of the inspection



Unit 105: Vacant Unit: No significant findings noted at the time of the inspection



Unit 104: Sub standard plumbing noted below vanity sink. Past moisture staining noted in ceiling. Recommend repairs.



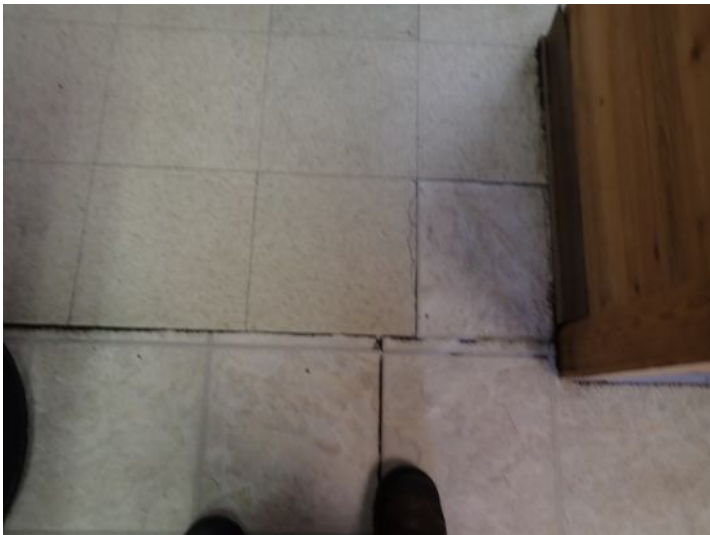
Unit 104: Sub standard plumbing noted below vanity sink. Past moisture staining noted in ceiling. Recommend repairs.



Unit 104: Sub standard plumbing noted below vanity sink. Past moisture staining noted in ceiling. Recommend repairs.



Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.



Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Recommend repairs.



Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Recommend repairs.



Unit 103: VCT flooring damage noted. Moisture staining noted in ceiling tiles. Moisture damage noted in rear ceiling. Recommend repairs.



Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.



Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.



Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.





Unit 101: Active leak noted coming from roof drain. Restroom in poor condition. Recommend repairs.



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Unit 100: Active moisture damage and roof leaking noted. Recommend repairs.



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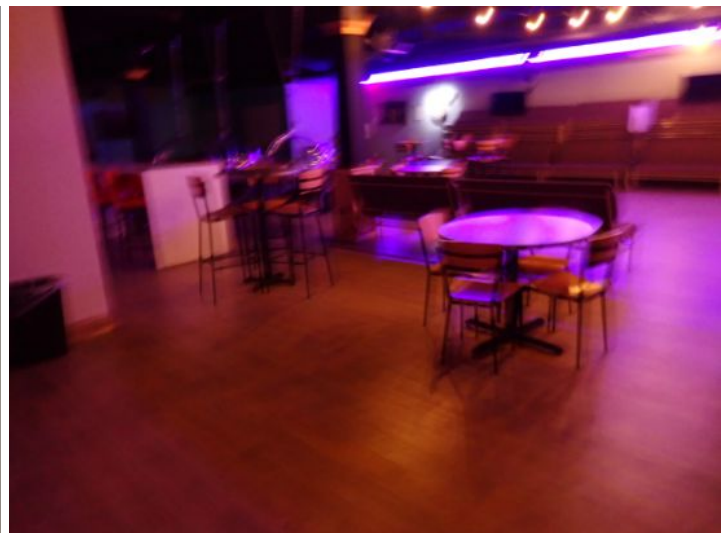
Unit 100: Active moisture damage and roof leaking noted. Recommend repairs.



Unit 100A: No significant issues noted at the time of the inspection.



Unit 100A: No significant issues noted at the time of the inspection.



Unit 140B: No significant findings noted at the time of the inspection



Unit 140B: No significant findings noted at the time of the inspection



Unit 112: No significant findings noted at the time of the inspection.

## 8.5 Additional Considerations

### 1. Additional Consideration Issues

Materials: 8.5: Additional Considerations - Lead Paint, Asbestos, Ground Water Monitoring and ADA • 8.5.1 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.

#### Observations:

- Based on the age of the property we highly recommend lead paint and asbestos testing prior to any significant renovations.
- There is a ground watering monitoring well noted in the parking lot on the north side of the laundromat. Recommend finding out if this well is still in service or has been cleared by the state prior to taking possession of the property.
- The ADA operator on the mall entrance was not working at the time of the inspection. Recommend repairs as needed by a licensed contractor.



The ADA operator on the mall entrance was not working at the time of the inspection. Recommend repairs as needed by a licensed contractor.



There is a ground watering monitoring well noted in the parking lot on the north side of the laundromat. Recommend finding out if this well is still in service or has been cleared by the state prior to taking possession of the property.

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CU	Air conditioning condensing unit
EPDM	Rubber roofing membrane made of (ethylene propylene diene terpolymer)
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
RTU	Roof top mounted air conditioning and or heating system
TPO	Roofing membrane made of (thermoplastic polyolefin)