

Forman Inspection Services, LLC

Property Inspection Report



99 Sample Drive East, Englewood CO, 80112
Inspection prepared for: & John Smith
Inspection Date: 1/17/2011 Time: 09:00
Age: 30 years Size: 3101 sq. ft.
Weather: Sunny/Cool

Inspector: Chuck Forman
NACHI Cert.# 10011304 IAC2 Cert.# IAC2-01-8615
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FORMAN  **INSPECTION SERVICES**

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Report Summary

8.4.2 Structural		
Page 8 Item: 1	Structural Frame & Bld Envelope Issues	<ul style="list-style-type: none">• The secondary entrance door, that is equipped with the wire safety glass, has a crack in the glass. Recommend repair/replacement.

8.4.1 Site

1. Topo Issues

Description: 8.4.1.1 Topography—Observe the general topography and any unusual or problematic features or conditions.

Observations:

- The topography of the area is flat to gentle slope.



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2. Drainage Issues

Materials: 8.4.1.2 Storm Water Drainage—Observe the storm water collection and drainage system and note the presence of on-site surface waters, and retention or detention basins.

Observations:

- Storm water collection is accomplished by graded run off of the roof system, parking lot area into storm water drainage systems.

3. Ingress-Egress Issues

Materials: 8.4.1.3 Ingress and Egress—Observe the major means of ingress and egress.

Observations:

- Ingress and Egress are accomplished via entrances, and exits, to the parking lot off of Inverness Dr. East at both the top and the bottom of the lot.

4. Paving, Curbing, Parking Issues

Materials: 8.4.1.4 Paving, Curbing, and Parking —Observe the paving and curbing systems. Identify the types of parking, that is, garage, surface, subsurface, etc., the number and types of parking and loading spaces, and any reported parking inadequacy. Note the source of the preceding information relating to the number and types of parking and loading spaces.

- Surface Parking

Observations:

- Parking consists of an asphalt paved parking lot that is in fair condition. The parking lot is being resurfaced in stages which is being paid for out of the tenants association dues. The lot consists of approximately 4 spaces per 1000 sq. ft. of space. The lot has concrete curbs which appeared to be in good condition at the time of inspection.



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5. Flatwork Issues

Materials: 8.4.1.5 Flatwork—Observe sidewalks, plazas, patios, etc.

Observations:

- There is a concrete sidewalk leading to the condo. The sidewalk incorporates an ADA compliant ramp leading up from the upper level of the parking lot. The rise of the ramp complies with ADA regulations. There are steps leading up from the lower level of the parking lot to the sidewalk. The sidewalk appeared to be in good condition with only some minor cracking which did not appear to be an issue.
- At the bottom of the steps, on the lower parking level, there is a patio area. On the upper level near the structure are planned flower beds with several trees.



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6. Landscaping/Appurtenances Issues

Materials: 8.4.1.6 Landscaping and Appurtenances —Observe landscaping (trees, shrubs, lawns, fences, retaining walls, etc.) and site appurtenances (irrigation systems, fountains, lighting, signage, ponds, etc.).

Observations:

- There are planned, manicured planting beds throughout the structure. There are two beds next to the sidewalk leading to the condo with several trees.



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7. Recreational Facility Issues

Materials: 8.4.1.7 Recreational Facilities—Observe on-site recreational facilities.

Observations:

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

8. Utilities Issues

Materials: 8.4.1.8 Utilities:

(1) Observations—Identify type and provider of the utilities provided to the property (water, electricity, natural gas, etc.).

(2) Special Utility Systems—Identify the presence of any special on-site utility systems such as water or wastewater treatment systems, special power generation systems, etc. If readily available, identify system information, such as system type, manufacturer, system capacity, system age, system operator, etc.

Observations:

- The property is provided with city water, waste systems and local utilities.

8.4.2 Structural

1. Structural Frame & Bld Envelope Issues

Observations:

- The building foundation system consists of 18" diameter concrete piers drilled into bedrock, reinforced concrete beams and foundation walls. Grade beams and foundation walls are protected from the adverse effects of swelling by a 4" high void below the beams and walls. The lower level floor slab and a majority of the upper level floor slab is constructed using 4" thick, slab-on-grade reinforced with wire mesh.
- Concrete masonry walls (CMU) and steel moment frames using wide flange beams and columns were utilized for the lateral load resisting elements.
- The front of the condo consists of concrete masonry partial walls with insulated glass storefront above that running to the ceiling.
- The current entrance door to the unit would not be considered ADA compliant as it requires too much force to open and closes too quickly. Upon interviewing Bill Woodward concerning the remodel that is taking place in the unit inspector was informed that the new entrance door will be ADA compliant.
- There is evidence of previous movement of the building's slab. The slab was mud jacked to repair it. At the time of the inspection the slab appeared to be in good condition, and was relatively level throughout. There is a noticeable crack near the wall to the next to the condo south with a slight rise in the floor. When interviewing Bill Woodward he informed inspector that the association is responsible for the building's slab. There is a hole in the slab from an old water line. The line has been decommissioned and the holes will be filled.
- **The secondary entrance door, that is equipped with the wire safety glass, has a crack in the glass. Recommend repair/replacement.**



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Location of new ADA compliant entrance door.

8.4.3 Roofing

1. Roofing Issues

Materials: 8.4.3 Roofing:

8.4.3.1 Observations— Identify and observe the roof systems (exposed membrane and flashings) including, parapets, slope, drainage, etc. Observe for evidence and/or the need for repairs, evidence of significant ponding, or evidence of roof leaks. Inquire as to the age of the roofing system(s) and whether a roof warranty or bond is reported to be in effect.

- Bar joist construction

Observations:

- Limited review due to ice and snow.
- Type of membrane: The roof consist of a 1 1/2" deep steel roof deck supported on bar joists spaced 6' on center. The joists are supported on steel wide flange girders which are in turn supported on steel tube or wide flange columns. The roof decking is covered with a membrane that is protected by tar and gravel. Inspection of the roof showed no deterioration. The roof was cleaned and refurbished in 2000.
- Drainage: The roof is sloped to the back of the building to aid in drainage. The gutter drainage appeared clear. There were additional roof drains located strategically throughout the roofs surface.
- Observed leakage: When viewing the roof from the underside, by lifting interior suspended roof tiles, there were no leaks observed at the time of the inspection. There is a moisture stain in one of the ceiling tiles, but there was not moisture present at the time of the inspection.



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8.4.4 Plumbing

1. Plumbing Issues

Materials: 8.4.4 Plumbing:

8.4.4.1 Observations—Identify and observe the plumbing systems including piping (sanitary, storm and supply water), fixtures, domestic hot water production, and note any special or unusual plumbing systems.

Observations:

- At the time of the inspection the condo did not have any water supply lines or waste lines running to it. There appears to be a clean out cap for a waste line in the floor of the front of the condo, but it does not appear to have been in use lately. According to the interview with Bill Woodward the remodel will consist of two bathrooms with all necessary utilities.



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8.4.5 Heating

1. Heating Issues

Materials: 8.4.5 Heating:

8.4.5.1 Observations— Identify the basic type of heat generating and distribution systems/system, and the apparent or reported age of the equipment, past component replacements/upgrades, and the apparent level of maintenance exercised, and whether a maintenance contract is reported to be in place. If heating equipment is shutdown or not operational at the time of the walk-through survey, provide an opinion of the condition to the extent observed. Also, observe any special or unusual heating systems or equipment present, such as solar heat. Identify in general terms reported tenant-owned systems that are outside the scope of the PCA.

- 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 is provided by 2 separate units on the roof of the structure. One unit is currently supplying heat to the front of the condo and one to the rear of the condo. At the time of the inspection both units were working, but one unit is in the process of being replaced.

- There appears to be some abandoned duct work in the ceiling of the condo. Recommend having an HVAC contractor to evaluate when they come in to run duct work and balance the units after the build out/remodel.



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8.4.6 Air Conditioning/Ventilation

1. Air Conditioning/Ventilation Issues

Materials: 8.4.6 Air Conditioning and Ventilation:

8.4.6.1 Observations— Identify the basic type of air-conditioning and ventilation systems including cooling towers, chillers (include type of reported refrigerant used), package units, split systems, air handlers, thermal storage equipment, distribution systems, etc. Identify the apparent or reported age of the equipment, past component upgrades/replacements, apparent level of preventive maintenance exercised, and whether a maintenance contract is reported to be in place. If air conditioning and ventilation systems are shutdown or not operational at the time of the walk-through survey, provide an opinion of the condition to the extent observable. Identify any special or unusual air conditioning and ventilation systems or equipment, such as refrigeration equipment for ice skating rinks, cold storage systems, special computer cooling equipment, etc. Identify in general terms reported tenant-owned systems that are outside the scope of the PCA.

Observations:

- There are currently two units supplying conditioned air to the condo. These are the same units that provide heat to the condo. Currently the two units provide 12.5 tons of cooling. One unit is a 7.5 ton unit and one is a 5 ton unit. Both units have recently been evaluated by an HVAC contractor. The 5 ton unit has been determined to be good however the 7.5 ton unit is in need of repair. According to Bill Woodward the 7.5 ton unit is not worth repairing and is being replaced with a new 5 ton unit. When the new unit is installed, and after the remodel/build out, the tenant will be responsible for hiring an HVAC contractor to run needed duct work and balance the units accordingly.
- The Association is responsible for the HVAC units, and their maintenance, and the cost for this is taken from the association dues that each tenant pays. According to Mr. Bill Woodward they currently have a fairly substantial pro-rata amount built up to cover these items but each tenant is responsible for their part.
- Recommend replacement of existing thermostats with newer programmable digital ones.



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8.4.7 Electrical

1. Electrical Issues

Materials: 8.4.7 Electrical:

8.4.7.1 Observations— Identify the electrical service provided and observe the electrical distribution system including distribution panels, transformers, meters, emergency generators, general lighting systems, and other such equipment or systems. Observe general electrical items, such as distribution panels, type of wiring, energy management systems, emergency power, lightning protection, etc. Identify any observed or reported special or unusual electrical equipment, systems, or devices at the subject property.

Observations:

- Currently there is only a few electrical outlets that have power in the condo. According to the interview with Mr. Bill Woodward the existing electrical was rerouted to the condo next door. They are bringing in a new electrical service for this condo which will consist of its own meter and main panel. Once this is installed it will be the responsibility of the new condo owner to hire a licensed electrician to run the new electrical throughout the condo.
- At the time of the inspection there was one overhead light that remained on in each office after all switches were turned off. Recommend evaluation by a licensed electrical contractor when they come in to run the new electrical.



Current Electrical is located on the outside of the building. New electrical will be placed in an electrical room.



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8.4.8 Vertical Transportation

1. Vertical Transportation Issues

Materials: 8.4.8 Vertical Transportation:

8.4.8.1 Observations— Identify equipment type, number of cabs/escalators, capacity, etc. Observe elevator cabs, finishes, call and communication equipment, etc. Identify whether a maintenance contract is reported to be in place, and if so, identify the service contractor.

Observations:

- This is a one story condo with access from the upper section of the parking lot so there is no vertical transportation in the unit.

8.4.9 Life Safety/Fire

1. Life Safety/Fire Issues

Materials: 8.4.9 Life Safety/Fire Protection :

8.4.9.1 Observations— Identify and observe life safety and fire protection systems, including sprinklers and standpipes (wet or dry, or both), fire hydrants, fire alarm systems, water storage, smoke detectors, fire extinguishers, emergency lighting, stairwell pressurization, smoke evacuation, etc.

- 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:

- At the time of the inspection there were no fire extinguishers on the property. Inspector did not see any sprinkler system or smoke evacuation systems. Recommend buyer contact sellers and inquire about any proposed fire safety items. There were two emergency lighting units present. When tested one of the units did not work properly. Recommend repair or replacement.
- The current entrance/exit door is properly marked with a lighted exit sign. Recommend that all new doors be properly marked after the build out/remodel is completed.



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8.4.10 Interior

1. Interior Issues

Materials: 8.4.10 Interior Elements:

8.4.10.1 Observations— Observe typical common areas including, but not limited to, lobbies, corridors, assembly areas, and restrooms. Identify and observe typical finishes, that is, flooring, ceilings, walls, etc., and building amenities or special features, that is spas, fountains, clubs, shops, restaurants, etc.

- Out of Scope Issues—Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Observations:

- The interior of the condo is currently under going renovation/remodel. There is no flooring down and the old flooring is being scraped. Once the old flooring is completely removed it may expose other slab deficiencies. Except for the existing perimeter walls of the condo most of the interior partition walls will be moved/replaced. The condo currently does not have any restrooms or running water. The remodel will consist of two new restrooms that, according to Mr. Woodward, will be ADA compliant.
- The remodel/build out will consist of a new roll up door leading to the rear of the building for deliveries, as well as a shared hallway that will lead to the rear of the building.
- At the time of the inspection one of the office doors is sticking and requires adjustment.
- In the back office there is a section of flexible electrical conduit running through two ceiling tiles and around a suspended ceiling support. Recommend repair/replacement when electrical contractor is running new electrical in the building.
- There are several damaged, or dirty, ceiling tiles. Recommend replacement after the remodel/build out.



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8.5 Additional Considerations

1. Additional Consideration Issues

Materials: 8.5 Additional Considerations—There may be additional issues or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations).

- 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:

- At this time there are no additional items to add.