

# *Forman Inspection Services, LLC*

## Property Inspection Report



12345 Industrial Rd., Somewhere, CO 12345  
Inspection prepared for: John Smith  
Real Estate Agent: John Smith - Commercial Real Estate Company

Date of Inspection: 11/28/2022 Time: 10:00 Size: 10,400 sq. ft.  
Weather: Cloudy/Cool

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

Inspector: Chuck Forman  
Phone: 720-641-9518  
Email: cforman61@gmail.com



**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 6 Item: 1	Topo Issues	<ul style="list-style-type: none"> <li>• Signs of poor drainage noted along the rear of the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>
Page 6 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>• Roof gutter systems were clogged with debris at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>
Page 8 Item: 4	Paving, Curbing, Parking Issues	<ul style="list-style-type: none"> <li>• Minor curbing damage noted in areas. Recommend repairs.</li> <li>• The parking lot requires striping repairs.</li> <li>• Recommend crack filling to aid in extending the life of the existing asphalt. Recommend repairs by a licensed contractor.</li> </ul>
Page 10 Item: 5	Flatwork Issues	<ul style="list-style-type: none"> <li>• Trip hazards noted. Recommend repairs.</li> </ul>
Page 11 Item: 6	Landscaping/Appurtenances Issues	<ul style="list-style-type: none"> <li>• Foliage in contact with structure at time of inspection. Recommend trimming/removal.</li> <li>• Dead tree noted. Recommend replacement.</li> </ul>
8.4.2 Structural		
Page 13 Item: 1	Structural Frame & Bld Envelope Issues	<ul style="list-style-type: none"> <li>• Minor stair stepping noted in the mortar on the rear of the structure at the time of the inspection. Recommend monitoring for future repairs.</li> <li>• Minor steel siding damage noted in areas. Recommend repairs by a licensed contractor.</li> <li>• Minor steel trim damage noted around one or more of the overhead doors at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Recommend assuring that any area where two separate substrates meet be properly caulked/sealed. Recommend repairs by a licensed contractor.</li> </ul>

## 8.4.3 Roofing

Page 22 Item: 1	Roofing Issues	<ul style="list-style-type: none"> <li>• There were a couple of areas noted on the roof top where there were fairly large indentation's noted in the steel roofing system causing ponding. Recommend repairs by a licensed contractor.</li> <li>• The sealant around the roof penetrations appeared to have reached its serviceable life expectancy and may begin leaking soon. Recommend repairs as needed by a licensed contractor.</li> <li>• Sealant/repairs noted in areas along the parapet walls of the roofing system. At the time of the inspection the sealant appeared to have reached or be nearing its serviceable life expectancy. Recommend repairs as needed by a licensed contractor.</li> <li>• The roofing system located above the front entry was in poor condition and requires complete replacement. Recommend replacement by a licensed contractor.</li> <li>• Past repairs/sealant noted in areas of the roofing system. At the time of the inspection the sealant appeared to be nearing failure. Recommend repairs as needed by a licensed contractor.</li> </ul>
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## 8.4.5 Heating

Page 30 Item: 1	Heating Issues	<ul style="list-style-type: none"> <li>• The furnace for the west side of the office was not functioning properly at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Deferred maintenance noted on the furnaces at the time of the inspection. Recommend servicing by a licensed contractor.</li> <li>• The nominal serviceable life expectancy of a gas fired forced air furnace is 18 years. Based on the age and condition of the existing units we recommend replacement of the units prior to complete failure. Recommend replacement by a licensed contractor.</li> <li>• The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.</li> </ul>
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## 8.4.6 Air Conditioning/Ventilation

Page 34 Item: 1	Air Conditioning/Ventilation Issues	<ul style="list-style-type: none"> <li>• Hail damage noted on the external cooling fins of <b>CU</b> 1 at the time of the inspection.</li> <li>• The nominal serviceable life expectancy of an <b>a/c</b> condensing unit is 15 years. Based on the age and condition of the existing units we recommend replacement of the existing units prior to failure.</li> <li>• The condensing units were charged with R22 refrigerant. This type of refrigerant quit being manufactured in the US in January 2020 and may not be available for serving of the unit.</li> </ul>
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## 8.4.10 Interior

Page 41 Item: 1	Interior Issues	<ul style="list-style-type: none"><li>• VCT flooring damage noted in the main entry area. Recommend repairs as needed by a licensed contractor.</li><li>• Carpet staining/damage noted in areas. Recommend repairs.</li><li>• VCT flooring damage noted in the restroom(s). Recommend repairs by a licensed contractor.</li><li>• Minor past moisture staining noted in one or more of the acoustical ceiling tiles but no moisture present at the time of the inspection. Recommend repairs and monitoring for any future issues.</li></ul>
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## 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
- Signs of poor drainage noted along the rear of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



Signs of poor drainage noted along the rear of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



Signs of poor drainage noted along the rear of the structure at the time of the inspection. Recommend repairs by a licensed contractor.

### 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 was a retention pond/area located on the east side of the property at the time of the inspection.
- 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.
- Roof gutter systems were clogged with debris at the time of the inspection. Recommend repairs by a licensed contractor.



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.



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Roof gutter systems were clogged with debris at the time of the inspection. Recommend repairs by a licensed contractor.

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### 3. Ingress-Egress Issues

Materials: 8.4.1.3: Ingress and Egress - The main means of ingress/egress for the property is via E. Hinsdale Circle

Observations:

- No significant findings

### 4. Paving, Curbing, Parking Issues

Materials: 8.4.1.4: Paving, Curbing and Parking - Surface parking on asphalt parking lots

Observations:

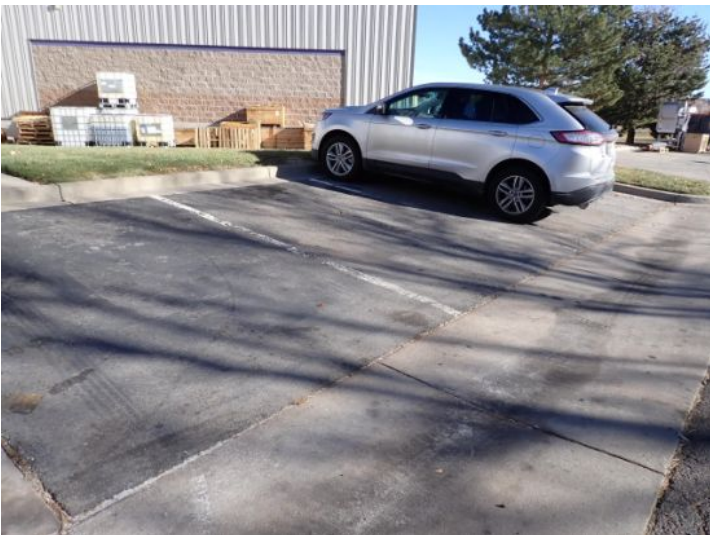
- The parking lot surface was in fair condition at the time of the inspection.
- ADA parking was clearly marked at the time of the inspection.
- **Minor curbing damage noted in areas. Recommend repairs.**
- **The parking lot requires striping repairs.**
- **Recommend crack filling to aid in extending the life of the existing asphalt. Recommend repairs by a licensed contractor.**



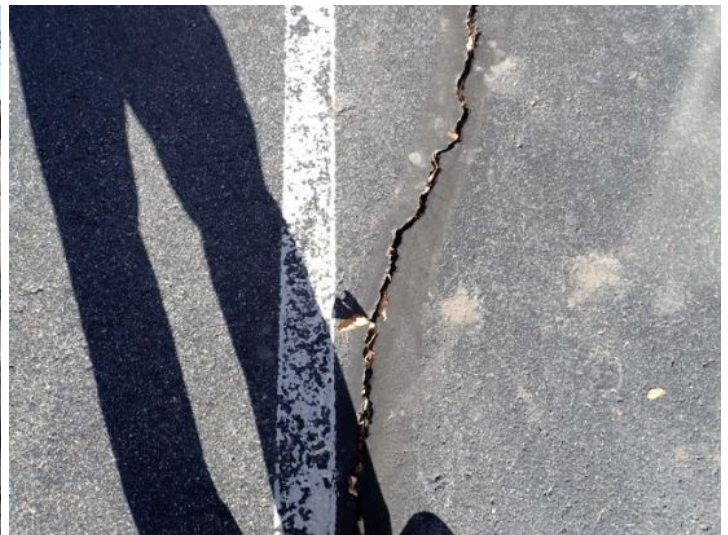
ADA parking was clearly marked at the time of the inspection.



Minor curbing damage noted in areas. Recommend repairs.



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. Recommend repairs by a licensed contractor.



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

### 5. Flatwork Issues

Materials: 8.4.1.5: Flatwork: There was concrete flatwork noted on the south side 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.
- **Trip hazards noted. Recommend repairs.**



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.



Trip hazards noted. Recommend repairs.



Trip hazards noted. Recommend 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 property had an irrigation system at the time of the inspection.
- The irrigation system was winterized at the time of the inspection and therefore could not be tested.
- **Foliage in contact with structure at time of inspection. Recommend trimming/removal.**
- **Dead tree noted. Recommend replacement.**



Foliage in contact with structure at time of inspection. Recommend trimming/removal.



Dead tree noted. Recommend replacement.



The property had an irrigation system 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 north side of the building.
- Gas utilities enter the structure through the north side of the building.
- Potable water utilities enter the structure through the south side 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: Flex/Warehouse Property • 8.4.2.1: Observations - Originally constructed in 2001, with an addition being constructed in 2013, the property was a 10,400 sq. ft. (per listing) industrial flex warehouse property. The building was a CMU and steel framed structure supported on footers and caisson's with a poured in place slab on grade concrete foundation. The exterior envelope of the structure was a combination of CMU and steel siding with anodized aluminum storefront material 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 movement noted at the time of the inspection.
- Minor slab cracking noted within the structure at the time of the inspection. Recommend monitoring for future movement/repairs.
- The overhead doors and personnel doors were tested and functional at the time of the inspection.
- **Minor stair stepping noted in the mortar on the rear of the structure at the time of the inspection. Recommend monitoring for future repairs.**
- **Minor steel siding damage noted in areas. Recommend repairs by a licensed contractor.**
- **Minor steel trim damage noted around one or more of the overhead doors at the time of the inspection. Recommend repairs by a licensed contractor.**
- **Recommend assuring that any area where two separate substrates meet be properly caulked/sealed. Recommend repairs by a licensed contractor.**



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



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Minor steel siding damage noted in areas. Recommend repairs by a licensed contractor.



Minor steel trim damage noted around one or more of the overhead doors at the time of the inspection. Recommend repairs by a licensed contractor.



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Minor steel trim damage noted around one or more of the overhead doors at the time of the inspection. Recommend repairs by a licensed contractor.



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



Minor slab cracking noted within the structure at the time of the inspection. Recommend monitoring for future movement/repairs.



The overhead doors and personnel doors were tested and functional at the time of the inspection.



Minor slab cracking noted within the structure at the time of the inspection. Recommend monitoring for future movement/repairs.



The overhead doors and personnel doors were tested and functional at the time of the inspection.



The overhead doors and personnel doors were tested and functional at the time of the inspection.



Recommend assuring that any area where two separate substrates meet be properly caulked/sealed. 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 - The roofing system was constructed using a steel beam and purlin support system with a standing seam metal roofing material. The front entry roofing system consisted of what appeared to be a modified bitumen roofing material. • 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 majority of the standing seam metal roofing system appeared to be in fair condition at the time of the inspection.
- There were a couple of areas noted on the roof top where there were fairly large indentation's noted in the steel roofing system causing ponding. Recommend repairs by a licensed contractor.
- The sealant around the roof penetrations appeared to have reached its serviceable life expectancy and may begin leaking soon. Recommend repairs as needed by a licensed contractor.
- Sealant/repairs noted in areas along the parapet walls of the roofing system. At the time of the inspection the sealant appeared to have reached or be nearing its serviceable life expectancy. Recommend repairs as needed by a licensed contractor.
- The roofing system located above the front entry was in poor condition and requires complete replacement. Recommend replacement by a licensed contractor.
- Past repairs/sealant noted in areas of the roofing system. At the time of the inspection the sealant appeared to be nearing failure. Recommend repairs as needed by a licensed contractor.



The majority of the standing seam metal roofing system appeared to be in fair condition at the time of the inspection.

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The majority of the standing seam metal roofing system appeared to be in fair condition at the time of the inspection.

The sealant around the roof penetrations appeared to have reached its serviceable life expectancy and may begin leaking soon. Recommend repairs as needed by a licensed contractor.





The majority of the standing seam metal roofing system appeared to be in fair condition at the time of the inspection.



The roofing system located above the front entry was in poor condition and requires complete replacement. Recommend replacement by a licensed contractor.



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The roofing system located above the front entry was in poor condition and requires complete replacement. Recommend replacement by a licensed contractor.



The sealant around the roof penetrations appeared to have reached its serviceable life expectancy and may begin leaking soon. Recommend repairs as needed by a licensed contractor.



Sealant/repairs noted in areas along the parapet walls of the roofing system. At the time of the inspection the sealant appeared to have reached or be nearing its serviceable life expectancy. Recommend repairs as needed by a licensed contractor.



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Past repairs/sealant noted in areas of the roofing system. At the time of the inspection the sealant appeared to be nearing failure. Recommend repairs as needed by a licensed contractor.



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The majority of the standing seam metal roofing system appeared to be in fair condition at the time of the inspection.



Past repairs/sealant noted in areas of the roofing system. At the time of the inspection the sealant appeared to be nearing failure. Recommend repairs as needed by a licensed contractor.



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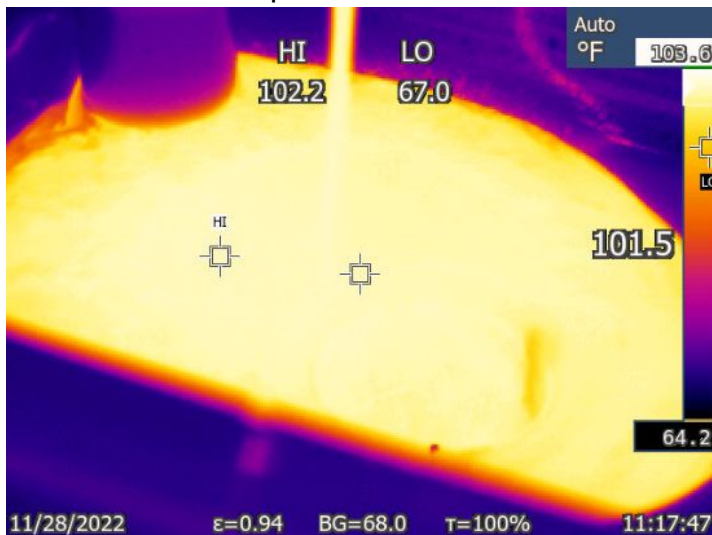
## 8.4.4 Plumbing

### 1. Plumbing Issues

Materials: 8.4.4: Plumbing - Potable water and sewer utilities were provided to the property by the city of Centennial. • 8.4.4.1: Observations - Potable water was provided to the structure via what appeared to be a 1" copper supply line. • 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 valve was located in the south side of the warehouse.
- The main water shut off valve was functional at the time of the inspection.
- A backflow preventer was installed on the main water supply line at the time of the inspection.
- Last date of inspection/certification of the backflow preventer was 3/22.
- 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
- Domestic hot water is supplied to the structure by a gas fired water heater.
- The water heater was tested and functional at the time of the inspection.
- The cold water ground was in place and appeared functional at the time of the inspection.
- Age of water heater could not be determined as the unit was wrapped in an insulating blanket at the time of the inspection.



The water heater was tested and functional at the time of the inspection.



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



Age of water heater could not be determined as the unit was wrapped in an insulating blanket at the time of the inspection.



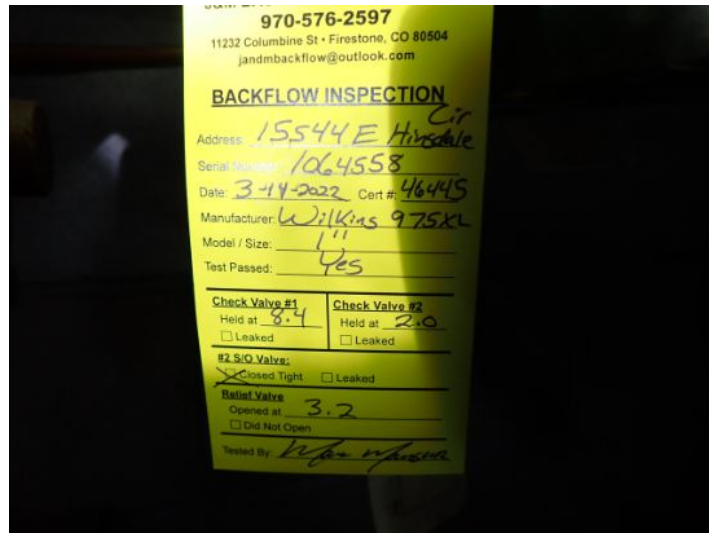
The main water shut off valve was functional at the time of the inspection.



The cold water ground was in place and appeared functional at the time of the inspection.



A backflow preventer was installed on the main water supply line at the time of the inspection.



Last date of inspection/certification of the backflow preventer was 3/22.

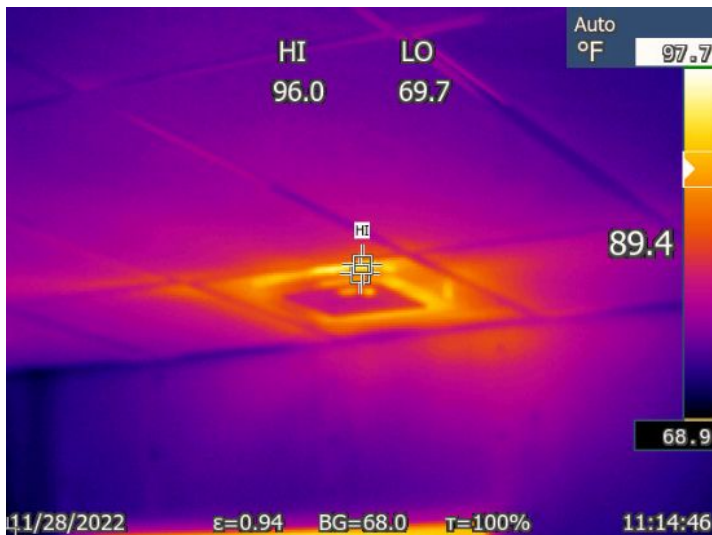
## 8.4.5 Heating

### 1. Heating Issues

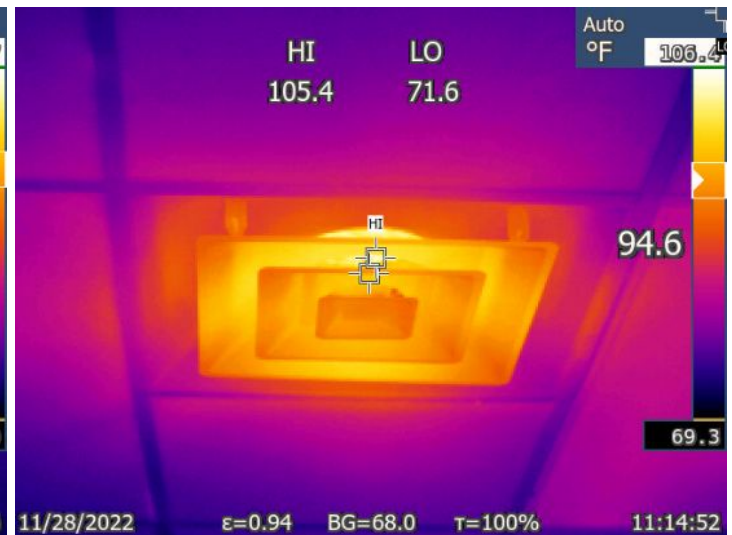
Materials: 8.4.5: Heating - Gas Fired Forced Air • 8.4.5.1: Observations - Heating to the office areas of the structure was provided by 2 gas fired forced air furnaces. Heating to the warehouse areas of the structure was provided by gas fired ceiling mounted shop heaters. • Out of Scope Issues—Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment. Entering of plenum or confined space areas.

#### Observations:

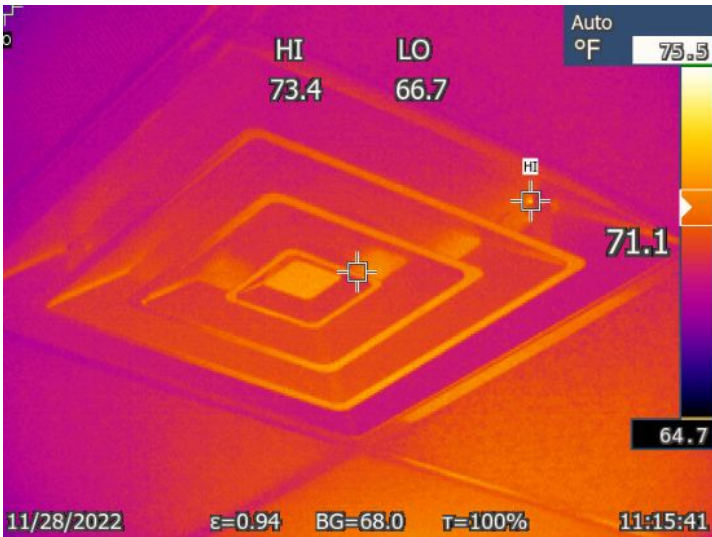
- The furnace for the east side of the office area was functional at the time of the inspection.
- The shop heaters for the west side of the warehouse were tested and functional at the time of the inspection.
- Furnace 1: Janitrol: M/N GMP100-4 S/N 0102631835. Manufacture year 2001.
- Furnace 2: Janitrol: M/N GMP100-3 S/N 0103614703. Manufacture year 2001.
- The furnace for the west side of the office was not functioning properly at the time of the inspection. Recommend repairs by a licensed contractor.
- Deferred maintenance noted on the furnaces at the time of the inspection. Recommend servicing by a licensed contractor.
- The nominal serviceable life expectancy of a gas fired forced air furnace is 18 years. Based on the age and condition of the existing units we recommend replacement of the units prior to complete failure. Recommend replacement by a licensed contractor.
- The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.



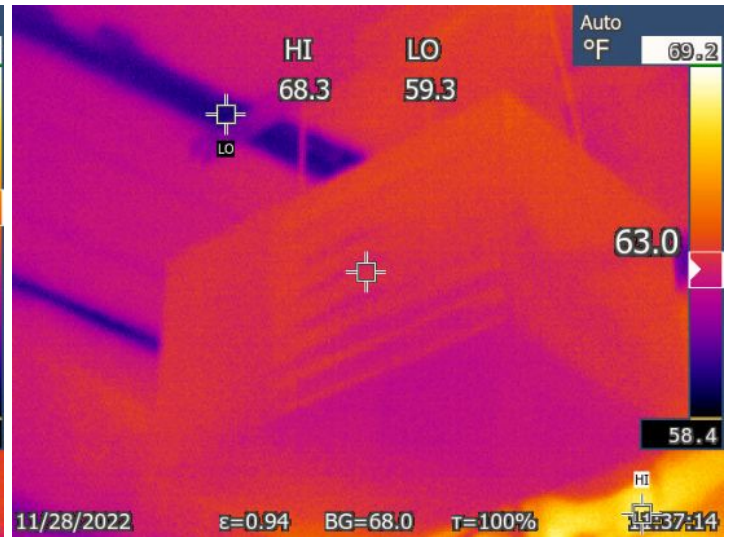
The furnace for the east side of the office area was functional at the time of the inspection.



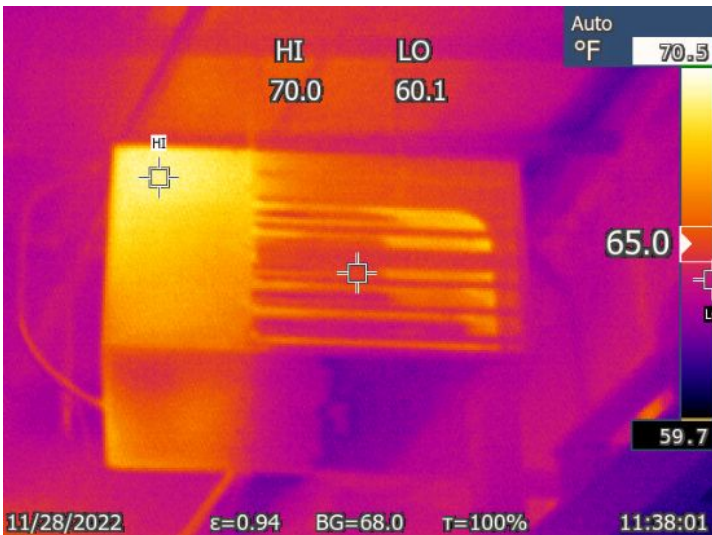
The furnace for the east side of the office area was functional at the time of the inspection.



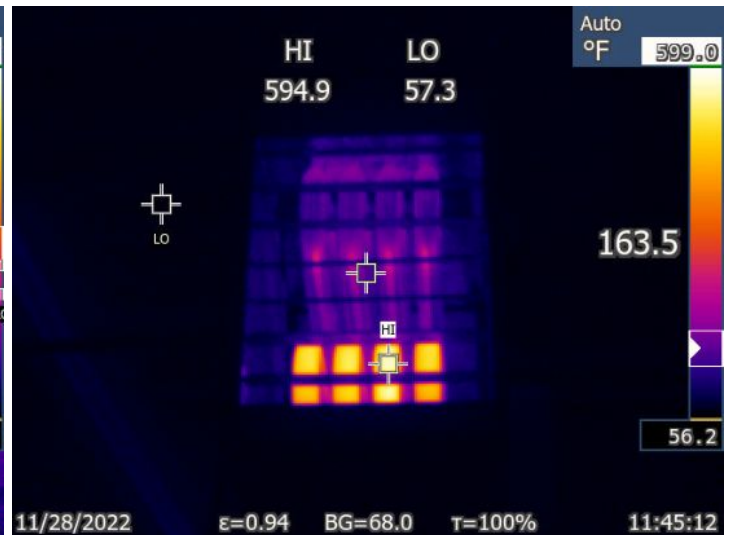
The furnace for the west side of the office was not functioning properly at the time of the inspection. Recommend repairs by a licensed contractor.



The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.

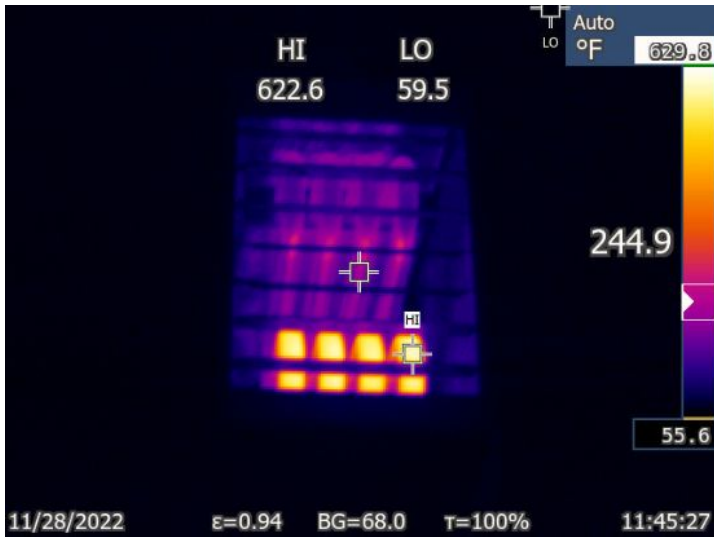


The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.

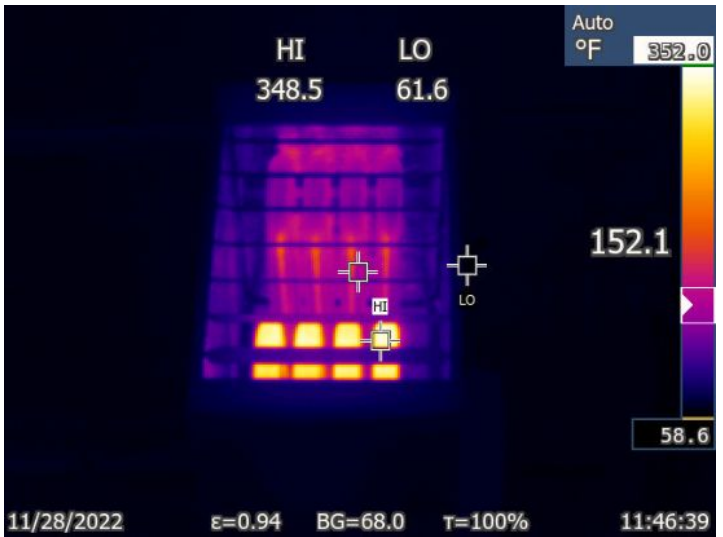


The shop heaters for the west side of the warehouse were tested and functional at the time of the inspection.

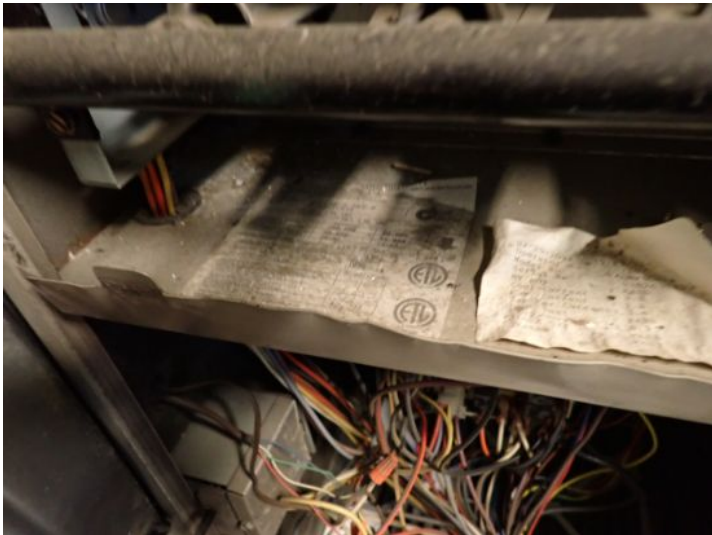




The shop heaters for the west side of the warehouse were tested and functional at the time of the inspection.



The shop heaters for the west side of the warehouse were tested and functional at the time of the inspection.



Deferred maintenance noted on the furnaces at the time of the inspection. Recommend servicing by a licensed contractor.



The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.



The shop heaters located in the east side of the warehouse were not functional at the time of the inspection. Recommend repairs as needed by a licensed contractor.

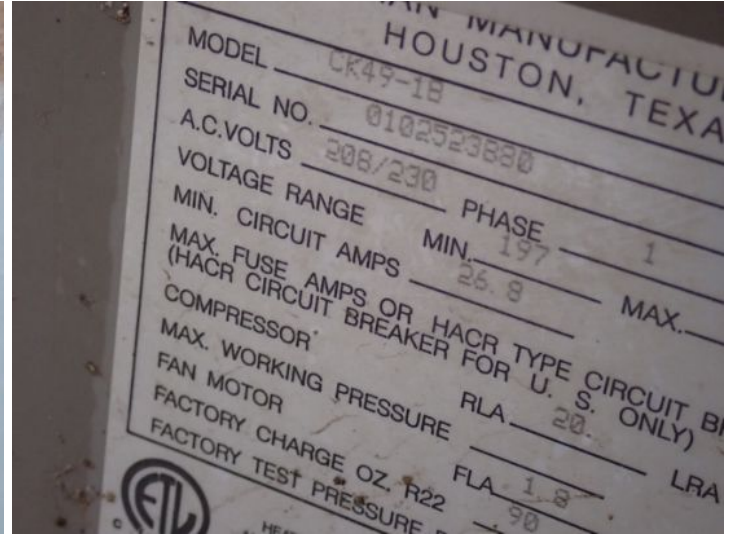
## 8.4.6 Air Conditioning/Ventilation

### 1. Air Conditioning/Ventilation Issues

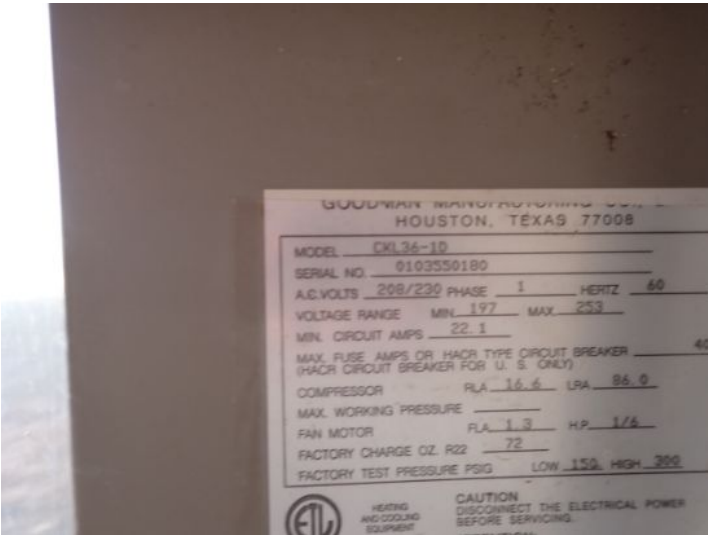
Materials: 8.4.6: Air Conditioning and Ventilation - Central Air • 8.4.6.1: Observations - Air conditioning to the office areas of the structure was provided by 2 individual **270** condensing units working in conjunction with the forced air furnace systems. • Out of Scope Issues—Process related equipment or condition of tenant owned/maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.

#### Observations:

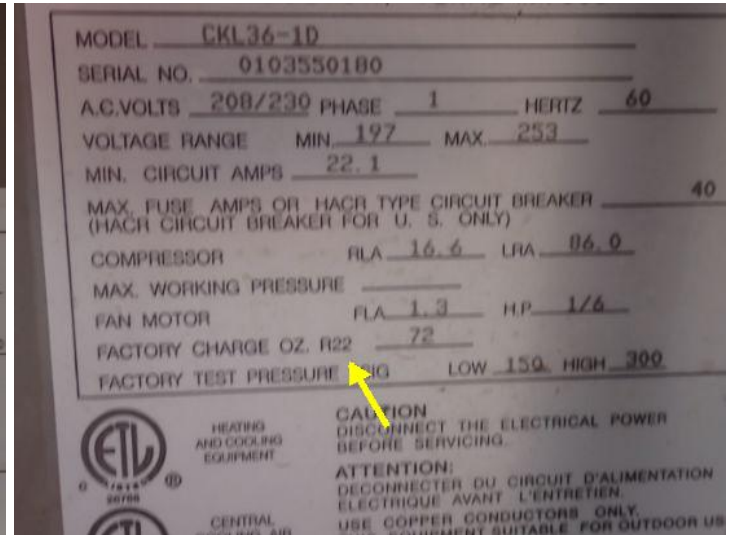
- **CU** 1: Goodman: M/N CK49-18 S/N 0102523880. Manufacture year 2001.
- CU 2: Goodman: M/N CKL36-10 S/N 0103550180. Manufacture year 2001.
- The air conditioning system could not be tested due to the exterior temperature at the time of the inspection.
- Hail damage noted on the external cooling fins of CU 1 at the time of the inspection.
- The nominal serviceable life expectancy of an a/c condensing unit is 15 years. Based on the age and condition of the existing units we recommend replacement of the existing units prior to failure.
- The condensing units were charged with R22 refrigerant. This type of refrigerant quit being manufactured in the US in January 2020 and may not be available for serving of the unit.



Hail damage noted on the external cooling fins of CU 1 at the time of the inspection. CU 1: Goodman: M/N CK49-18 S/N 0102523880. Manufacture year 2001.



CU 2: Goodman: M/N CKL36-10 S/N 0103550180. Manufacture year 2001.



The condensing units were charged with R22 refrigerant. This type of refrigerant quit being manufactured in the US in January 2020 and may not be available for serving of the unit.



Hail damage noted on the external cooling fins of CU 1 at the time of the inspection.



The air conditioning system could not be tested due to the exterior temperature at the time of the inspection.

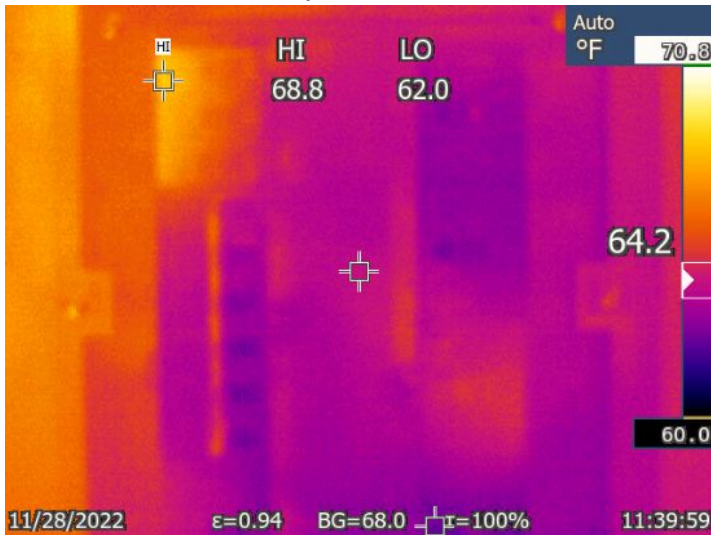
# 8.4.7 Electrical

## 1. Electrical Issues

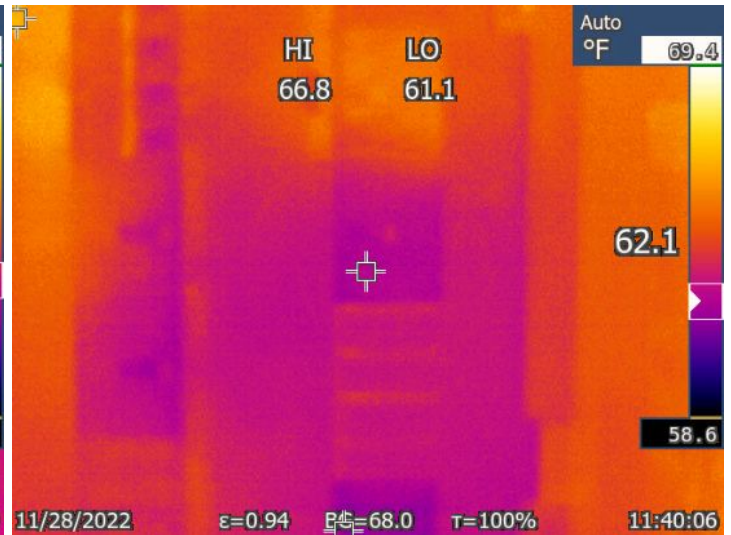
Materials: 8.4.7: Electrical - Electrical utilities were provided to the property by IREA • 8.4.7.1: Observations - Electrical service to the structure was a 3 phase 480 volt 200 amp service. • 8.4.7.2 Out of Scope Issues—Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment.

### Observations:

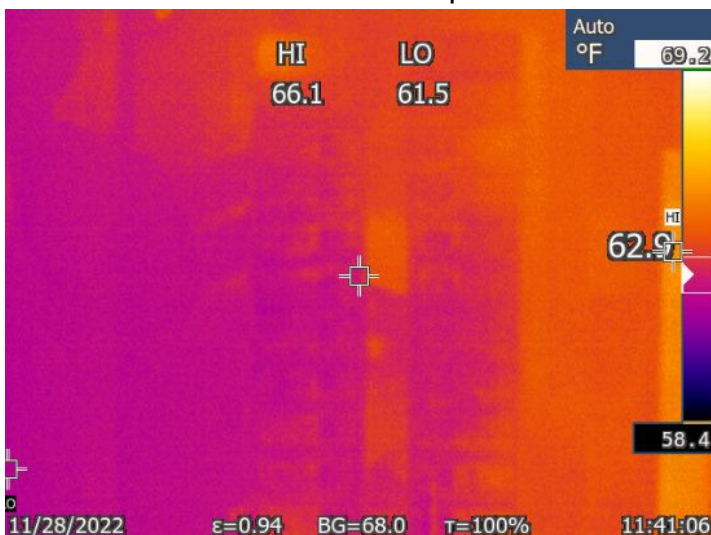
- The main electrical disconnect appeared functional at the time of the inspection.
- **GFCI** outlets were tested and operated correctly at the time of the inspection.
- The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



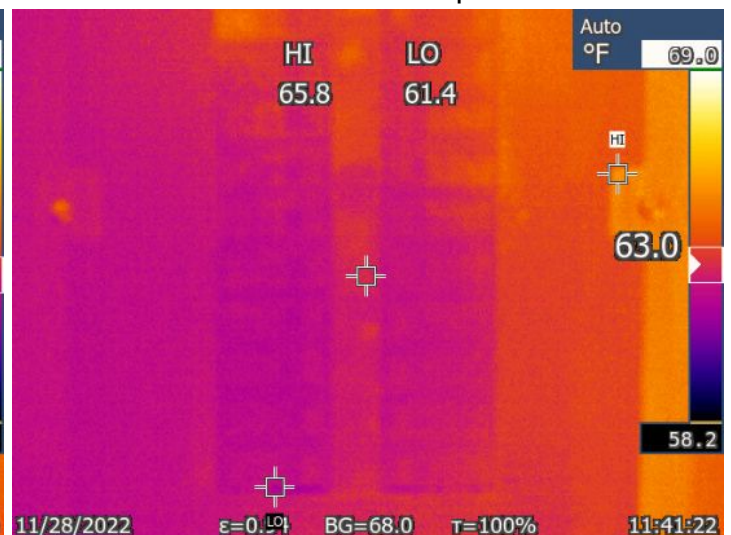
The main electrical panels were scanned with a thermal camera and no abnormalities were noted at the time of the inspection.



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



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 disconnect appeared functional at the time of the inspection.



GFCI outlets were tested and operated correctly at the time of the inspection.



GFCI outlets were tested and operated correctly at the time of the inspection.



GFCI outlets were tested and operated correctly at the time of the inspection.

## 8.4.8 Vertical Transportation

### 1. Vertical Transportation Issues

Materials: 8.4.8: Vertical Transportation - Low Rise Structure • 8.4.8.1: Observations - There were no vertical transportation systems within the structure 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:

- There were no vertical transportation systems within the structure at the time of the inspection.

# 8.4.9 Life Safety/Fire

## 1. Life Safety/Fire Issues

Materials: 8.4.9: Life Safety/Fire Protection - The building did NOT have a fire suppression or fire alarm system located within it at the time of the inspection. • 8.4.9.1: Observations - Fire/Safety systems were limited to 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:

- The building did **NOT** have a fire suppression or fire alarm system located within it at the time of the inspection.
- There were fire extinguishers located within the structure
- Last date of inspection/certification for the fire extinguishers was 7/22.
- The emergency lighting was tested and functional at the time of the inspection.



The emergency lighting was tested and functional at the time of the inspection.



Last date of inspection/certification for the fire extinguishers was 7/22.



The emergency lighting was tested and functional at the time of the inspection.



The emergency lighting was tested and functional at the time of the inspection.





There were fire extinguishers located within the structure



Last date of inspection/certification for the fire extinguishers was 7/22.

## 8.4.10 Interior

### 1. Interior Issues

Materials: 8.4.10: Interior Elements - Flex/Warehouse Property • 8.4.10.1: Observations - Interior finish systems consisted of drywall (gypsum) walls, suspended acoustical tile ceilings with carpet, VCT and concrete flooring. • Out of Scope Issues—Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

#### Observations:

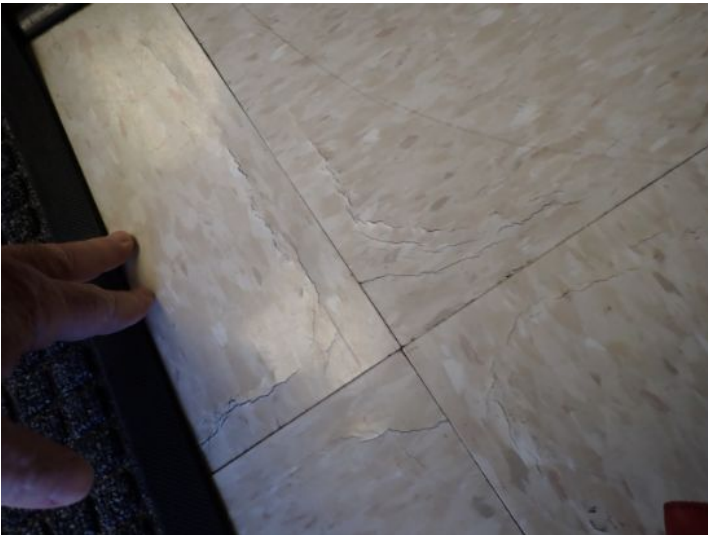
- The majority of the interior of the office area appeared to be in fair condition at the time of the inspection.
- The majority of the interior of the warehouse area appeared to be in fair condition at the time of the inspection.
- The restroom facilities were tested and functional at the time of the inspection.
- VCT flooring damage noted in the main entry area. Recommend repairs as needed by a licensed contractor.
- Carpet staining/damage noted in areas. Recommend repairs.
- VCT flooring damage noted in the restroom(s). Recommend repairs by a licensed contractor.
- Minor past moisture staining noted in one or more of the acoustical ceiling tiles but no moisture present at the time of the inspection. Recommend repairs and monitoring for any future issues.



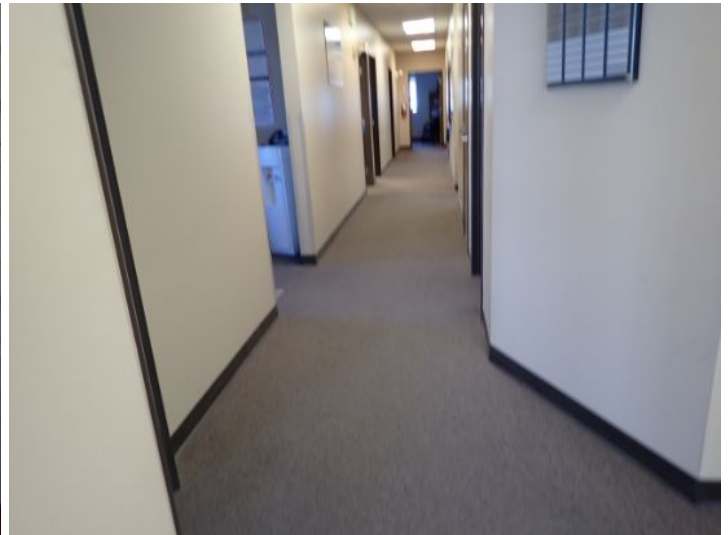
VCT flooring damage noted in the main entry area. Recommend repairs as needed by a licensed contractor.



VCT flooring damage noted in the main entry area. Recommend repairs as needed by a licensed contractor.



VCT flooring damage noted in the main entry area. Recommend repairs as needed by a licensed contractor.



The majority of the interior of the office area appeared to be in fair condition at the time of the inspection.



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The majority of the interior of the office area appeared to be in fair condition at the time of the inspection.



The restroom facilities were tested and functional at the time of the inspection.



The restroom facilities were tested and functional at the time of the inspection.



The restroom facilities were tested and functional at the time of the inspection.



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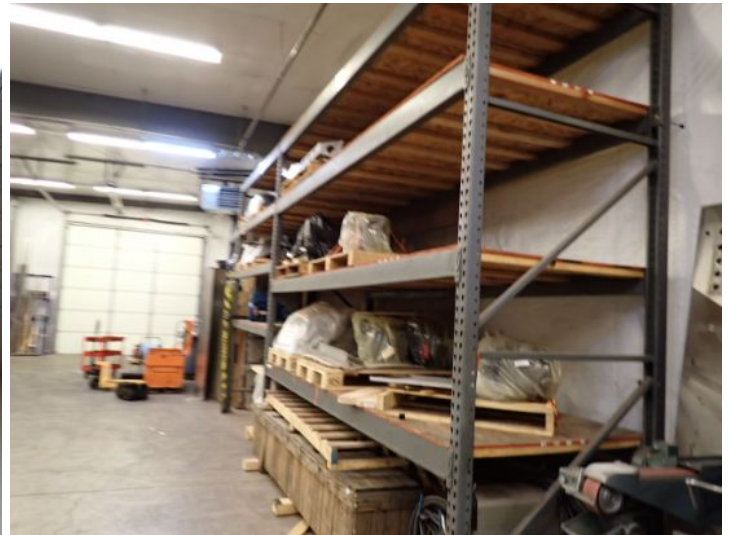
The majority of the interior of the office area appeared to be in fair condition at the time of the inspection.



The majority of the interior of the office area appeared to be in fair condition at the time of the inspection.



Minor past moisture staining noted in one or more of the acoustical ceiling tiles but no moisture present at the time of the inspection. Recommend repairs and monitoring for any future issues.



The majority of the interior of the warehouse area appeared to be in fair condition at the time of the inspection.



The majority of the interior of the warehouse area appeared to be in fair condition at the time of the inspection.



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## 8.5 Additional Considerations

### 1. Additional Consideration Issues

Materials: 8.5: Additional Considerations - No additional 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:

- No additional considerations

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CU	Air conditioning condensing unit
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.