

# *Forman Inspection Services, LLC*

## Property Inspection Report



1234 Office St., Somewhere, CO 12345

Inspection prepared for: John Smith

Real Estate Agent: John Smith - Commercial Real Estate Company

Date of Inspection: 7/26/2022 Time: 10:00 Size: 28,977 sq. ft. per listing

Weather: Cloudy/Hot

This report covers the above listed structure 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 7 Item: 1	Topo Issues	<ul style="list-style-type: none"> <li>• Signs of poor drainage. Recommend repairs.</li> <li>• The topography of the property requires attention, particularly on the west side, to assure that the grade directs ground/storm water away from the foundation of the structure.</li> </ul>
Page 7 Item: 4	Paving, Curbing, Parking Issues	<ul style="list-style-type: none"> <li>• Curbing damage noted in areas. Recommend repairs.</li> </ul>
Page 10 Item: 5	Flatwork Issues	<ul style="list-style-type: none"> <li>• Trip hazards noted. Recommend repairs.</li> <li>• Missing ADA ramps noted where the ADA parking was designated and the main entrance to the building was located. Recommend repairs by a licensed contractor.</li> <li>• Significant cracking and deterioration noted in areas of the public/city sidewalk system at the time of the inspection. Many municipalities are requiring property owners to maintain the city sidewalks around their property. Recommend repairs as needed by a licensed contractor.</li> <li>• Significant spalling noted on the flatwork on the east side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>
Page 13 Item: 6	Landscaping/Appurtenances Issues	<ul style="list-style-type: none"> <li>• Fencing damage noted on the side of the property at the time of the inspection. Recommend repairs.</li> <li>• The landscaping requires attention in areas.</li> <li>• The fencing enclosure for the chiller system was in poor condition at the time of the inspection. Recommend repairs</li> <li>• Damaged stucco coating noted on planting beds. Recommend repairs by a licensed contractor.</li> <li>• Damaged/deteriorated stone noted around the planting beds at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>

## 8.4.2 Structural

Page 16 Item: 1	Structural Frame & Bld Envelope Issues	<ul style="list-style-type: none"> <li>• Failed seals noted in one or more insulated window panels at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Shrinking/short glazing rubber noted in the storefront material around the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Active moisture intrusion noted in areas of the interior of the structure along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.</li> <li>• The concrete perimeter beam located on the lower west side of the structure had failed and was settling toward the structure at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Due to failure of the concrete beam on the west side of the structure the storefront material is settling and pulling away from the structure at the top. Recommend repairs as needed by a licensed contractor.</li> <li>• <b>EIFS</b> damage/cracking and past patching noted in areas around the structure. Recommend repairs as needed by a licensed contractor.</li> <li>• Minor mortar and block cracking noted in the stairwell area at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Minor cracking noted in the slab perimeter on the south side of the structure at the time of the inspection. Recommend monitoring for future repairs.</li> <li>• Loose/damaged/missing suspended ceiling tiles noted in areas of the covered parking at the time of the inspection. Recommend repairs.</li> <li>• Damaged glass stop noted on the west side bottom of the storefront system at the time of the inspection. Recommend repairs by a licensed contractor.</li> <li>• Flooring deflection noted under foot in areas. Recommend monitoring for future repairs.</li> </ul>
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## 8.4.3 Roofing

Page 32 Item: 1	Roofing Issues	<ul style="list-style-type: none"> <li>• Minor ponding noted in areas. Recommend monitoring for future repairs.</li> <li>• Multiple damaged cable tray systems noted on the roof top at the time of the inspection. Recommend repairs by the cellular contractors to aid in preventing possible membrane damage.</li> <li>• Recommend sealant repairs on parapet wall cap seams. Recommend repairs by a licensed contractor.</li> </ul>
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## 8.4.4 Plumbing

Page 35 Item: 1	Plumbing Issues	<ul style="list-style-type: none"> <li>• The nominal serviceable life expectancy of an electric water heater is 8-10 years. Although functional at the time of the inspection the water heater has surpassed its serviceable life expectancy. Recommend budgeting to replace the unit in the near future.</li> <li>• One of the small electric water heaters located in one of the second level suites was in poor condition at the time of the inspection. Although functional at the time of the inspection we recommend replacing the unit prior to failure and leaking into the structure. Recommend repairs by a licensed contractor.</li> </ul>
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## 8.4.5 Heating

Page 38 Item: 1	Heating Issues	<ul style="list-style-type: none"> <li>• Some areas of the structure in the office suites did not have heating at the time of the inspection. This is caused by relocating or repositioning of the interior offices. Recommend repairs as needed by a licensed contractor.</li> <li>• Tenants in the building complained about it being either too cold or too hot. There appeared to be one main control for the <b>B/C</b> system. Recommend having a licensed hvac contractor evaluate the building for balancing and repairs as needed prior to taking possession of the property.</li> <li>• Several of the ceiling mounted radiant heating panels were showing signs of age/wear at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.</li> </ul>
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## 8.4.6 Air Conditioning/Ventilation

Page 40 Item: 1	Air Conditioning/Ventilation Issues	<ul style="list-style-type: none"> <li>• The air handler system was original to the structure. The nominal serviceable life expectancy of an air handler 25-30 years. Based on the age and condition of the unit we recommend budgeting to replace the unit in the next several years.</li> <li>• The <b>VAV</b> systems appeared to be original to the structure. The nominal serviceable life expectancy of a VAV system (Cooling Only) is 25 years. Based on the age of the units viewed they appear to have surpassed their serviceable life expectancy. Recommend budgeting to begin replacing the units over the next several years. We recommend consulting with the current property managers to determine if any of the VAV's have been changed out and how many are original to the structure.</li> <li>• Tenants in the building complained about it being either too cold or too hot. There appeared to be one main control for the a/c system. Recommend having a licensed hvac contractor evaluate the building for balancing and repairs as needed prior to taking possession of the property.</li> <li>• Damaged insulation noted on the cooling lines at the chiller system. Recommend repairs by a licensed contractor.</li> <li>• Recommend cleaning/servicing of the a/c chiller system.</li> <li>• Small drip/leak noted on one of the refrigerant/cooling lines at the air handler at the time of the inspection. Recommend repairs by a licensed contractor.</li> </ul>
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8.4.7 Electrical		
Page 43 Item: 1	Electrical Issues	<ul style="list-style-type: none"> <li>• No <b>GFCI</b> protection for the restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.</li> <li>• Missing cover and exposed wiring noted on the exterior north side of the structure at the time of the inspection. Recommend repairs.</li> <li>• One or more light switches did not appear to operate anything at the time of the inspection. Recommend repairs as needed by a licensed contractor.</li> </ul>
8.4.8 Vertical Transportation		
Page 46 Item: 1	Vertical Transportation Issues	<ul style="list-style-type: none"> <li>• No floor markings noted on the individual floors at the elevator exit. Recommend repairs by a licensed contractor.</li> <li>• The elevator systems on site certificate shows the last date of inspection/certification was 11/20. Recommend assuring the system is current on all testing and certifications prior to taking possession of the property.</li> </ul>
8.4.9 Life Safety/Fire		
Page 48 Item: 1	Life Safety/Fire Issues	<ul style="list-style-type: none"> <li>• At the time of the inspection there was a Deficiency tag noted on the fire alarm panel. The deficiency appeared to be that the elevator recall function was not operating properly. Recommend assuring that the deficiency is repaired and the alarm systems testing has passed certification prior to taking possession of the property.</li> </ul>
8.4.10 Interior		
Page 51 Item: 1	Interior Issues	<ul style="list-style-type: none"> <li>• Loose sink faucet noted in the first floors lady's restroom. Recommend repairs.</li> <li>• Drywall moisture damage noted in the mop closet on the main level. Recommend repairs by a licensed contractor.</li> <li>• Active moisture intrusion noted in areas of one or more of the suites along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.</li> <li>• Suite 100: Drywall cracking noted in areas. Sink did not have hot water at the time of the inspection. Recommend repairs.</li> <li>• Suite 280: Moisture damage noted below break area sink. Sub standard plumbing noted below break area sink. No GFCI protection at break area sink. Recommend repairs.</li> <li>• Conference Room (3rd Floor): No GFCI protection noted next to sink. Sub standard plumbing noted below sink. Recommend repairs.</li> <li>• Suite 330: Significant moisture damage noted in the cabinet floor below break area sink. No GFCI protection noted near sink. VCT flooring damage noted. Recommend repairs.</li> </ul>
8.5 Additional Considerations		
Page 72 Item: 1	Additional Consideration Issues	<ul style="list-style-type: none"> <li>• Although we do not perform ADA compliance inspections we do attempt to inform our clients of items that we notice while onsite that may be an issue. At the time of the inspection we noticed several items that could possibly become an ADA compliance issue. Recommend assuring that all possible ADA issues are resolved prior to taking possession of the property.</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
- Signs of poor drainage. Recommend repairs.
- The topography of the property requires attention, particularly on the west side, to assure that the grade directs ground/storm water away from the foundation of the structure.



The topography of the property requires attention, particularly on the west side, 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:

- No significant findings

### 3. Ingress-Egress Issues

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

Observations:

- No significant findings

### 4. Paving, Curbing, Parking Issues

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

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.
- Curbing damage noted in areas. Recommend repairs.





Curbing damage noted in areas. Recommend repairs.



Curbing damage noted in areas. Recommend repairs.



Curbing damage noted in areas. Recommend repairs.



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



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

#### 5. Flatwork Issues

Materials: 8.4.1.5: Flatwork: There was concrete flatwork noted on the north, south and east 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.
- Trip hazards noted. Recommend repairs.
- Missing ADA ramps noted where the ADA parking was designated and the main entrance to the building was located. Recommend repairs by a licensed contractor.
- Significant cracking and deterioration noted in areas of the public/city sidewalk system at the time of the inspection. Many municipalities are requiring property owners to maintain the city sidewalks around their property. Recommend repairs as needed by a licensed contractor.
- Significant spalling noted on the flatwork on the east side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



Significant cracking and deterioration noted in areas of the public/city sidewalk system at the time of the inspection. Many municipalities are requiring property owners to maintain the city sidewalks around their property. Recommend repairs as needed by a licensed contractor.



Significant cracking and deterioration noted in areas of the public/city sidewalk system at the time of the inspection. Many municipalities are requiring property owners to maintain the city sidewalks around their property. Recommend repairs as needed by a licensed contractor.



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.



Significant cracking and deterioration noted in areas of the public/city sidewalk system at the time of the inspection. Many municipalities are requiring property owners to maintain the city sidewalks around their property. Recommend repairs as needed by a licensed contractor.



Missing ADA ramps noted where the ADA parking was designated and the main entrance to the building was located. Recommend repairs by a licensed contractor.



Significant spalling noted on the flatwork on the east side of the structure at the time of the inspection. Recommend repairs by a licensed contractor.



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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.
- The pressure vacuum breaker for the irrigation system appeared to be in functional condition at the time of the inspection.
- Fencing damage noted on the side of the property at the time of the inspection. Recommend repairs.
- The landscaping requires attention in areas.
- The fencing enclosure for the chiller system was in poor condition at the time of the inspection. Recommend repairs
- Damaged stucco coating noted on planting beds. Recommend repairs by a licensed contractor.
- Damaged/deteriorated stone noted around the planting beds at the time of the inspection. Recommend repairs by a licensed contractor.



The landscaping requires attention in areas.



Fencing damage noted on the side of the property at the time of the inspection. Recommend repairs.



Fencing damage noted on the side of the property at the time of the inspection. Recommend repairs.



Damaged stucco coating noted on planting beds. Recommend repairs by a licensed contractor.



Damaged/deteriorated stone noted around the planting beds at the time of the inspection. Recommend repairs by a licensed contractor.



The fencing enclosure for the chiller system was in poor condition at the time of the inspection. Recommend repairs



The fencing enclosure for the chiller system was in poor condition at the time of the inspection. Recommend repairs



Damaged/deteriorated stone noted around the planting beds at the time of the inspection. Recommend repairs by a licensed contractor.



Damaged stucco coating noted on planting beds. The property had an irrigation system at the time of the inspection.  
Recommend repairs by a licensed contractor.

### 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 potable water and electrical utilities at the time of the inspection. This property did not have natural gas supplied to it at the time of the inspection. • Out of Scope Issues—Operating conditions of any systems or accessing manholes or utility pits.

Observations:

- This property did not have natural gas supplied to it at the time of the inspection.
- Electrical utilities enter the structure through the north side of the building.
- Potable water utilities enter the structure through the north 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: Office Building • 8.4.2.1: Observations - Originally constructed in 1985 the building was a 28,977 sq. ft. (per listing) class B office property. The building was a steel framed structure supported on what appeared to be caisson and footers with a poured on place slab on grade concrete floor. The exterior envelope of the structure consisted of EIFS siding material with bronze 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 at the time of the inspection.

- Failed seals noted in one or more insulated window panels at the time of the inspection. Recommend repairs by a licensed contractor.

- Shrinking/short glazing rubber noted in the storefront material around the structure at the time of the inspection. Recommend repairs by a licensed contractor.

- Active moisture intrusion noted in areas of the interior of the structure along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.

- The concrete perimeter beam located on the lower west side of the structure had failed and was settling toward the structure at the time of the inspection. Recommend repairs by a licensed contractor.

- Due to failure of the concrete beam on the west side of the structure the storefront material is settling and pulling away from the structure at the top. Recommend repairs as needed by a licensed contractor.

- EIFS damage/cracking and past patching noted in areas around the structure. Recommend repairs as needed by a licensed contractor.

- Minor mortar and block cracking noted in the stairwell area at the time of the inspection. Recommend repairs by a licensed contractor.

- Minor cracking noted in the slab perimeter on the south side of the structure at the time of the inspection. Recommend monitoring for future repairs.

- Loose/damaged/missing suspended ceiling tiles noted in areas of the covered parking at the time of the inspection. Recommend repairs.

- Damaged glass stop noted on the west side bottom of the storefront system at the time of the inspection. Recommend repairs by a licensed contractor.

- Flooring deflection noted under foot in areas. Recommend monitoring for future repairs.



EIFS damage/cracking and past patching noted in areas around the structure. Recommend repairs as needed by a licensed contractor.

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Minor cracking noted in the slab perimeter on the south side of the structure at the time of the inspection. Recommend monitoring for future repairs.



Loose/damaged/missing suspended ceiling tiles noted in areas of the covered parking at the time of the inspection. Recommend repairs.



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Loose/damaged/missing suspended ceiling tiles noted in areas of the covered parking at the time of the inspection. Recommend repairs.



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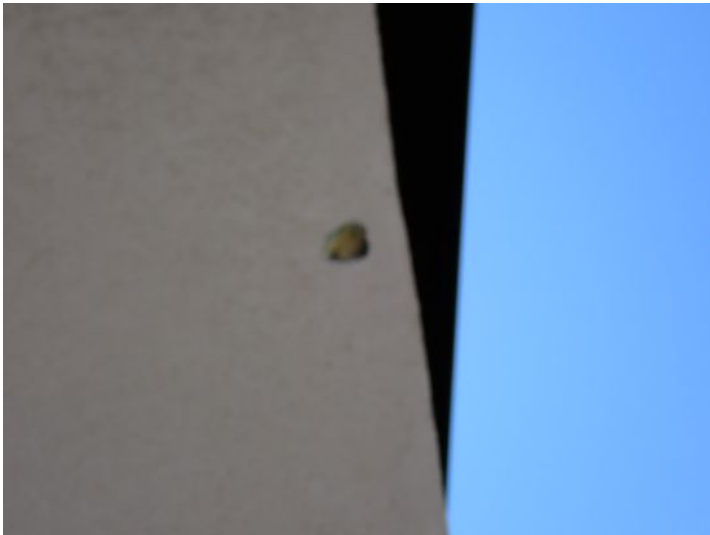


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EIFS damage/cracking and past patching noted in areas around the structure. Recommend repairs as needed by a licensed contractor.





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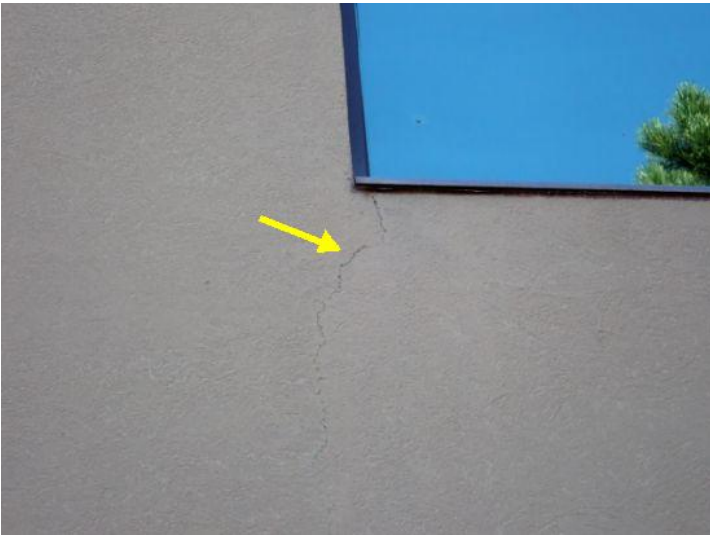
Active moisture intrusion noted in areas of the structure on the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.



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The concrete perimeter beam located on the lower west side of the structure had failed and was settling toward the structure at the time of the inspection. Recommend repairs by a licensed contractor.

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Due to failure of the concrete beam on the west side of the structure the storefront material is settling and pulling away from the structure at the top. Recommend repairs as needed by a licensed contractor.



Due to failure of the concrete beam on the west side of the structure the storefront material is settling and pulling away from the structure at the top. Recommend repairs as needed by a licensed contractor.



Damaged glass stop noted on the west side bottom of the storefront system at the time of the inspection. Recommend repairs by a licensed contractor.



The concrete perimeter beam located on the lower west side of the structure had failed and was settling toward the structure at the time of the inspection. Recommend repairs by a licensed contractor.



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EIFS damage/cracking and past patching noted in areas around the structure. Recommend repairs as needed by a licensed contractor.



The majority of the exterior envelope of the structure appeared to be in fair condition at the time of the inspection.



Minor mortar and block cracking noted in the stairwell area at the time of the inspection. Recommend repairs by a licensed contractor.



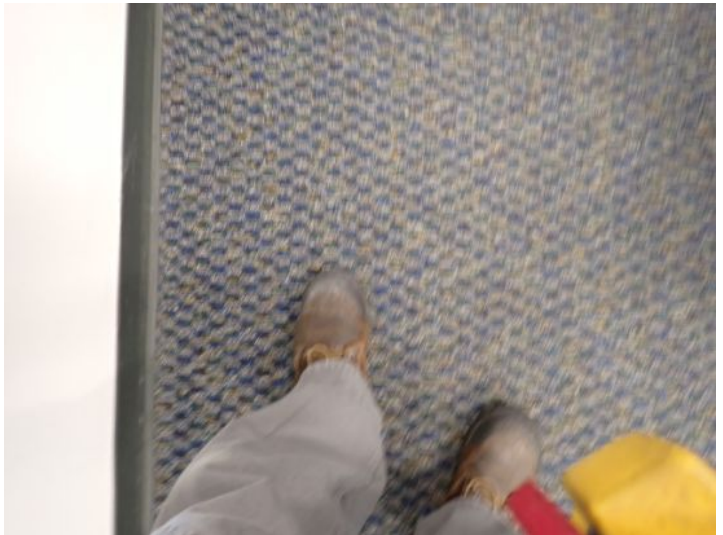
Failed seals noted in one or more insulated window panels at the time of the inspection. Recommend repairs by a licensed contractor.



Failed seals noted in one or more insulated window panels at the time of the inspection. Recommend repairs by a licensed contractor.



Flooring deflection noted under foot in areas. Recommend monitoring for future repairs.



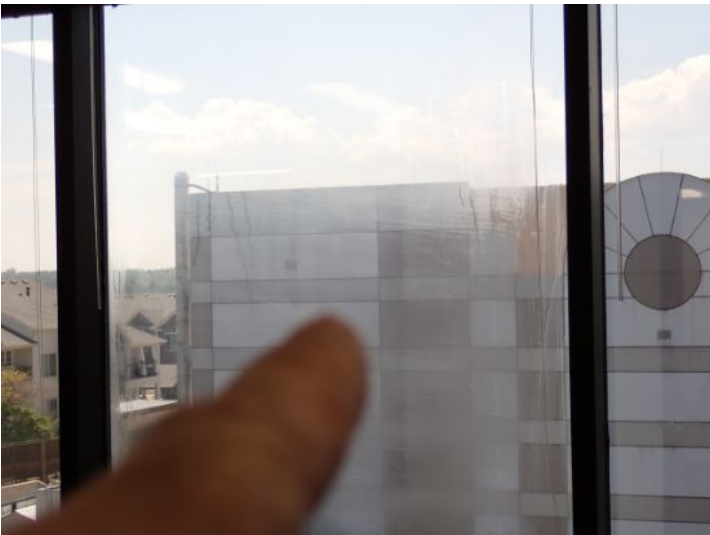
Flooring deflection noted under foot in areas. Recommend monitoring for future repairs.



Active moisture intrusion noted in areas of the structure on the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.



Active moisture intrusion noted in areas of the structure on the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.



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## 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 bar joist support system with steel decking covered with an **EPDM** membrane with gravel ballast for UV and hail protection. • 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 roofing system appeared to be in fair condition at the time of the inspection.
- The roofing membrane was last replaced in 2001. The nominal serviceable life expectancy of an EPDM membrane, with proper slope, is 20 years which would be slightly extended with the use of gravel ballast.
- **Minor ponding noted in areas. Recommend monitoring for future repairs.**
- **Multiple damaged cable tray systems noted on the roof top at the time of the inspection. Recommend repairs by the cellular contractors to aid in preventing possible membrane damage.**
- **Recommend sealant repairs on parapet wall cap seams. Recommend repairs by a licensed contractor.**



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



The roofing membrane was last replaced in 2001. The nominal serviceable life expectancy of an EPDM membrane, with proper slope, is 20 years which would be slightly extended with the use of gravel ballast.



Multiple damaged cable tray systems noted on the roof top at the time of the inspection. Recommend repairs by the cellular contractors to aid in preventing possible membrane damage.



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



Recommend sealant repairs on parapet wall cap seams. Recommend repairs by a licensed contractor.



Multiple damaged cable tray systems noted on the roof top at the time of the inspection. Recommend repairs by the cellular contractors to aid in preventing possible membrane damage.



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

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



Minor ponding noted in areas. Recommend monitoring for future repairs.

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Minor ponding noted in areas. Recommend monitoring for future repairs.

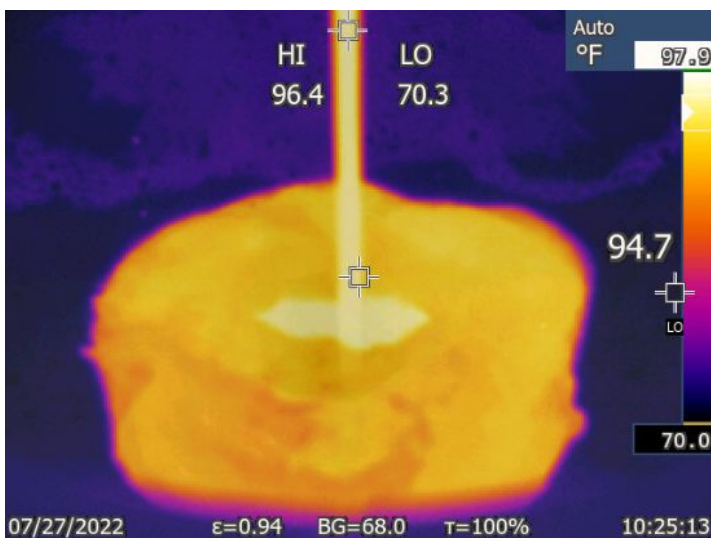
## 8.4.4 Plumbing

### 1. Plumbing Issues

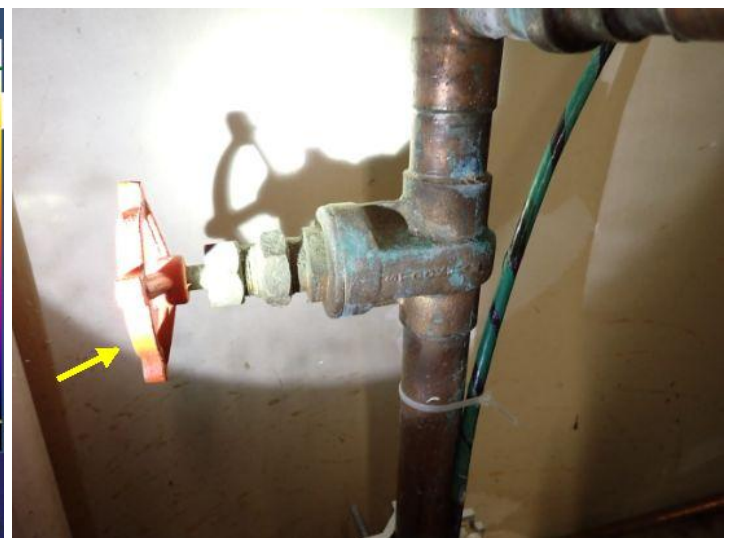
Materials: 8.4.4: Plumbing - Potable water and sewer utilities were provided to the property by the city of Centennial • 8.4.4.1: Observations - Potable water was provided to the structure via what appeared to be a 1 1/8"-1 1/4" copper supply line. • Out of Scope Issues—Determining adequate pressure 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 mechanical room on the main level.
- 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 2/22.
- 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.
- The cold water ground was in place and appeared functional at the time of the inspection.
- Potable water was provided to the common restrooms via a 40 gallon electric water heater.
- Water Heater: GE: M/N SE40M12TAH S/N GE 0905210533. Manufacture year 2005.
- The water heater was tested and functional at the time of the inspection.
- Several of the individual tenant units had their own water heaters installed in them at the time of the inspection.
- **The nominal serviceable life expectancy of an electric water heater is 8-10 years. Although functional at the time of the inspection the water heater has surpassed its serviceable life expectancy. Recommend budgeting to replace the unit in the near future.**
- **One of the small electric water heaters located in one of the second level suites was in poor condition at the time of the inspection. Although functional at the time of the inspection we recommend replacing the unit prior to failure and leaking into the structure. Recommend repairs by a licensed contractor.**



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



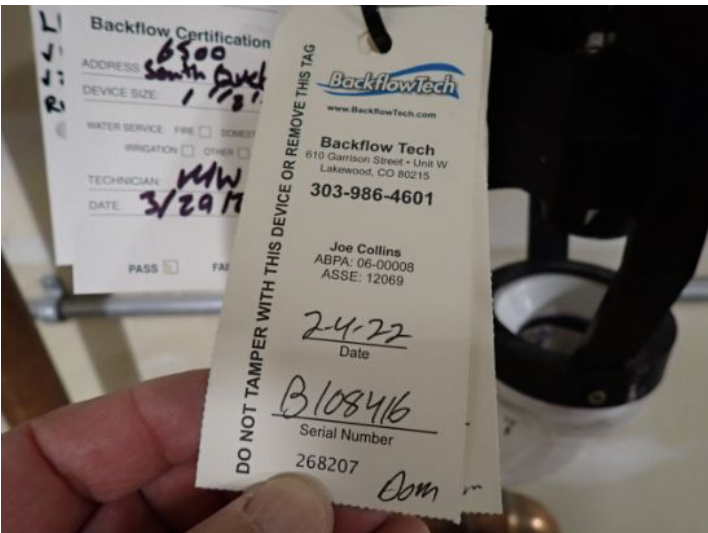
The main water shut off valve was functional at the time of the inspection.



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



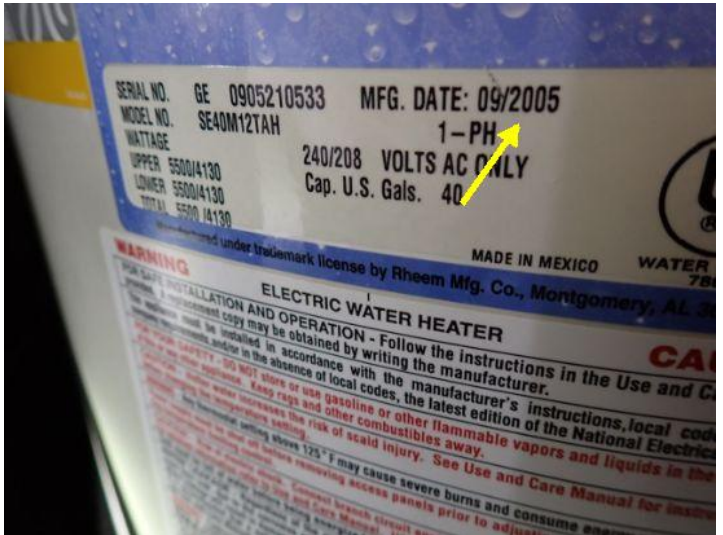
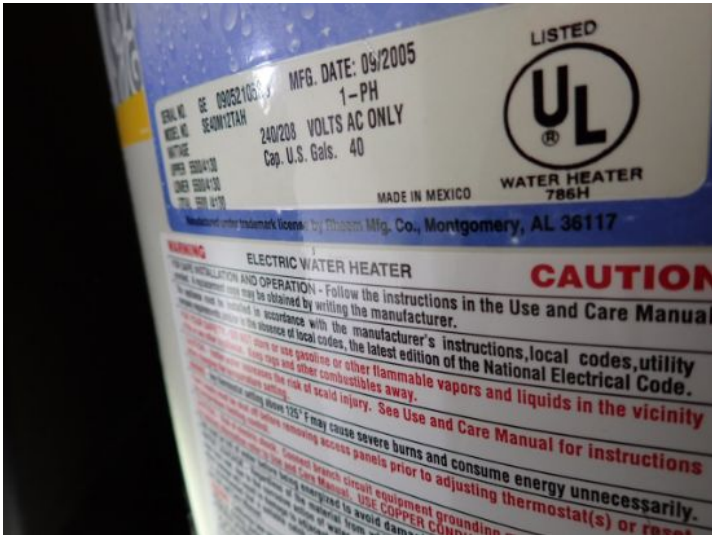
A backflow preventer was installed on the main water supply line at the time of the inspection.



Last date of inspection/certification of the backflow preventer was 2/22.



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



Water Heater: GE: M/N SE40M12TAH S/N GE 0905210533. Manufacture year 2005.

The nominal serviceable life expectancy of an electric water heater is 8-10 years. Although functional at the time of the inspection the water heater has surpassed its serviceable life expectancy. Recommend budgeting to replace the unit in the near future.



One of the small electric water heaters located in one of the second level suites was in poor condition at the time of the inspection. Although functional at the time of the inspection we recommend replacing the unit prior to failure and leaking into the structure. Recommend repairs by a licensed contractor.

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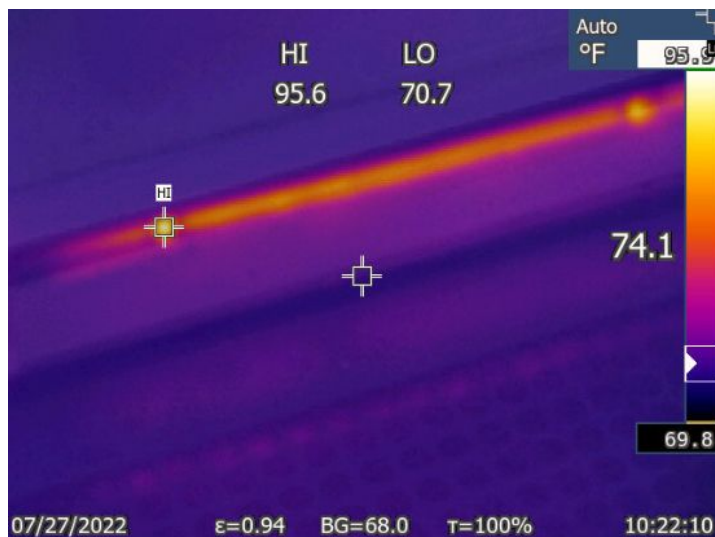
## 8.4.5 Heating

### 1. Heating Issues

Materials: 8.4.5: Heating - Radiant • 8.4.5.1: Observations - Heating to the tenant units was provided by individual ceiling mounted electric radiant heating panels. Heating to the restrooms and some of the common areas was provided by individual electric baseboard heaters as well as an electric heating panel located in the air handler discharge ducting. • 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 heating systems appeared functional at the time of the inspection.
- Some areas of the structure in the office suites did not have heating at the time of the inspection. This is caused by relocating or repositioning of the interior offices. Recommend repairs as needed by a licensed contractor.
- Tenants in the building complained about it being either too cold or too hot. There appeared to be one main control for the **a/c** system. Recommend having a licensed hvac contractor evaluate the building for balancing and repairs as needed prior to taking possession of the property.
- Several of the ceiling mounted radiant heating panels were showing signs of age/wear at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



The heating systems appeared functional at the time of the inspection.



Several of the ceiling mounted radiant heating panels were showing signs of age/wear at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



The heating systems appeared functional at the time of the inspection.



The heating systems appeared functional at the time of the inspection.



Several of the ceiling mounted radiant heating panels were showing signs of age/wear at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



Several of the ceiling mounted radiant heating panels were showing signs of age/wear at the time of the inspection. Recommend repair/replacement as needed by a licensed contractor.



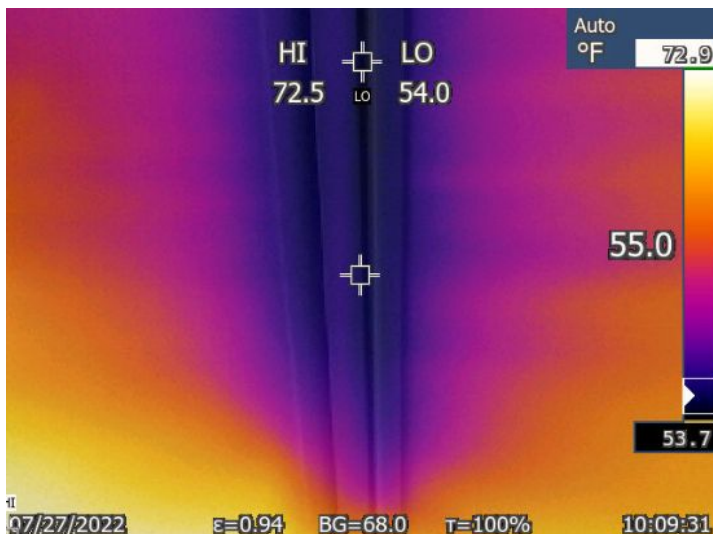
## 8.4.6 Air Conditioning/Ventilation

### 1. Air Conditioning/Ventilation Issues

Materials: 8.4.6: Air Conditioning and Ventilation - Central Air • 8.4.6.1: Observations - Air conditioning to the structure was provided by a chiller system working in conjunction with a main air handler and ceiling mounted **VAV** (Variable Air Volume) 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:

- Chiller: Carrier: M/N 30RBF09064-L7Q3C S/N 1515Q82171. Manufacture year 2015.
- Air Handler: Carrier: M/N 39ED48 S/N 1485D29362. Manufacture year 1985.
- The a/c system was functional at the time of the inspection.
- The air handler system was original to the structure. The nominal serviceable life expectancy of an air handler 25-30 years. Based on the age and condition of the unit we recommend budgeting to replace the unit in the next several years.
- The VAV systems appeared to be original to the structure. The nominal serviceable life expectancy of a VAV system (Cooling Only) is 25 years. Based on the age of the units viewed they appear to have surpassed their serviceable life expectancy. Recommend budgeting to begin replacing the units over the next several years. We recommend consulting with the current property managers to determine if any of the VAV's have been changed out and how many are original to the structure.
- Tenants in the building complained about it being either too cold or too hot. There appeared to be one main control for the a/c system. Recommend having a licensed hvac contractor evaluate the building for balancing and repairs as needed prior to taking possession of the property.
- Damaged insulation noted on the cooling lines at the chiller system. Recommend repairs by a licensed contractor.
- Recommend cleaning/servicing of the a/c chiller system.
- Small drip/leak noted on one of the refrigerant/cooling lines at the air handler at the time of the inspection. Recommend repairs by a licensed contractor.



The a/c system was functional at the time of the inspection.



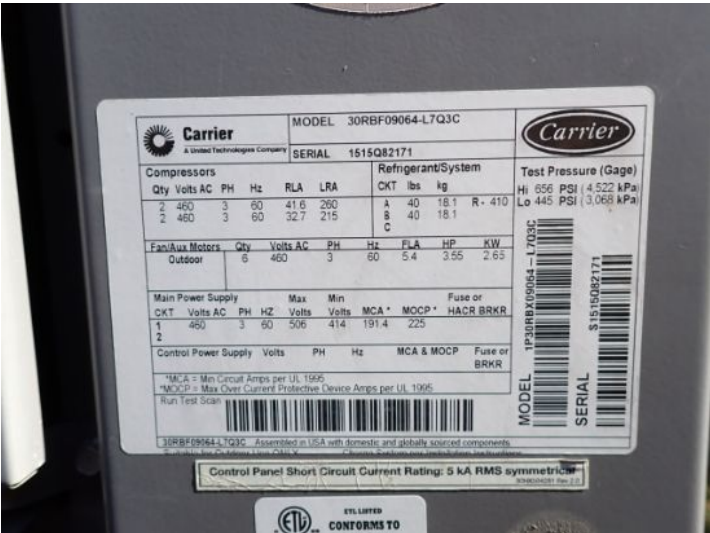
Damaged insulation noted on the cooling lines at the chiller system. Recommend repairs by a licensed contractor.



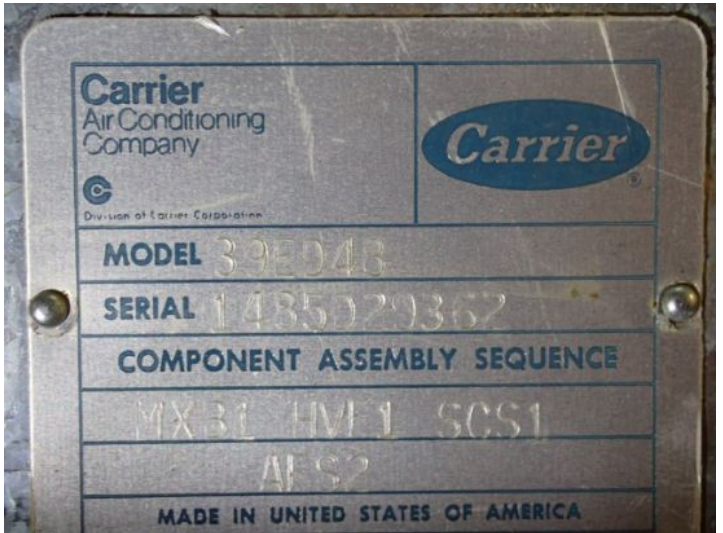
Recommend cleaning/servicing of the a/c chiller system.



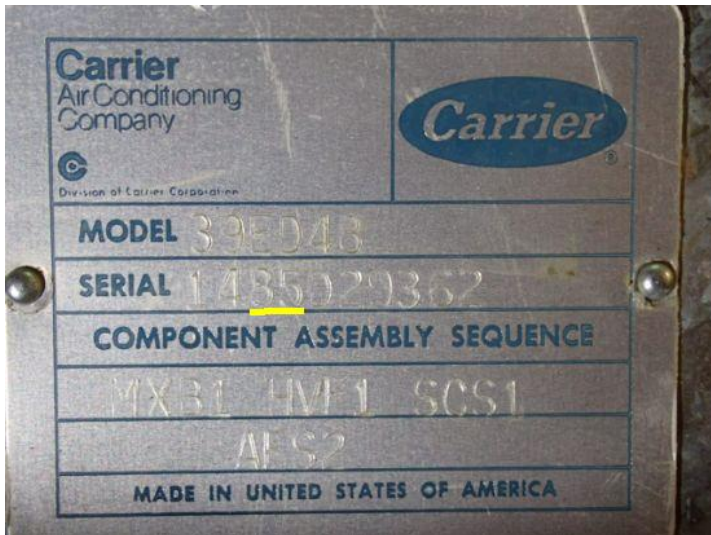
Recommend cleaning/servicing of the a/c chiller system.



Chiller: Carrier: M/N 30RBF09064-L7Q3C S/N 1515Q82171. Manufacture year 2015.

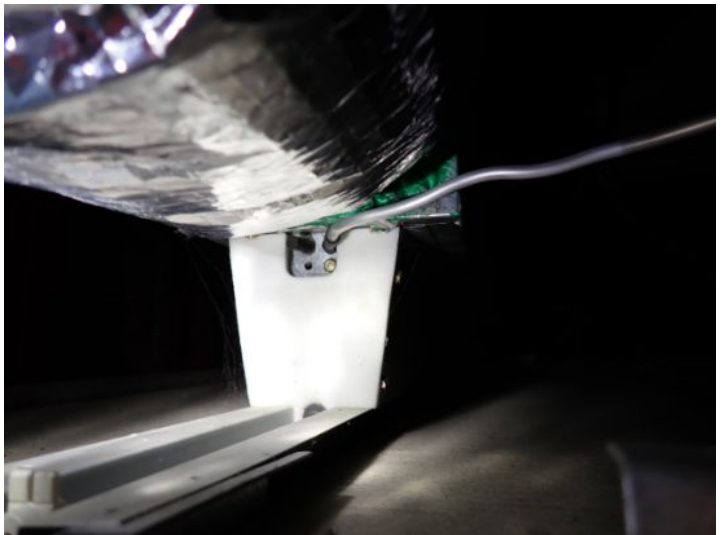


Air Handler: Carrier: M/N 39ED48 S/N 1485D29362. Manufacture year 1985.



The air handler system was original to the structure. The nominal serviceable life expectancy of an air handler 25-30 years. Based on the age and condition of the unit we recommend budgeting to replace the unit in the next several years.

Small drip/leak noted on one of the refrigerant/cooling lines at the air handler at the time of the inspection. Recommend repairs by a licensed contractor.



The VAV systems appeared to be original to the structure. The nominal serviceable life expectancy of a VAV system (Cooling Only) is 25 years. Based on the age of the units viewed they appear to have surpassed their serviceable life expectancy. Recommend budgeting to begin replacing the units over the next several years. We recommend consulting with the current property managers to determine if any of the VAV's have been changed out and how many are original to the structure.

The VAV systems appeared to be original to the structure. The nominal serviceable life expectancy of a VAV system (Cooling Only) is 25 years. Based on the age of the units viewed they appear to have surpassed their serviceable life expectancy. Recommend budgeting to begin replacing the units over the next several years. We recommend consulting with the current property managers to determine if any of the VAV's have been changed out and how many are original to the structure.

## 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 480/277 volt 1200 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 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.
- No **GFCI** protection for the restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.
- Missing cover and exposed wiring noted on the exterior north side of the structure at the time of the inspection. Recommend repairs.
- One or more light switches did not appear to operate anything at the time of the inspection. Recommend repairs as needed by a licensed contractor.



Missing cover and exposed wiring noted on the exterior north side of the structure at the time of the inspection. Recommend repairs.



No GFCI protection for the restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.



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.



One or more light switches did not appear to operate anything at the time of the inspection. Recommend repairs as needed 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.

No GFCI protection for the restroom(s) at the time of the inspection. Recommend repairs by a licensed electrician.

## 8.4.8 Vertical Transportation

### 1. Vertical Transportation Issues

Materials: 8.4.8: Vertical Transportation - Low Rise Structure • 8.4.8.1: Observations - The building had an elevator system located within it 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 building had an elevator system located within it at the time of the inspection.
- The elevator was a US Elevator 2500 lb. rated hydraulic elevator system.
- The elevator system was tested and appeared to function properly at the time of the inspection.
- **No floor markings noted on the individual floors at the elevator exit. Recommend repairs by a licensed contractor.**
- **The elevator systems on site certificate shows the last date of inspection/certification was 11/20. Recommend assuring the system is current on all testing and certifications prior to taking possession of the property.**



The elevator system was tested and appeared to function properly at the time of the inspection.



No floor markings noted on the individual floors at the elevator exit. Recommend repairs by a licensed contractor.



The elevator systems on site certificate shows the last date of inspection/certification was 11/20. Recommend assuring the system is current on all testing and certifications prior to taking possession of the property.



## 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 system installed within it at the time of the inspection • 8.4.9.1: Observations - Fire/Safety systems consisted of a fire alarm system, 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:

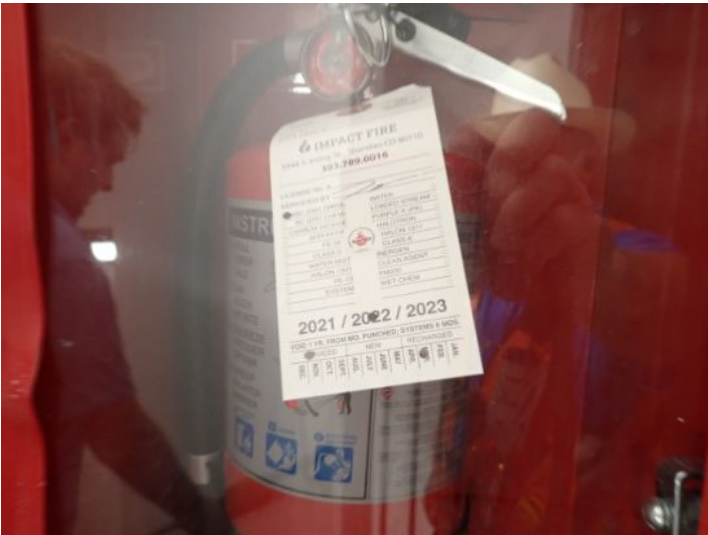
- The building **did not** have a fire suppression system installed within it at the time of the inspection
- There were fire extinguishers located within the structure
- Last date of inspection/certification for the fire extinguishers was March 2022
- The emergency lighting was tested and functional at the time of the inspection.
- Last date of inspection/certification of the fire alarm system was 3/22.
- **At the time of the inspection there was a Deficiency tag noted on the fire alarm panel. The deficiency appeared to be that the elevator recall function was not operating properly. Recommend assuring that the deficiency is repaired and the alarm systems testing has passed certification prior to taking possession of the property.**



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



There were fire extinguishers located within the structure



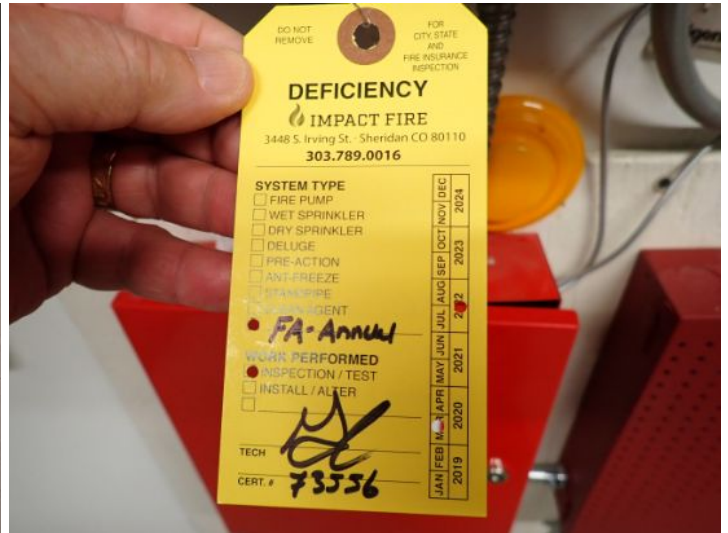
Last date of inspection/certification for the fire extinguishers was March 2022



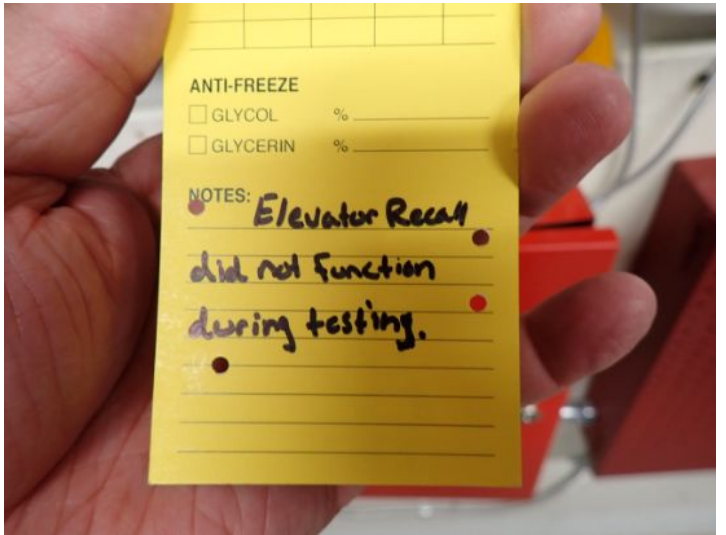
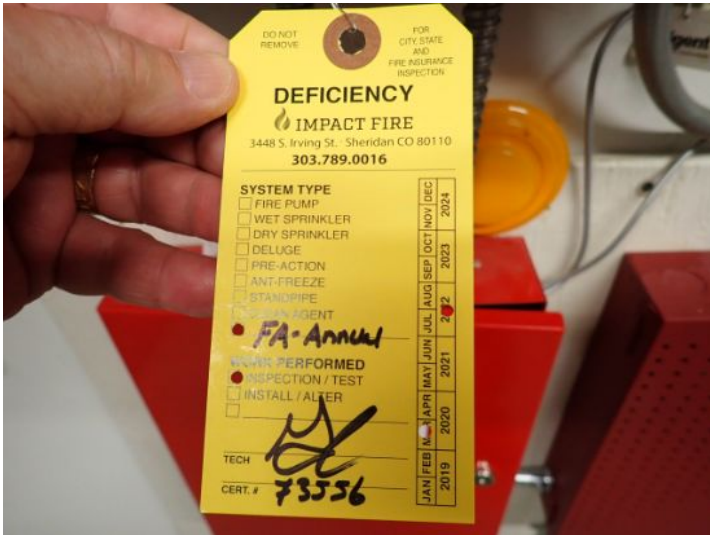
The emergency lighting was tested and functional at the time of the inspection.



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



Last date of inspection/certification of the fire alarm system was 3/22.



At the time of the inspection there was a Deficiency tag noted on the fire alarm panel. The deficiency appeared to be that the elevator recall function was not operating properly. Recommend assuring that the deficiency is repaired and the alarm systems testing has passed certification prior to taking possession of the property.

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

## 8.4.10 Interior

### 1. Interior Issues

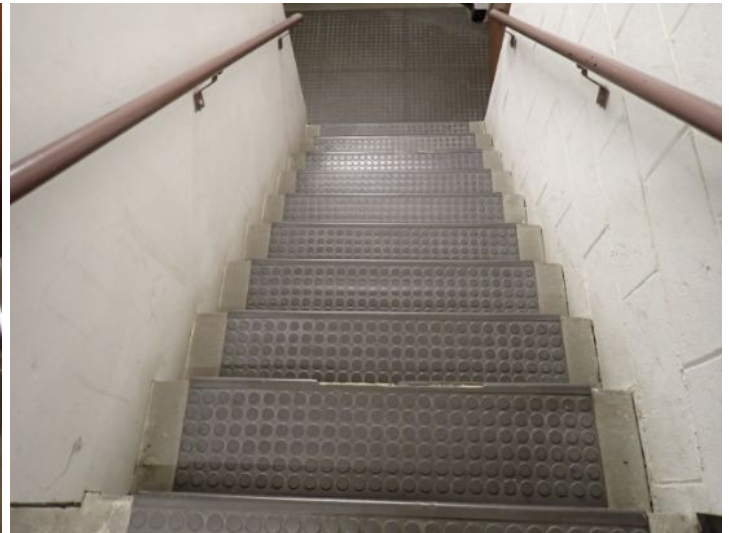
Materials: 8.4.10: Interior Elements - Office Building • 8.4.10.1: Observations - Interior finish systems consisted of drywall (gypsum) walls and ceilings in areas, suspended acoustical tile ceilings with tile, VCT, carpet and engineered flooring. • Out of Scope Issues—Operating appliances or fixtures,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

#### Observations:

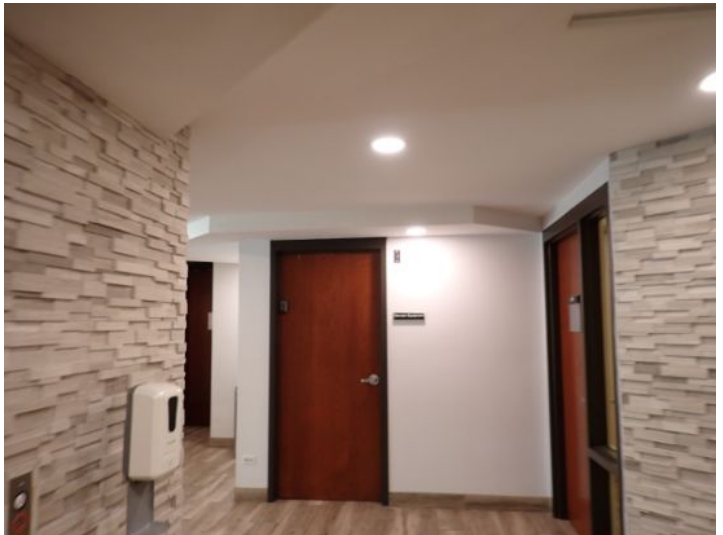
- The majority of the common areas appeared to be in fair condition at the time of the inspection.
- The common restrooms were tested and functional at the time of the inspection.
- The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.
- Loose sink faucet noted in the first floors lady's restroom. Recommend repairs.
- Drywall moisture damage noted in the mop closet on the main level. Recommend repairs by a licensed contractor.
- Active moisture intrusion noted in areas of one or more of the suites along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.
- Suite 100: Drywall cracking noted in areas. Sink did not have hot water at the time of the inspection. Recommend repairs.
- Suite 280: Moisture damage noted below break area sink. Sub standard plumbing noted below break area sink. No GFCI protection at break area sink. Recommend repairs.
- Conference Room (3rd Floor): No GFCI protection noted next to sink. Sub standard plumbing noted below sink. Recommend repairs.
- Suite 330: Significant moisture damage noted in the cabinet floor below break area sink. No GFCI protection noted near sink. VCT flooring damage noted. Recommend repairs.



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



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

The common restrooms were tested and functional at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.

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The common restrooms were tested and functional at the time of the inspection.



Loose sink faucet noted in the first floors lady's restroom. Recommend repairs.



The common restrooms were tested and functional at the time of the inspection.



Drywall moisture damage noted in the mop closet on the main level. Recommend repairs by a licensed contractor.



Drywall moisture damage noted in the mop closet on the main level. Recommend repairs by a licensed contractor.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



Active moisture intrusion noted in areas of one or more of the suites along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.



Active moisture intrusion noted in areas of one or more of the suites along the outside walls. Recommend having a licensed contractor properly weather proof all of the window systems prior to taking possession of the property.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.





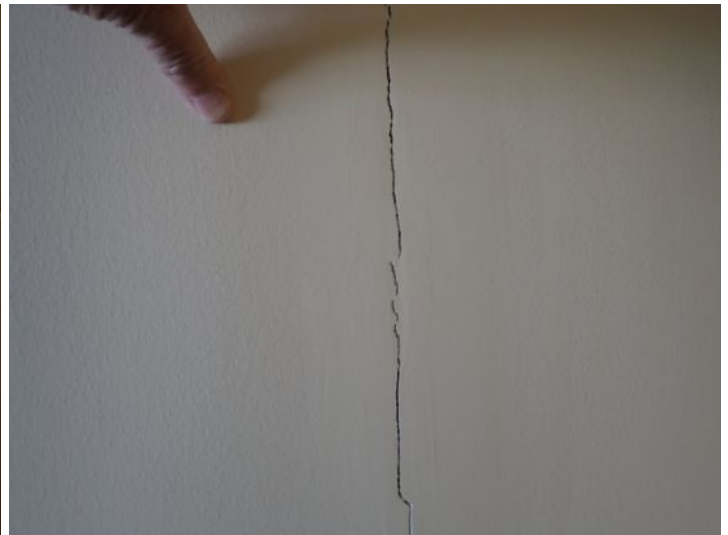
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Suite 100: Drywall cracking noted in areas. Sink did not have hot water at the time of the inspection. Recommend repairs.



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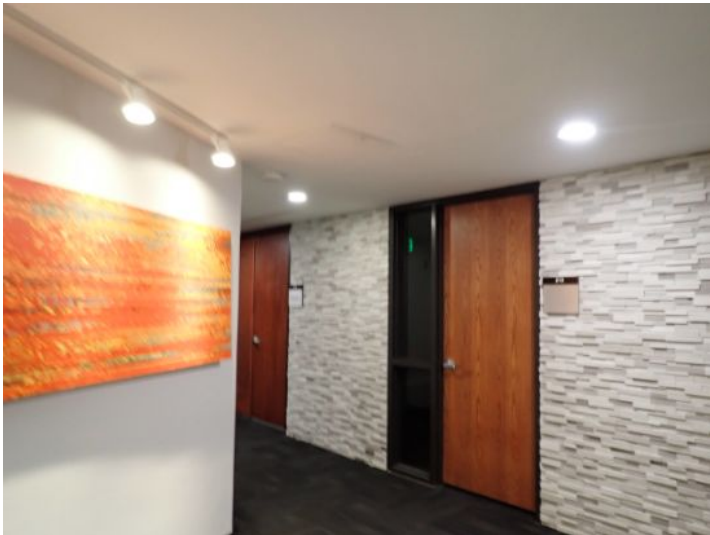
The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



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



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The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.



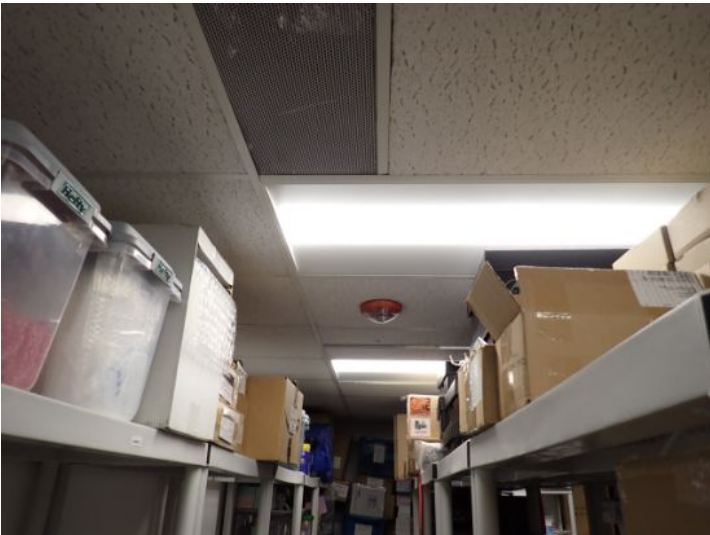
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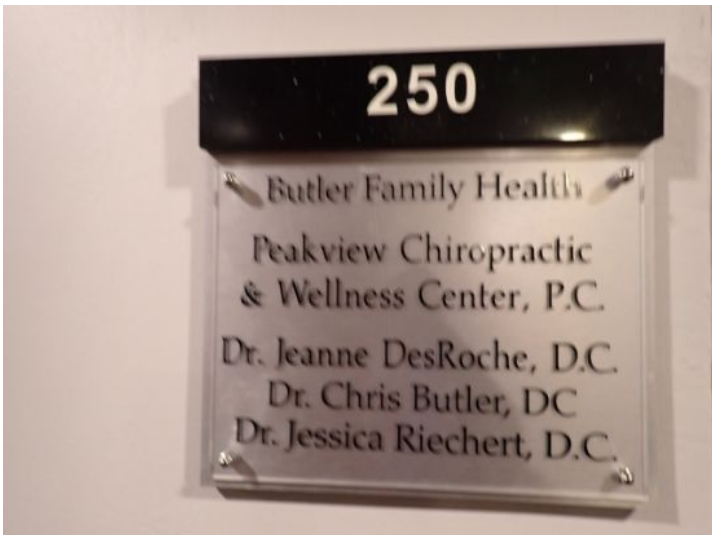
The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



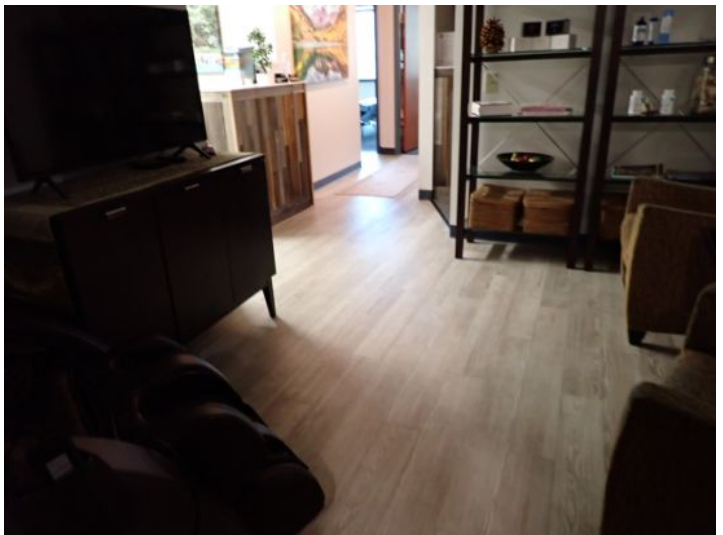
The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



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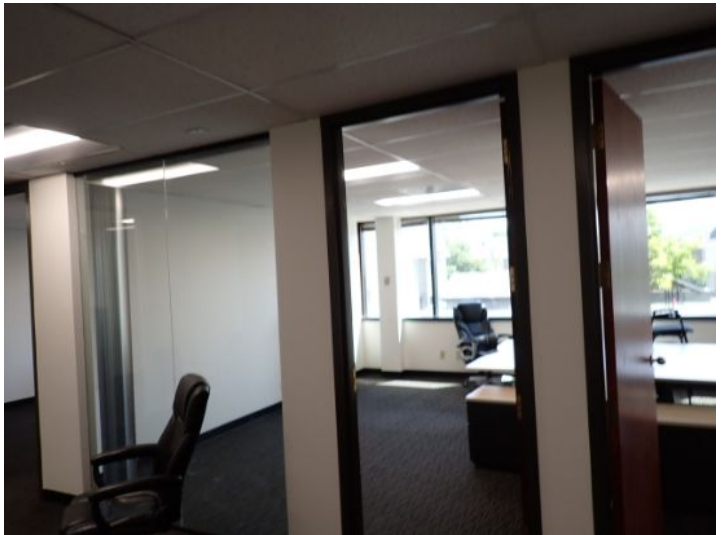
The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.



The common restrooms were tested and functional at the time of the inspection.



Suite 280: Moisture damage noted below break area sink. Sub standard plumbing noted below break area sink. No GFCI protection at break area sink. Recommend repairs.

The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.

Suite 280: Moisture damage noted below break area sink. Sub standard plumbing noted below break area sink. No GFCI protection at break area sink. Recommend repairs.



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Conference Room (3rd Floor): No GFCI protection noted next to sink. Sub standard plumbing noted below sink. Recommend repairs.

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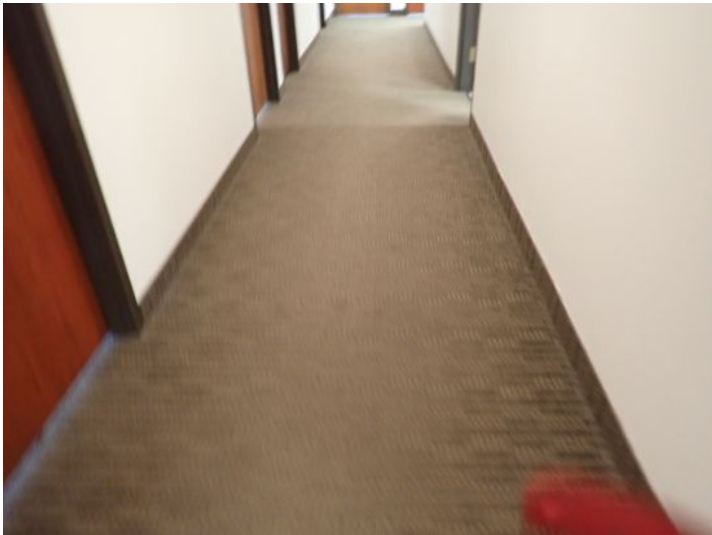
The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



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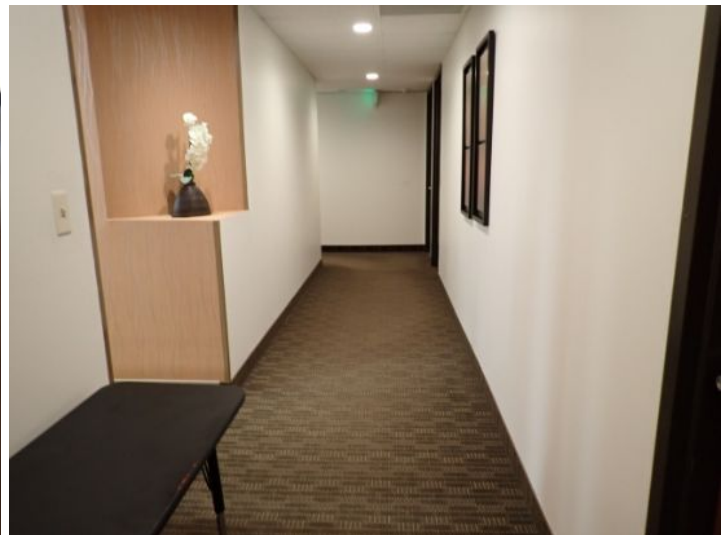
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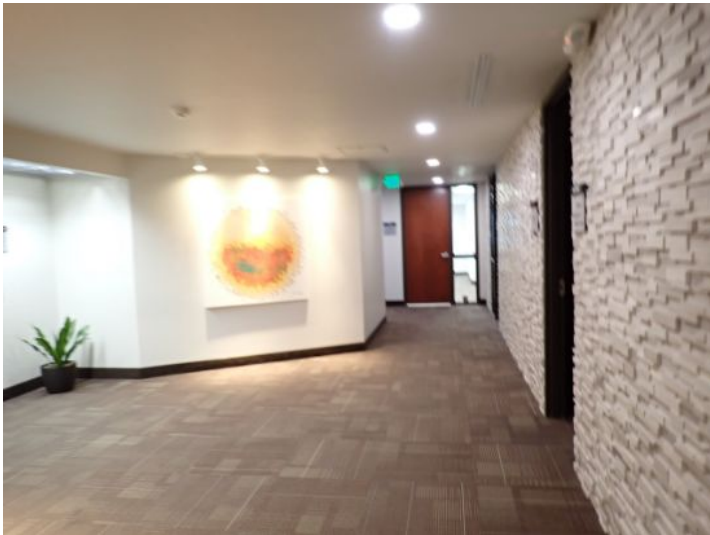
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The majority of the interiors of the office suites appeared to be in fair condition at the time of the inspection.



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



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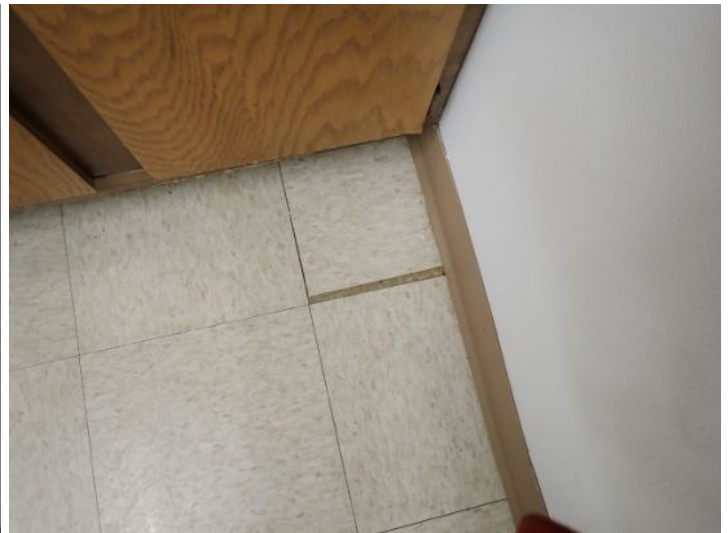
Suite 330: Significant moisture damage noted in the cabinet floor below break area sink. No GFCI protection noted near sink. VCT flooring damage noted. Recommend repairs.



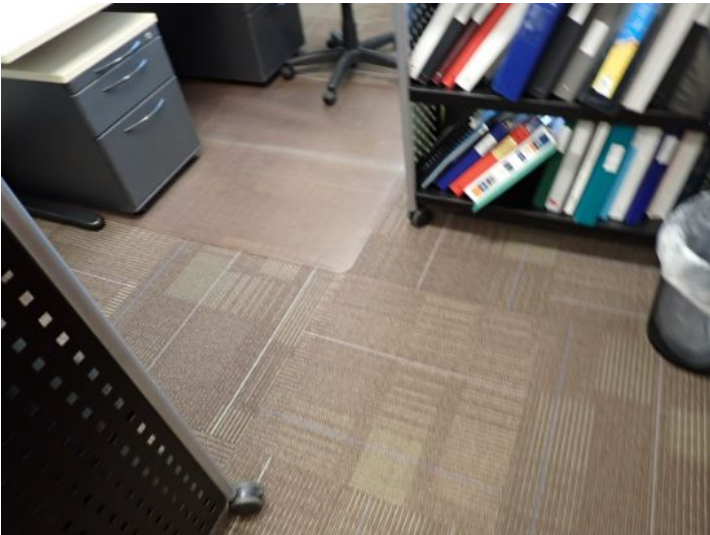
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## 8.5 Additional Considerations

### 1. Additional Consideration Issues

Materials: 8.5: Additional Considerations - 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:

• Although we do not perform ADA compliance inspections we do attempt to inform our clients of items that we notice while onsite that may be an issue. At the time of the inspection we noticed several items that could possibly become an ADA compliance issue. Recommend assuring that all possible ADA issues are resolved prior to taking possession of the property.



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## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit <a href="http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system">http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system</a>
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.
VAV	VAV systems supply air at a variable temperature and airflow rate from an air handling unit.