Inspection Report

Ronald McDonald

Property Address:
1567 E. Anywhere Ln
Kansas City MO 64055

Dan Bowers Company

Dan Bowers, CMI, CRI
(913) 649-8877

Table of Contents

Date: 3/29/2021	**Time:** 12:00 PM	**Report ID:** 65053 - Example
Property: 1567 E. Anywhere Ln Kansas City MO 64055	**Customer:** Ronald McDonald	

General Information:

It was a pleasure performing a survey of this building. In our opinion, the general overall structure and building envelope shows better what we would anticipate for the age and useage of the building.

Please note that this report is **NOT** intended for use as a complete work order of every concern present in the building, **BUT** is intended to be a representative **SAMPLE** of **SIGNIFICANT** improper or unreliable conditions that should be considered in selling or buying the property. **AND** it is our opinion that after reviewing the comments in this report, the attached photo's, and then consulting with competent contractor(s) ... **You should be able to make an educated decision about any service, maintenance, remedial actions, repairs, or renegotiations that want to have done.**

As per our original conversations with the client **AND** to clarify our inspection focus – We will observe and comment on: **the main electrical entry service; the main plumbing entry / main hot water source; main HVAC units; the roof; visible foundation; main building structure; the site flatwork (parking lot, walks, etc); AND visible significant safety issues that we observed with these components.**

Our main scope is to look for **MAJOR** defects (things per ASTM standards) that may cost over **$3,000** to repair, replace, service, etc; **SIGNIFICANT** safety issues, or issues that in our opinion may require expedient further evaluation and/or service by Specialists on the roof, foundation, structure, **OR** the **MAIN** plumbing, heating and air conditioning units, main electrical service entry and parking lot, walkways, etc.

Our proposal does **NOT** include: any type of environmental inspection, elevators, sprinklers, security system, radon, mold, building code regulations, cosmetic concerns, termites, **OR** routine maintenance.

The enclosed pictures in the report are representative EXAMPLES of concerns, NOT every concern present.

This is a **Property Condition Report "PCR"** generally using the **ASTM E2018** as a starting guideline to describe the condition of building or buildings for the property inspected. **This process involves visual observation of the property by a person or entity.** It's purpose is to help develop an opinion and preparing a **PCR** of a commercial real estate's current physical condition. At the option of the user and for an additional fee, the PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide OR at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A **PCR is a written report**, prepared in accordance with the recommendations contained in this guide, that outline the consultant's observations and opinions as to the subject property's condition, and opinions of service or repair, etc for material physical deficiencies that were observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate **SIGNIFICANT** visible **physical deficiencies** to a user. The term physical deficiencies means the readily visual presence of conspicuous defects or **material** deferred maintenance of a subject property's **material systems**, components, or equipment as observed during the field observer's walk-through survey. *This definition* **specifically excludes** *deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and* ***excludes de minimis conditions*** *that generally do not present material physical deficiencies of the subject property.* A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property.

Concealed physical deficiencies are excluded. *It is the intent of this guide that such a survey should not be considered technically exhaustive*. *It excludes the operation of equipment by the field observer* and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or use of equipment, such as scaffolding, metering and/or testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

This report will include our opinions and recommendations of service, repair, replacement or further evaluation by specialists to remedy physical deficiencies, such as defects and deferred maintenance, that may **OR** may not warrant immediate attention, but require repairs or replacements or other service that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions may **OR** may not be able to include estimated costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such service, repairs or further evaluations can be immediate to within a one to two year time frame.

The purpose of the **PCA** is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

Deviations from the Guide: Components and Systems were observed and reviewed per our inspection proposal with the client.

Recommendations: It is recommended that the user of this report review any summaries and the entire report. The complete report may include additional information of concern that are of more concern to the buyer than to us.

Building Type Use:	**Exterior Construction Type:**	**Number of Levels in Bldg:**
Retail, Other	Combination, Frame and Brick	1 Main Level + Loft
Approximate Building Size:	**Approximate Age of Original Building:**	**Apparent Occupancy Status:**
6,001sf to 6,5000sf	100-105 Yrs +/- Per Listing	Vacant
Buildings Faces Mostly:	**Is Client Present:**	**Buyers or Sellers Agent Present:**
East	Yes	Yes / Listing Agent
Temperature:	**Weather Condition:**	**Rain or Snow in Past 2 Weeks:**
High 40's	Clear	Yes - Several Rains and a Snow
Ground / Soil / Flatwork Condition:	**Mold Test:**	**Radon Test:**
Wet	No	No
Termite Inspection:	**Engineering Evaluation of Bldg By Us:**	**Phase 1 Environmental Thru Us:**
No	No	No
Lead Based Paint Testing:	**Asbestos Sampling / Testing:**	
No	No	

1. General Physical Condition

Styles & Materials

General Topography:
Flat

Storm Water Drainage:
Underground Municipal Drains
At The Street

Ingress and Egress:
City Street, Paved Parking Lot & Sidewalks

Number of Primary Parking levels:
The Street and Parking Lot

Paving Curbing / Parking:
Asphalt Parking Lots

Walkways:
Concrete

Fencing:
Wood and Masonry Type

Items

A. Building Elevations
Comments:

Courtesy View of the Building Elevations.

A. Picture 1 Front

A. Picture 2 Left Side

A. Picture 3 Rear

A. Picture 4 Right

B. Topography

Comments:

The grounds are generally level around the building.

In our opinion the slope / of the patio looks like it could pond water. We recommend observing this in a strong rain to see if it is acceptable or needs service.

C. Storm Water Drainage

Comments:

There were storm drains at the street. They go underground and are not inspected. There were no signs of debris or drain problems, however we are unable to determine conclusively. Verify with the seller.

D. Access and Egress

Comments:

The main entrance to the building is accessible by paved city street, an asphalt drive and concrete walks.

E. Flatwork, Walkways, Ramps, Paving, Parking and Curbs

Comments:

The hard surface flatwork was functional at the time of the inspection. Signs of smaller cracks, chips, spalling, offsets, surface movement, etc in the flatwork are not considered uncommon, and are found at the majority of properties in this area due mostly to shrinkage, curing or expansive soils. Ongoing maintenance includes sealing gaps or cracks to help prevent future deterioration, moisture intrusions or a trip potential.

2. Utilities

Styles & Materials

Water Source:
Public Utility

Electric Source:
Public Utility

Gas Supply:
Natural Gas
Public Utility

Sanitary Sewer:
Public Sewer System

Storm Sewer:
Public Inlets at Street

Items

A. Water

Comments:

The water source is the public utility company.

B. Electricity

Comments:

The source for electricity is the public utility company.

C. Natural Gas

Comments:

The fuel source is natural gas and is supplied by the public utility company.

D. Sanitary Sewer

Comments:

Underground and not fully visible to us, it is assumed the sanitary waste discharges into the municipal sewers. Verify this with the current owner or city.

E. Special Systems

Comments:

(1) Under the **SoP** (Standards-of Practice) for our inspections .... low voltage wiring, controls or lighting, telephone, cable or wiring for internet, alarms, security monitors, tele-communications, computers, TV's, speakers, intercoms, decorator lighting, computers, etc **IF PRESENT** are excluded and **NOT** inspected or included as part of the General Inspection. We **DID NOT** inspect any of this type equipment, wiring, panels, junction boxes, etc on the property if present.

E. Picture 1

(2) The building also uses a **solar photovoltaic system** with the knife disconnect by the main meter and **solar panels on the roof.**

Under the **SoP** (Standards-of Practice) for our inspections, solar panels or the applicable equipment are a highly specialized system using specialists for Service, Repair or Maintenance and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect the s**olar photovoltaic system** on the property.

We noted several panels with visible damage, and recommend having a professional Solar Panel contractor Service and **Check these prior to leaving your due diligence period to determine if the damage is just cosmetic and they are functioning properly OR if Repair is Needed.** Several Company's that we understand do this are **Ampray Solar (816) 287-4118** or **KC Energy Solar ..... (816) 268-7810**. Other companies may be found online or in the phone directory.

The damage may be hail related ..... If so there might be insurance coverage for this from the sellers insurance policy.

See Examples of Solar Panels, Control, etc

E. Picture 2 Disconnect / On Ground

E. Picture 3 Data Tag / On Ground

E. Picture 4 Wiring Box on Roof

E. Picture 5 Wiring Box on Roof

E. Picture 6

E. Picture 7

E. Picture 8

F. Trash Removal / Dumpster

Comments:

There was a trash dumpster at the rear of the building. Ask seller to verify how trash is handled and about pick-up ..... is it a public or private service for the building, etc. AND who provides the dumpster's, etc.

Apparently trash pick-up has not been done for awhile as there was a lot of trash / debris accumulating at the rear of the building needing removal.

See Example

F. Picture 1

Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

3. Structural Frame and Building Envelope

Out of Scope Issues:

Determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

Determining any roofing support / design criteria.

Styles & Materials

Foundation:	Method Used to Observe Basement:	Building Type:
Concrete Slab	Entered	Combination of Walls
Stone		Masonry Walls
Brick		Wood Frame
Other		Other

Roof-Type:	Roof Structure:	Method Used to Observe Attic:
Flat / Low Sloped	Large I-Beam(s)	N/A - No Attic
	Steel Trusses	
	Masonry Columns	
	Rafters / Wood Decking	

Ceiling Insulation:	Ventilation:	Main Building Roof Materials:
None Seen	Yes	Roll Type on Sloped Barrel Roof
		TPO/Single Sheet Membrane on Flat
		Other

Items

A. Foundation / Building Floor Slabs

Comments:

(1) The foundation walls look functional. The stone or brick walls will periodically get soft or deteriorating mortar and will need tuckpointing and resealing by a competent masonry specialist.

See Examples

Most of the building is on a slab foundation with a very small basement area. Some parts of the basement had storage or equipment. The slab areas had equipment or shelving at some areas. Due to this and the soil or flatwork level outside, etc .... not all of the slabs were visible. They look functional where we could see them with small cracks in the concrete.

Many slabs are found to contain small cracks in the concrete. Those less than ¼" wide and which exhibit no significant vertical or horizontal displacement are not usually regarded as being structurally threatening. They can typically result from concrete shrinkage, but can also be caused by a deficient mixture of concrete, deterioration, seismic activity, expansive soils, downspouts that are clogged or that terminate next to the foundation. If they are not kept sealed they can allow moisture to enter a structure.

A. Picture 1

A. Picture 2

(2) We observed signs of current moisture leakage in the basement. **We recommend service and repair by a competent foundation or water proofing contractor**

We did not observe a floor drain or sump pump, etc present in the basement. This was fairly common in buildings of this age. Due to our current building standards and expansive soils, new buildings would have a floor drain and/or sump pump drain system present. There is a lot of expensive equipment in the basement and if used for storage of perishables, **we would recommend installing a drainage system.**

A. Picture 3

(3) A **TEMPORARY "**Telescopic Steel Column" was observed at one basement location. They are often used in construction or remodeling projects to adjust or level part of a structure. Think of them as you would think of a car jack. They exist to "jack up" part of a buildings structure or framing temporarily, **and then they should be replaced with a permanent column when the work is done.**

(4) **Basement Stairs:**

1. The stairs at the basement are steeper and narrower than we typically see (building standards recommend they be 36" or more wide). This can pose a safety concern.
2. No handrail was present at the basement stairs. Any stairway with 4 or more risers should have a handrail on at least 1 side.
3. The guard railing at the basement stairs was missing. For safety, a guardrail is needed at any elevated floor or walk surface, if there is 30" or more of a vertical drop to the floor or ground below.
4. **Service and correction would typically be recommended, however with the stairs being concrete it is doubtful if this can be readily or economically done.**
5. See Examples

A. Picture 4

A. Picture 5

B. Building Frame / Roof Frame

Comments:

The roof support and framework was Steel Trusses / Steel Beams / Masonry Columns / Wood Joists/Rafters and Wood Boards/Planking for the roof deck. These look functional.

There were moisture stains present. We scanned them with an IR camera and at this time the stains were dry. Monitor them in the future.

B. Picture 1

B. Picture 2

B. Picture 3

B. Picture 4

B. Picture 5

B. Picture 6

C. Sidewall System (exterior wall cladding and components)

Comments:

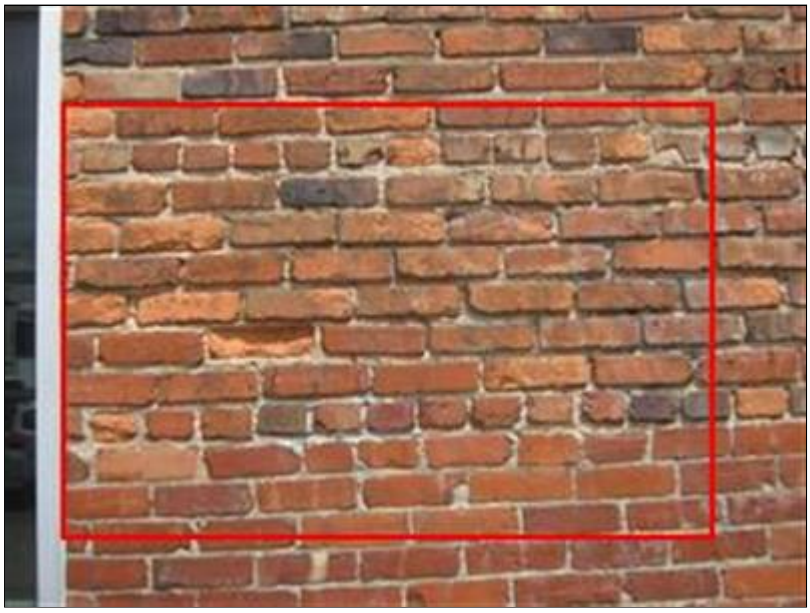
(1) **Walls / Cladding:**

In our opinion the exterior walls (brick, cement panels, etc) appear to be in overall functional condition showing wear and deterioration (such as the spalling brick with some soft mortar, and the cement panels with nails showing through) that are not inconsistent for their type, age and useage.

There were cracks, chipped, spalled and damaged bricks; there were exposed nail heads on the cement panels subject to rusting or leaking; soft mortar or worn caulking and sealants.

Ongoing Service, Tuckpointing, and Maintenance recommended

C. Picture 1



C. Picture 2

(2) There were gaps or unsealed areas around areas like: trim, windows, doors, the joint where 2 different building materials meet, utility penetrations, siding laps, flashings, etc. This is common. Ongoing maintenance includes keeping these areas caulked, well sealed, filled, and painted if needed.

D. Fenestration System (i.e. windows, openings, doors etc.)

Comments:

(1) **DOORS:**

In our opinion the exterior doors look to be in functional overall condition with wear or deterioration consistent with their type and usage.

See Examples

The rear metal walk door was stuck or jammed and we could **NOT** get it to open. Service and Correct as Needed.

D. Picture 1

D. Picture 2

D. Picture 3

D. Picture 4

(2) **WINDOWS:**

In our opinion the exterior metal windows look to be in functional overall condition with wear consistent with their type and usage. Some sealant is worn or split. Have a competent contractor caulk, seal **AND** address any place below the soffit line where they meets another building material, etc.

See Example

D. Picture 5

E. Roofing and Accessories

Comments:

(1) **ROOFING**

The roof is a combination of flat, low slope and a barrel roll design. The roof was examined by the use of a ladder at the patio area, then mounting and walking the roof. There were stains on the roof at the trough areas that indicated it may have ponded water at some time, but it had rained and snowed in the past few days and it was not ponding at this time.

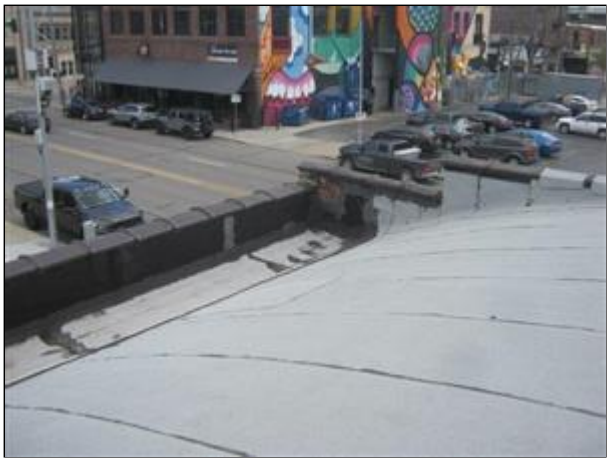
The general overall condition appears functional with signs of wear, weather, age and prior patching that in our opinion do not look inconsistent for its type, age and useage. Regular maintenance and inspections are advised to achieve continued service.

See Examples

E. Picture 1

E. Picture 2

E. Picture 3



E. Picture 4

E. Picture 5

(2) **GUTTERING / ROOF DRAINAGE**

The upper roof uses scuppers and downspouts for roof drainage. On the lower roof water simply drains off the roof. The scuppers and downspouts appear to be in functional overall condition. However, without water in them for testing, it is

difficult to fully determine if they will leak **OR** judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

We noted some gutters or downspouts improperly depositing the roof run-off water next to the foundation. See Example

This can lead to moisture leaks at the building or foundation. We recommend extending them further away from the building (6' or more) where applicable.

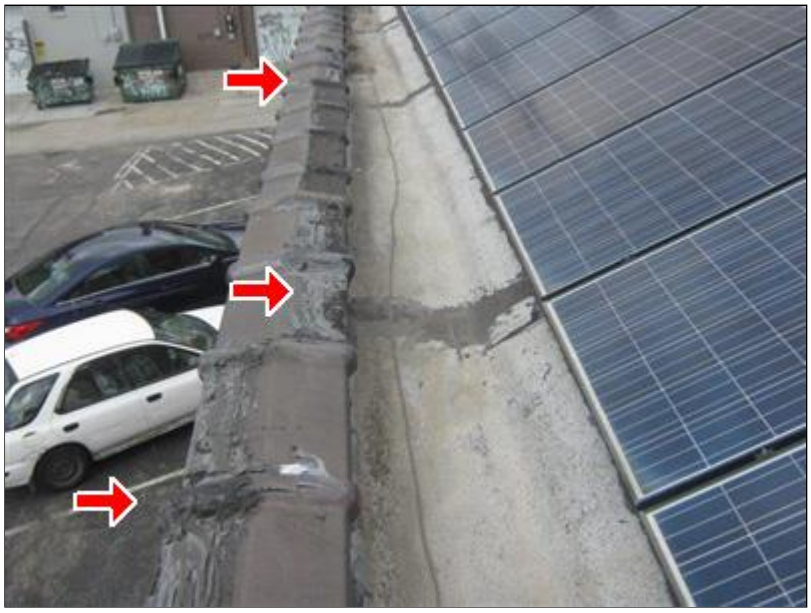
E. Picture 6

(3) **METAL FLASHING / TILE COPING:**

Most caulking or mastic looks like it was good to start, but now has various places where it is worn, separating, split, etc (all of which can allow moisture intrusions). Have a competent contractor caulk **AND/OR** re-seal the flashing and tile.

See Examples

E. Picture 7



E. Picture 8

(4) In accordance with industry standards for inspections, *a visual inspection service does not include a guarantee against leaks*. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance, service and inspection by a competent roofing contractor.

4. Mechanical and Electrical Systems

Styles & Materials

Main Fuel System:
Natural Gas
Gas Shut-off at Meter

Plumbing Water Supply (at building):
Copper
Pex
Other

Plumbing Drain / Waste:
Cast Iron
Plastic
Other

Hot Water Boiler / Heater Manufacturer:
BUDERUS / BOSCH

Hot Water Boiler / Heater Power Source:
Gas

Hot Water Boiler / Heater Max Output:
250,000 btuh

Hot Water Boiler / Heater Age:
Mfg / 2010-2011

Hot Water Boiler / Heater Location:
Basement

Hot Water Boiler Storage Tank:
31 Gal Capacity
Mfg / 2010-2011
BUDERUS / BOSCH

Electrical Service Entry for Building:
Overhead Entry
400 Amp Service
Aluminum Entry Wire
Ground to Water Line
Main Disconnects - Breakers
3 Phase Service

Main Heating / Cooling Equipment:
1 AC Mini Split System on Roof
2 Roof-Top Heat/Cool Pkg Units

Other Electric Service:
Solar Panel(s)

Items

A. Main Plumbing / Water Supply / Distribution

Comments:

(1) The circulation pump for the Hot Water Boiler / Heater was running but the unit was not producing heated water so we could **NOT** check the heated floor system function; **NOR** could we check for things like correct alignment of the hot/cold water at fixtures or appliances; **OR** of adequate hot water production, etc in the building. **Service or Repair Needed.**

There was an active leak by the supply valve to inground floor heating lines (Repair Needed).

We recommend having a competent and licensed plumbing contractor read the report; evaluate and review the system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.

A. Picture 1

(2) A **Back-Flow prevention device** was installed. Inspection of these type devises are excluded and **NOT** part of a visual General Property Inspection. Many cities require periodic (annual or bi-annual) testing by a licensed plumbing **OR** mechanical contractor that is certified as a **Backflow Specialist**. We are **NOT** licensed plumbers, etc.

We recommend that a licensed Backblow Specialist or Plumber inspect the system and verify it is functioning properly.

The device and/or fittings were leaking. Service and Repair.

A. Picture 2 Backflow Prevention

A. Picture 3 Leaks

B. General Plumbing Observations

Comments:

(1) The main water shut-off appears to be at the main level in the mechanical closet. The building has been extensively re-plumbed (probably in the past 10-15 years). New supply and drain lines are present in most places. Upgrades like an expansion tank, pressure reducing valves, a backflow prevention device, AAV's, etc have been added. Some drains or stacks are not in use at this time. They appear functional.

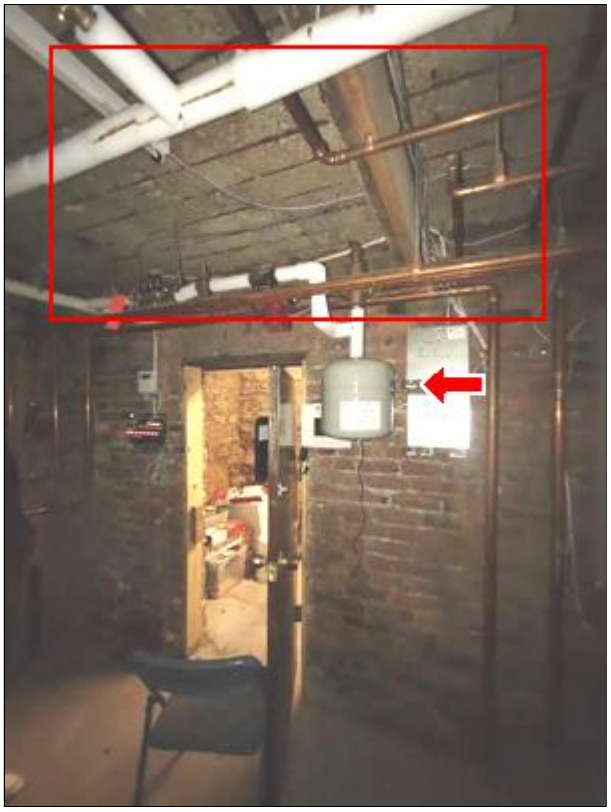
See Examples

B. Picture 1

B. Picture 2

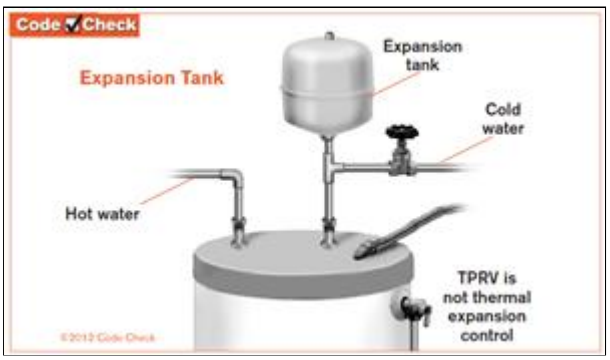
B. Picture 3

B. Picture 4



B. Picture 5

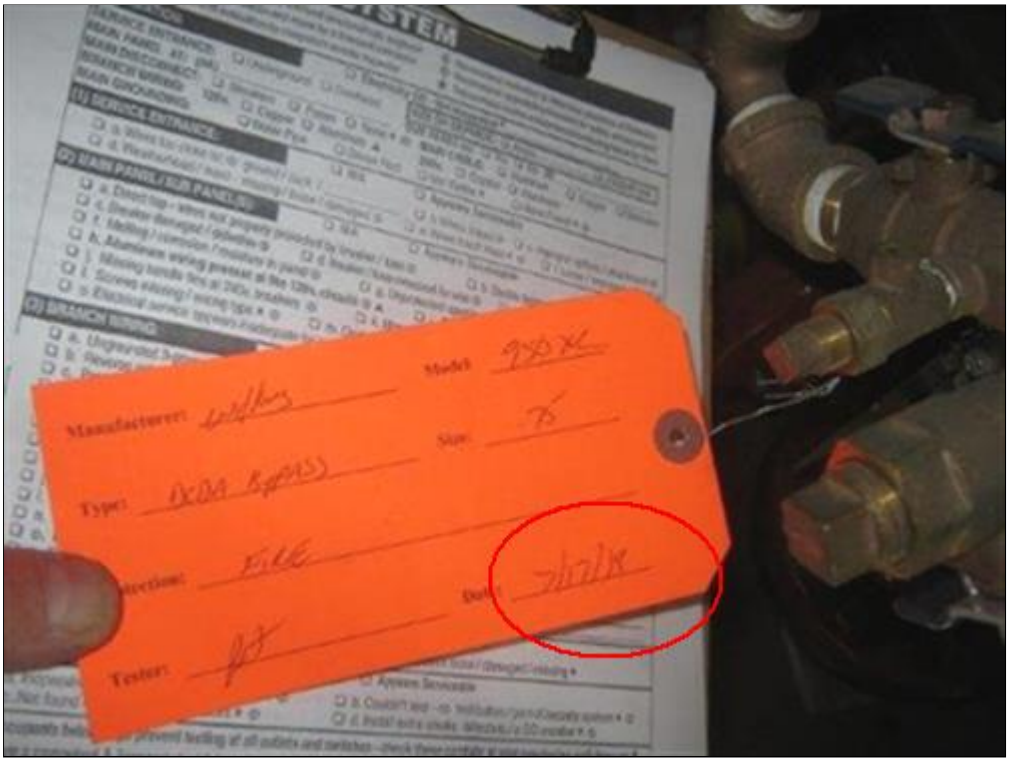
B. Picture 6



B. Picture 7

(2) The data tag on the sprinkler system shows the last service / inspection was in 2018. Most cities require periodic (annual or bi-annual) testing by a licensed plumbing **OR** mechanical contractor that specializes in testing of these systems. We are **NOT** licensed plumbers, etc.

We recommend that a licensed Mechanical Contractor or qualified Plumber service / inspect the system and verify it is functioning properly.



B. Picture 8 July 2018

C. Main Fuel System for Building

Comments:

View Of The Gas Meter and Main Shut Off at the side of the building. It appeared functional

C. Picture 1

D. Hot Water Boiler / Heater

Comments:

What is labeled Boiler is functioning as an "Instant-On Hot Water Heater" with a higher efficiency and more ability to produce heated water quickly than a typical water heater (its used for the heated floors and as a hot water heater for the potable water). It also had a Storage Tank by it (the data tag indicates it has about a 31 gal capacity)..

The circulation pump was running but the unit was not producing heated water so we could NOT check the system. Have a competent professional contractor Service and Repair as Needed.

D. Picture 1 Boiler / Instant-Hot Water Heater

D. Picture 2 Storage Tank

D. Picture 3

E. Restrooms

Comments:

There were 3 restrooms (mens, women's and universal).

The mens restroom had grab bars, a heat source, an exhaust source, 2 sinks, 2 toilets, and 1 urinal. It had no electrical outlet and the heat register grill was missing (replace this). Current safety standards would have a GFCI protected outlet within about 3' of the sink. and there was **NO** hot water (restore/repair). **Service and Correction Recommended.**

The women's restroom had grab bars, a heat source, an exhaust source, 2 sinks, 3 toilets. It had no electrical outlet; lights were burned out OR not operational (repair); 2 of the toilets had signs on them saying out of order (repair); and there was **NO** hot water (restore/repair). Current safety standards would have a GFCI protected outlet within about 3' of the sink. **Service and Correction Recommended.**

The universal restroom had **NO** grab bars (install); 1 sink (drains slow - Repair); 1 toilet (loose at floor / repair); It had a GFCI protected electrical outlet, but 1 outlet was **NOT** GFCI protected (repair); lights were burned out **OR** not operational (repair); it had no heat source (although nice, half baths are not required by most building codes to have a permanent heat source); and there was **NO** hot water (restore/repair). **Service and Correction Recommended.**

F. Air Conditioning, Heating and Ventilation

Comments:

There were 3 HVAC Units (RTU's) on the Roof of the Building. There are 2 Trane Heat/Cool Systems and 1 Comfort Star Cool Only System. They are as Follows:

Trane Heat/Cool RTU / Gas Heat: Model - YHC120E#RHAOEDOC1A10000AO / Serial #1132102266L / Mfg - 2011 / Size 10 Ton Cooling / Approx 140,000-200,000 btuh Heating

Trane Heat/Cool RTU / Gas Heat: Model - YHC120E#RHAOEDOC1A10000AO / Serial #113013224L / Mfg - 2011 / Size 10 Ton Cooling / Approx 140,000-200,000 btuh Heating

Comfort Star / AC Mini-Split Room Air Conditioner: Model - CCH024CD-A/D / Serial #6322300635 / Mfg - 2010 / Size 2 Ton Cooling (21,500btuh)

The Heat/Cool Units use gas for heat and are commonly referred to as RTU's (roof top units). They were turned on in the Heat Mode and were operational.

The Mini-Split system on the roof was a cooling unit. Its inside blower, etc is at the kitchen area. We did NOT find a thermostat, control or remote control for it, so it could NOT be operated. The mini-split fuses were oversized (the data tag says the maximum size protection should be 20amps / the ones there are 30amps)

The RTU's use R-410A Refrigerant. The Mini-Split uses R-22 Refrigerant and R-22 production was banned after January of this past year. Most Service Companies have stockpiled R-22, but future repairs may be more expensive as this type refrigerant gradually gets harder to get. Budget for unexpected repairs **AND** continue to use and service the units until replacement is needed. With the current ban on R-22 and newer energy standards, when you have to replace the existing unit it is our opinion you could anticipate replacement costs to be higher, So plan or budget accordingly.

We recommend replacing the air filter, every 6 to 8 weeks during the heating and cooling seasons to promote clean and efficient operation.

When the outside air temperature is in the 40's as it was at the time of the inspection, a **VISUAL** inspection does **NOT** adequately check the units full cooling capability.

Some gas pipes are rusted or corroded. These have the potential to become unreliable and develop leaks. Correcting this condition typically involves installing a protective coating or sealant on them.

Since we could NOT operate the mini-split and we did NOT see signs of recent service on the units themselves, prior to leaving your due diligence period we recommend Service and a complete system evaluation by a licensed hvac contractor. Such an inspection would involve inspection of the cooling coils (inside and outside), the heat exchangers, controls and areas not readily visible. It will also include leak checking coils; checking freon levels, etc.

F. Picture 1 RTU / Pkg Units

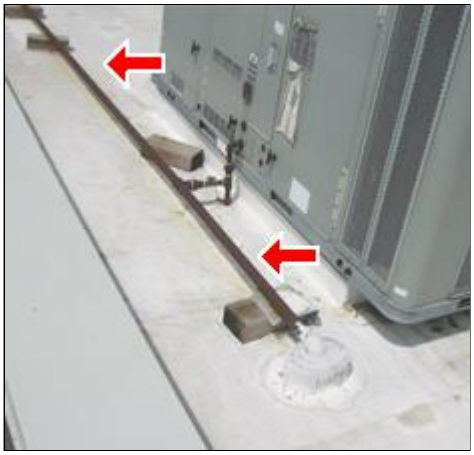
F. Picture 2 RTU / Pkg Units

F. Picture 3 Mini-Split

F. Picture 4 Mini-Split

F. Picture 5 Mini-Split Inside Unit

F. Picture 6 Mini Split Fuses



F. Picture 7 Rusty Gas Lines

G. Electric Entry Service and Meter

Comments:

(1) Courtesy View of the Service Entry, Meter and Disconnect for the solar photovoltaic system. They look functional.

G. Picture 1

G. Picture 2

(2) The Ground to the water line in basement appears functional.

G. Picture 3

H. Main / Sub-Panel

Comments:

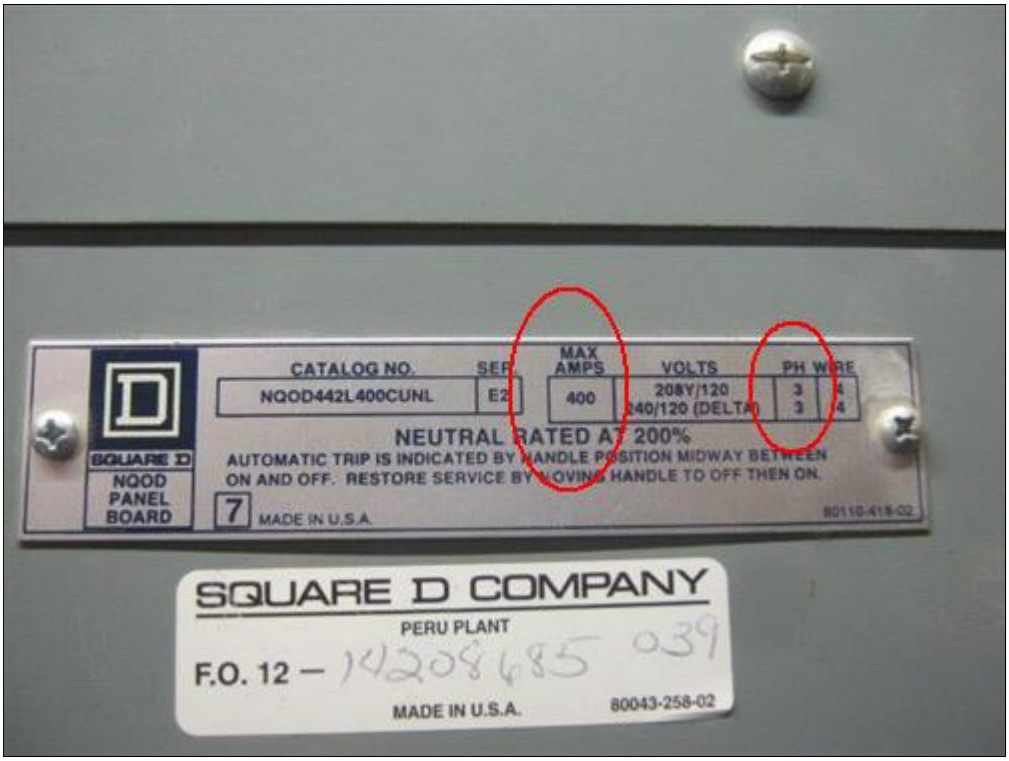
The 400amp / 3 phase main panel was functional.

Note: the panel cover was off when we arrived, so we left it off.

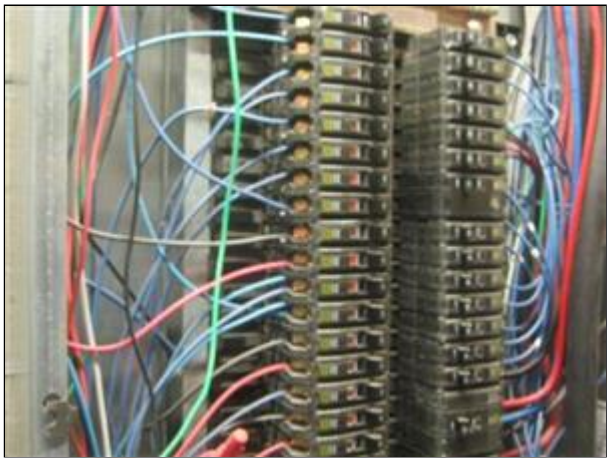
H. Picture 1

H. Picture 2

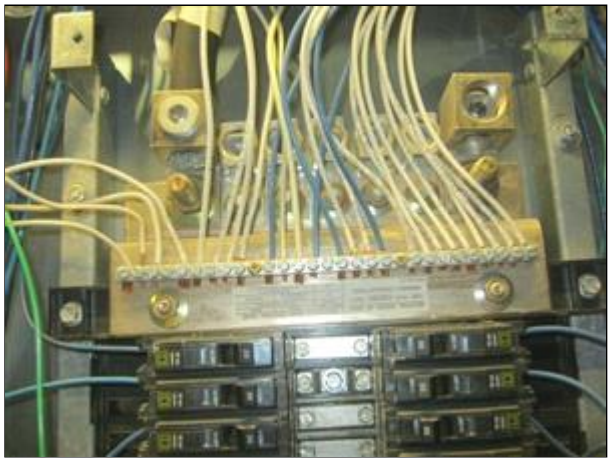
H. Picture 3



H. Picture 4



H. Picture 5



H. Picture 6

I. General Electrical Observations

Comments:

During the examination of the electrical branch circuit we noted deficiencies OR unreliable conditions, such as the following conditions: an open electrical junction boxes with exposed wiring at the loft area; an extension cord used for permanent wiring; lights we could not get to operate (check the bulbs to start with);

Some **"wet areas"** (wet areas are locations like kitchens, restrooms, exterior, unfinished basement areas, etc) did not have GFCI protection. Current safety standards recommend GFCI's at these type areas. We recommend installing a GFCI at any applicable area without one.

Have an electrician or qualified individual service and correct as needed.

I. Picture 1

I. Picture 2

J. Other

Comments:

FYI - There was an old unused coal chute and/or chimney flue present with nothing connected to it. This is considered inoperable in its current condition. It was **NOT** inspected as part of the General Inspection. If you ever decide to use it ..... It should not be used until inspected for safety by a qualified chimney sweep.

J. Picture 1

J. Picture 2

Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. 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. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

5. Fire Protection

Styles & Materials

Sprinkler system:
Yes (pressurized type)

Standpipes:
Yes wet (pressurized)

Fire Hydrant:
Yes at the Street

Security Alarm System:
Yes

Items

A. Smoke Detectors / Carbon Monoxide Detectors

Comments:

Smoke and/or Carbon Monoxide Detectors may be part of the security system and, if so were **NOT** operated during a **VISUAL** review because alarms were not activated. Verify with owner or alarm company

Safety Recommendation Upon Move In and On A Regular Basis: The National Fire Protection Association states smoke alarms should be changed if more than 10 years old and in our opinion you should ensure that any units IF present should be tested a day before taking occupancy and then monthly thereafter according to manufacturer's instructions. Current safety standards recommend that smoke alarms should be at each level or section of the building; at any equipment rooms; on ceilings or high on walls.

Batteries should be replaced every 6 months or sooner if a smoke alarm "chirps," indicating a low battery. Smoke alarms should be replaced every 10 years, even those hard-wired, or labeled "long life" 10-year battery-types. **We suggest installing these at any above areas without one and verifying operation of any present.**

Current safety standards recommend a CO-monitor at any equipment room(s) or similar areas without one. We suggest installing these at any above areas without one and verifying operation of any present.

B. Emergency Egress Lighting

Comments:

Although Emergency Exit signs were present at many locations, *they were not seen at **every** Exit in the building (door onto patio - recommend adding one)*. It would also be beneficial if it was of the type that have battery back-up lights that are illuminated / lite up if power goes out .... See Examples

B. Picture 1 Not Present

B. Picture 2 Present

C. Fire Suppression System

Comments:

There is a **fire suppression / sprinkler system** present in the building. It looks like it would be functional but is **NOT** operated as part of the **VISUAL** survey and review and we can **NOT** confirm its operation (we have no way of activating or testing these). **A licensed fire protection contractor should inspect fire suppression systems before your due diligence period expires** (we are not licensed fire protection contractors). We recommend you obtain all past fire inspection and maintenance records from the current owner before your due diligence period expires.

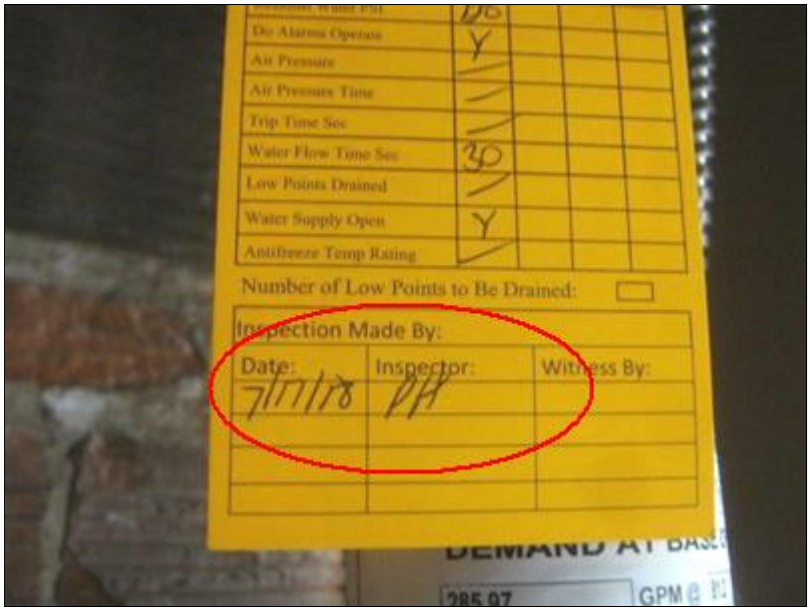
The data tag shows the last service was in July of 2018.

See Examples

C. Picture 1

C. Picture 2

C. Picture 3



C. Picture 4

D. Security Alarm Systems

Comments:

A security alarm system was present in the building and look functional, but its control case was open with wires looking loose or disconnected and these are **NOT** activated **NOR** set off as part of the **VISUAL** survey and review. We recommend having an alarm specialist or contractor verify proper function of the alarm system(s) before your due diligence period expires. We recommend you obtain all past alarm inspection and maintenance records from the current owner before your due diligence period expires.

D. Picture 1

E. Fire Extinguishers

Comments:

There were no fire extinguishers present. Most cities in this area have rules on how many Fire Extinguishers should be present, where they should be, how often they should be checked, filled and by whom, etc.

We anticipate a new owner will need to have fire extinguishers installed. Verify with the city or fire marshall they are at the correct amount and at the needed locations.

F. Fire Hydrant

Comments:

There was a fire hydrant(s) at the street nearby. Checking operation of this type equipment is **NOT** part of a visual survey and review of the property.

Out of Scope Issues

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

6. Interior & Common Areas

Items

A. General Interior Areas

Comments:

FYI - We noted cracks, stains or movements that in our opinion are consistent with the use and function of the component, and not uncommon for a building of this age.

See Examples of Interior Areas

A. Picture 1

A. Picture 2

A. Picture 3

A. Picture 4

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

7. Additional Considerations

Additional Considerations:
There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). 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. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

Additional Issues:
Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

Items

A. Document Review and Interviews

Comments:

No documents or past maintenance history of the building, etc was provided to us prior to arriving at the site ..... So no assessment or review was part of the visual building survey. We recommend getting all getting all maintenance, service, renovation or inspection records on this building from the seller, service companies or maintenance people prior to close.

We also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, addition, renovation, change-outs, etc. which were not a part of our inspection process, nor were they performed by our company.

B. Exclusions and Out of Scope Considerations

Comments:

(1) **Phase 1 Environmental Inspection:** We are **NOT** specialists in these **AND** do **NOT** perform these type inspections, but a licensed environmental contractor can perform this for you if desired **OR** needed.

(2) We **DID NOT** perform **mold tests or mold / air sampling** evaluations at this property. Almost all buildings have some form of mold spores present, most of which are not harmful. A **visual inspection** by itself **CAN NOT** verify the absence, presence, type **OR** significance of mold **IF** present in a building. There were one or more **"Red Flags"** present (past water leaks, stains, or similar conditions such as at ceilings, walls, the basement, etc) that could have potential to develop mold or produce mold. Mold can cause health or respiratory problems for some people. Mold types and the significance can only be discovered through sampling and laboratory analysis. A competent Certified mold or indoor air quality specialist can provide testing or evaluation for you if desired or you feel its needed.

(3) We **DID NOT** not perform any **radon testing or radon sampling** or evaluation at this property. A **visual property inspection** can not verify the absence or presence of radon gas. A NRSB or NEHA certified radon specialist can provide information or testing for you.

(4) Due to the age of the building, it's possible that **ACM (asbestos containing materials)** can be present somewhere. A **visual inspection** alone by non-licensed individuals **CAN NOT** verify the absence or presence of ACM. Only having a state licensed asbestos laboratory examine suspect sample materials can make this determination. We are **NOT** state licensed asbestos testing or inspection specialists **NOR** are we a state licensed testing laboratory. A licensed specialist in ACM can provide testing for you.

(5) Due to the age of the building, it's possible that **lead based paint** could be present somewhere. A visual inspection alone by non-licensed individuals **CAN NOT** verify the absence or presence of lead based paint. Only a state licensed lead paint inspector and/or testing laboratory can make this determination. We are **NOT** state licensed lead inspectors **NOR** a testing laboratory. A licensed specialist in lead paint inspections can provide testing for you.

(6) Under the **SoP** (Standards-of Practice) for our inspections, recreational equipment, TV, internet, antennas, vending machines, personal components like computers, welders, air compressors, shop equipment, power or other tools, timers, low voltage wiring, intercoms, security motion sensors or cameras, etc are excluded and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect any of this type equipment on the property if present.

See Examples

(7) ***BUILDING INSPECTIONS / PERMITS / CODE INSPECTIONS:***

We recommend viewing the municipal inspection records and permit information for this property. They could contain information on any upgrades, renovation, change-outs, etc. which were **NOT** a part of our inspection process **NOR** were they performed by our company.

In our opinion, the property shows major signs of renovation, change-outs or addition after the original construction **AND** fairly recently (within the past 10-15 years). This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections, etc. We suggest verifying with the local code authority and seller to determine the work was done properly and conforms to the building standards applicable at that time. Amateurish or un-permitted work can sometimes conceal poor workmanship or hidden defects, and under certain conditions has been known to be subject to penalties or fines.

It would be recommended to Verify work with seller or city and get copies of work orders, permits, etc for the extensive renovation (like HVAC, plumbing, electrical, roofing, etc), showing who did the work, when are there any transferable warranty's, etc.

(8) This Visual Survey did **NOT** include a review of building codes or **ADA requirements** at the building as part of our survey.

ADA - The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. ***Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled.*** The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants, and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

(9) Under the **SoP** (Standards-of Practice) for our inspections, recreational equipment is excluded and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect any recreational equipment on the property.

(10) ***Activity Exclusions*** ..... The activities listed below generally ***are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide***. These should not be construed as all-

inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant may provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

Warranty, Guarantee, and Code Compliance Exclusions: By conducting a PCA and preparing a PCR, the consultant is merely providing an opinion and does not warrant or guarantee the present or future condition of the subject property, its systems or components NOR may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

Additional/General Considerations: Further Inquiry: There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if the were included in the PCR, should be identified.

Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations,and this list of non-scope considerations is not intended to be all-inclusive: Seismic Consideration, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), **Insect and/or Pest or Rodent Infestation, Environmental Considerations, ADA Requirements**, Property Security, Fire Suppression or Alarm Systems, FFHA Requirements, and Indoor Air Quality.

C. Limiting Conditions

Comments:

Buildings that are finished out, occupied, being used, and fully or partially furnished at the time of the visual survey prevent the consultants from having access to all areas or components. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our survey. Along with deficiencies that we might **NOT** have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or correction.

D. Repair / Replace / Further Evaluation

Comments:

Always have any repair, replacement or further evaluations performed by a competent, insured and licensed contractor specializing in that trade or profession. They should read the report; review the component or system conditions; then service, modify, repair or replace any defects or unreliable conditions as needed to properly and safely correct them. You should get at least 3 written estimates on any major work, **AND** all repairs or work should follow the Manufacture Installation Guidelines; and applicable National, State, or Local building codes. Further evaluation for any service, repair or replacement should take place before the end of the inspection contingency period.

Items or conditions noted in the report do not obligate ANY party to perform service, make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency or adverse condition is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations or inspection

contingency in your real estate contract, etc. *Evaluations by qualified tradesmen can lead to the discovery of additional deficiencies or conditions which may involve additional repair costs.* Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is **NOT** required to provide follow-up services to verify that proper repairs have been made.

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate,* the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

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Immediate Costs Summary

Dan Bowers Company

(913) 649-8877

Customer
Ronald McDonald

Address
1567 E. Anywhere Ln
Kansas City MO 64055

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

2. Utilities

E. **Special Systems**

(2) The building also uses a **solar photovoltaic system** with the knife disconnect by the main meter and **solar panels on the roof.**

Under the **SoP** (Standards-of Practice) for our inspections, solar panels or the applicable equipment are a highly specialized system using specialists for Service, Repair or Maintenance and **NOT** inspected as part of the General Inspection. We **DID NOT** inspect the s**olar photovoltaic system** on the property.

We noted several panels with visible damage, and recommend having a professional Solar Panel contractor Service and **Check these prior to leaving your due diligence period to determine if the damage is just cosmetic and they are functioning properly OR if Repair is Needed.** Several Company's that we understand do this are **Ampray Solar (816) 287-4118** or **KC Energy Solar ..... (816) 268-7810**. Other companies may be found online or in the phone directory.

The damage may be hail related ..... If so there might be insurance coverage for this from the sellers insurance policy.

See Examples of Solar Panels, Control, etc

F. **Trash Removal / Dumpster**

There was a trash dumpster at the rear of the building. Ask seller to verify how trash is handled and about pick-up ..... is it a public or private service for the building, etc. AND who provides the dumpster's, etc.

Apparently trash pick-up has not been done for awhile as there was a lot of trash / debris accumulating at the rear of the building needing removal.

See Example

3. Structural Frame and Building Envelope

A. **Foundation / Building Floor Slabs**

(2) We observed signs of current moisture leakage in the basement. **We recommend service and repair by a competent foundation or water proofing contractor**

We did not observe a floor drain or sump pump, etc present in the basement. This was fairly common in buildings of this age. Due to our current building standards and expansive soils, new buildings would have a floor drain and/or sump pump drain system present. There is a lot of expensive equipment in the basement and if used for storage of perishables, **we would recommend installing a drainage system.**

(3) A **TEMPORARY "**Telescopic Steel Column" was observed at one basement location. They are often used in construction or remodeling projects to adjust or level part of a structure. Think of them as you would think of a car

3. Structural Frame and Building Envelope

jack. They exist to "jack up" part of a buildings structure or framing temporarily, **and then they should be replaced with a permanent column when the work is done.**

(4) **Basement Stairs:**

1. The stairs at the basement are steeper and narrower than we typically see (building standards recommend they be 36" or more wide). This can pose a safety concern.
2. No handrail was present at the basement stairs. Any stairway with 4 or more risers should have a handrail on at least 1 side.
3. The guard railing at the basement stairs was missing. For safety, a guardrail is needed at any elevated floor or walk surface, if there is 30" or more of a vertical drop to the floor or ground below.
4. **Service and correction would typically be recommended, however with the stairs being concrete it is doubtful if this can be readily or economically done.**
5. See Examples

D. **Fenestration System (i.e. windows, openings, doors etc.)**

(1) **DOORS:**

In our opinion the exterior doors look to be in functional overall condition with wear or deterioration consistent with their type and usage.

See Examples

The rear metal walk door was stuck or jammed and we could **NOT** get it to open. Service and Correct as Needed.

E. **Roofing and Accessories**

(3) **METAL FLASHING / TILE COPING:**

Most caulking or mastic looks like it was good to start, but now has various places where it is worn, separating, split, etc (all of which can allow moisture intrusions). Have a competent contractor caulk **AND/OR** re-seal the flashing and tile.

See Examples

4. Mechanical and Electrical Systems

A. **Main Plumbing / Water Supply / Distribution**

(1) The circulation pump for the Hot Water Boiler / Heater was running but the unit was not producing heated water so we could **NOT** check the heated floor system function; **NOR** could we check for things like correct alignment of the hot/cold water at fixtures or appliances; **OR** of adequate hot water production, etc in the building. **Service or Repair Needed.**

There was an active leak by the supply valve to inground floor heating lines (Repair Needed).

We recommend having a competent and licensed plumbing contractor read the report; evaluate and review the system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.

(2) A **Back-Flow prevention device** was installed. Inspection of these type devises are excluded and **NOT** part of a visual General Property Inspection. Many cities require periodic (annual or bi-annual) testing by a licensed plumbing **OR** mechanical contractor that is certified as a **Backflow Specialist**. We are **NOT** licensed plumbers, etc.

4. Mechanical and Electrical Systems

We recommend that a licensed Backblow Specialist or Plumber inspect the system and verify it is functioning properly.

The device and/or fittings were leaking. Service and Repair.

B. General Plumbing Observations

(2) The data tag on the sprinkler system shows the last service / inspection was in 2018. Most cities require periodic (annual or bi-annual) testing by a licensed plumbing **OR** mechanical contractor that specializes in testing of these systems. We are **NOT** licensed plumbers, etc.

We recommend that a licensed Mechanical Contractor or qualified Plumber service / inspect the system and verify it is functioning properly.

D. Hot Water Boiler / Heater

What is labeled Boiler is functioning as an "Instant-On Hot Water Heater" with a higher efficiency and more ability to produce heated water quickly than a typical water heater (its used for the heated floors and as a hot water heater for the potable water). It also had a Storage Tank by it (the data tag indicates it has about a 31 gal capacity)..

The circulation pump was running but the unit was not producing heated water so we could NOT check the system. Have a competent professional contractor Service and Repair as Needed.

E. Restrooms

There were 3 restrooms (mens, women's and universal).

The mens restroom had grab bars, a heat source, an exhaust source, 2 sinks, 2 toilets, and 1 urinal. It had no electrical outlet and the heat register grill was missing (replace this). Current safety standards would have a GFCI protected outlet within about 3' of the sink. and there was **NO** hot water (restore/repair). **Service and Correction Recommended.**

The women's restroom had grab bars, a heat source, an exhaust source, 2 sinks, 3 toilets. It had no electrical outlet; lights were burned out OR not operational (repair); 2 of the toilets had signs on them saying out of order (repair); and there was **NO** hot water (restore/repair). Current safety standards would have a GFCI protected outlet within about 3' of the sink. **Service and Correction Recommended.**

The universal restroom had **NO** grab bars (install); 1 sink (drains slow - Repair); 1 toilet (loose at floor / repair); It had a GFCI protected electrical outlet, but 1 outlet was **NOT** GFCI protected (repair); lights were burned out **OR** not operational (repair); it had no heat source (although nice, half baths are not required by most building codes to have a permanent heat source); and there was **NO** hot water (restore/repair). **Service and Correction Recommended.**

F. Air Conditioning, Heating and Ventilation

There were 3 HVAC Units (RTU's) on the Roof of the Building. There are 2 Trane Heat/Cool Systems and 1 Comfort Star Cool Only System. They are as Follows:

Trane Heat/Cool RTU / Gas Heat: Model - YHC120E#RHAOEDOC1A10000AO / Serial #1132102266L / Mfg - 2011 / Size 10 Ton Cooling / Approx 140,000-200,000 btuh Heating

4. Mechanical and Electrical Systems

Trane Heat/Cool RTU / Gas Heat: Model - YHC120E#RHAOEDOC1A10000AO / Serial #113013224L / Mfg - 2011 / Size 10 Ton Cooling / Approx 140,000-200,000 btuh Heating

Comfort Star / AC Mini-Split Room Air Conditioner: Model - CCH024CD-A/D / Serial #6322300635 / Mfg - 2010 / Size 2 Ton Cooling (21,500btuh)

The Heat/Cool Units use gas for heat and are commonly referred to as RTU's (roof top units). They were turned on in the Heat Mode and were operational.

The Mini-Split system on the roof was a cooling unit. Its inside blower, etc is at the kitchen area. We did NOT find a thermostat, control or remote control for it, so it could NOT be operated. The mini-split fuses were oversized (the data tag says the maximum size protection should be 20amps / the ones there are 30amps)

The RTU's use R-410A Refrigerant. The Mini-Split uses R-22 Refrigerant and R-22 production was banned after January of this past year. Most Service Companies have stockpiled R-22, but future repairs may be more expensive as this type refrigerant gradually gets harder to get. Budget for unexpected repairs **AND** continue to use and service the units until replacement is needed. With the current ban on R-22 and newer energy standards, when you have to replace the existing unit it is our opinion you could anticipate replacement costs to be higher, So plan or budget accordingly.

We recommend replacing the air filter, every 6 to 8 weeks during the heating and cooling seasons to promote clean and efficient operation.

When the outside air temperature is in the 40's as it was at the time of the inspection, a **VISUAL** inspection does **NOT** adequately check the units full cooling capability.

Some gas pipes are rusted or corroded. These have the potential to become unreliable and develop leaks. Correcting this condition typically involves installing a protective coating or sealant on them.

Since we could NOT operate the mini-split and we did NOT see signs of recent service on the units themselves, prior to leaving your due diligence period we recommend Service and a complete system evaluation by a licensed hvac contractor. Such an inspection would involve inspection of the cooling coils (inside and outside), the heat exchangers, controls and areas not readily visible. It will also include leak checking coils; checking freon levels, etc.

I. General Electrical Observations

During the examination of the electrical branch circuit we noted deficiencies OR unreliable conditions, such as the following conditions: an open electrical junction boxes with exposed wiring at the loft area; an extension cord used for permanent wiring; lights we could not get to operate (check the bulbs to start with);

Some **"wet areas"** (wet areas are locations like kitchens, restrooms, exterior, unfinished basement areas, etc) did not have GFCI protection. Current safety standards recommend GFCI's at these type areas. We recommend installing a GFCI at any applicable area without one.

Have an electrician or qualified individual service and correct as needed.

5. Fire Protection

C. **Fire Suppression System**

There is a **fire suppression / sprinkler system** present in the building. It looks like it would be functional but is **NOT** operated as part of the **VISUAL** survey and review and we can **NOT** confirm its operation (we have no way of activating or testing these). **A licensed fire protection contractor should inspect fire suppression systems before your due diligence period expires** (we are not licensed fire protection contractors). We recommend you obtain all past fire inspection and maintenance records from the current owner before your due diligence period expires.

The data tag shows the last service was in July of 2018.

See Examples

D. **Security Alarm Systems**

A security alarm system was present in the building and look functional, but its control case was open with wires looking loose or disconnected and these are **NOT** activated **NOR** set off as part of the **VISUAL** survey and review. We recommend having an alarm specialist or contractor verify proper function of the alarm system(s) before your due diligence period expires. We recommend you obtain all past alarm inspection and maintenance records from the current owner before your due diligence period expires.

E. **Fire Extinguishers**

There were no fire extinguishers present. Most cities in this area have rules on how many Fire Extinguishers should be present, where they should be, how often they should be checked, filled and by whom, etc.

We anticipate a new owner will need to have fire extinguishers installed. Verify with the city or fire marshall they are at the correct amount and at the needed locations.

Short Term Summary 1-5 Years

Dan Bowers Company

(913) 649-8877

Customer
Ronald McDonald

Address
1567 E. Anywhere Ln
Kansas City MO 64055

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

1. General Physical Condition

B. **Topography**

The grounds are generally level around the building.

In our opinion the slope / of the patio looks like it could pond water. We recommend observing this in a strong rain to see if it is acceptable or needs service.

3. Structural Frame and Building Envelope

C. **Sidewall System (exterior wall cladding and components)**

(1) **Walls / Cladding:**

In our opinion the exterior walls (brick, cement panels, etc) appear to be in overall functional condition showing wear and deterioration (such as the spalling brick with some soft mortar, and the cement panels with nails showing through) that are not inconsistent for their type, age and useage.

There were cracks, chipped, spalled and damaged bricks; there were exposed nail heads on the cement panels subject to rusting or leaking; soft mortar or worn caulking and sealants.

Ongoing Service, Tuckpointing, and Maintenance recommended

D. **Fenestration System (i.e. windows, openings, doors etc.)**

(2) **WINDOWS:**

In our opinion the exterior metal windows look to be in functional overall condition with wear consistent with their type and usage. Some sealant is worn or split. Have a competent contractor caulk, seal **AND** address any place below the soffit line where they meets another building material, etc.

See Example

5. Fire Protection

B. **Emergency Egress Lighting**

Although Emergency Exit signs were present at many locations, *they were not seen at **every** Exit in the building (door onto patio - recommend adding one)*. It would also be beneficial if it was of the type that have battery back-up lights that are illuminated / lite up if power goes out .... See Examples

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