Inspection Report

Saint Jefferson Parrish

Property Address:
6235 Missouri Blvd
Jefferson City MO 65109

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI
(913) 648-8787

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Date: 1/17/2019	**Time:** 09:30 AM	**Report ID:** 011719 - Church
Property: 6235 Missouri Blvd Jefferson City MO 65109	**Customer:** Saint Jefferson Parrish	

General Information:

It was a pleasure performing a survey of this building. In our teams opinion, the general overall structure and building envelope shows 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 further evaluation and/or repair 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 Use:
Church and School

Exterior Construction Type:
Concrete

Number of Levels in Bldg:
2- Story

Approximate Building Size:
30,001 to 36,000sf

Approximate Age of Original Building:
49-50 Years p/Buyers

Apparent Occupancy Status:
Partly Occupied and in Use

Buildings Faces Mostly:
West

Is Client Present:
Representative Of Church Present

Buyers or Sellers Agent Present:
Not Applicable

Temperature:
34 Degrees to Start

Weather Condition:
Cloudy

Soil Condition:
Snow Covered

Rain or Snow in Past Week:
Yes Both & Rained in AM

Mold Test:
No

Radon Test:
No

Termite Inspection:
No

Engineering Evaluation of Bldg By Us:
No

Phase 1 Environmental Thru Us:
No

Lead Based Paint Testing:
No

Asbestos Sampling / Testing:
No

1. General Physical Condition

Styles & Materials

General Topography:
Flat and Sloped

Storm Water Drainage:
Underground Municipal Drains
At The Street

Ingress and Egress:
City Street & Paved Parking Lot

Number of Primary Parking levels:
One

Paving Curbing / Parking:
Asphalt Parking Lots

Walkways:
Concrete

Retaining Walls:
Masonry
Stone

A.	**Building Elevations**
B.	**Topography**
C.	**Storm Water Drainage**
D.	**Access and Egress**
E.	**Flatwork, Walkways, Ramps, Paving, Parking and Curbs**
F.	**Retaining Wall at Building and Parking Lot**
G.	**Front Landing and Stairs**

A. Various Views and Elevations of the Building.

A. Picture 1 Front of Bldg / West

A. Picture 2 Right Side / South

A. Picture 3 Rear of Bldg / East

A. Picture 4 Left Side / North

A. Picture 5 Covered Parking Canopy

A. Picture 6 Front Entry Stairs

B. The grounds look generally level around the building with a gentle slope and look like they have positive drainage, however with the snow coverage this can **NOT** be fully verified. We recommend verifying adequate drainage with the owner prior to closing.

C. Storm water run-off appears to be disposed of through municipal drains at the street north of the building. There was no built up debris, etc to suggest standing water or problems in removing water.

D. The main entry's to the building are accessible by a paved city street; a paved parking lot; and concrete walkways or steps.

E. Overall the visible hard surface flatwork at walks, parking lots, curbing, etc look functional in our opinion at the time of the inspection.

Signs of cracks, chips, spalling, offsets, surface movement, deterioration, 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 will include sealing gaps, cracks, pot holes or other deterioration to help prevent future damage, moisture intrusions or a trip potential.

See Examples

E. Picture 1

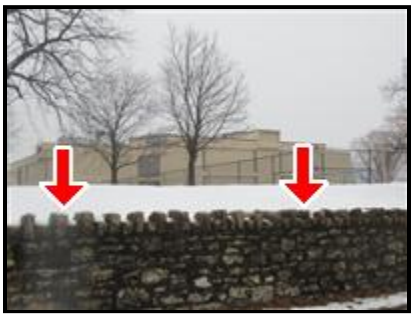
E. Picture 2

E. Picture 3

F. The masonry retaining wall by the front steps of the building appears functional.

The stone retaining walls at the south side of the building has deteriorated or loose mortar and stone that does not look uncommon for the type and age in our opinion. It looks like a contractor may have been repairing it (see sign on top of the wall). Verify with seller if the repairs have been done; if so ....are they complete and paid for.

F. Picture 1



F. Picture 2

G. The front landing stoop and/or steps have had excessive movement (over1"-2" +/- that in our opinion looks like heaving movements) resulting in uneven step heights or other damage that can be a trip hazard. Repair or replace any applicable areas as needed. This may include sealcoating the surface, correcting any surfaces offset by more than 1", and/or restoring the component to its original position.

At one time there has been a middle "grab rail at the front steps down toward the street. Its missing / Replace it.

Have a competent concrete contractor or similar read the report; evaluate the conditions present; then service, modify or repair any deficiencies or unreliable conditions as needed to safely and properly correct them.

See Examples in Pics

The EXACT cost of repairs is unknown to us, so you should consult with your own HVAC or other contractors prior to the end of your due diligence period to determine this. Depending on the materials and type of repair done, your costs could exceed $3,000.

G. Picture 1

G. Picture 2 Heave or Movement

G. Picture 3 Missing Rail

2. Utilities

Styles & Materials

Water Source:
Public Utility

Electric Source:
Public Utility

Gas Supply:
Public Utility

Sanitary Sewer:
Public Sewer System

Storm Sewer:
Public Inlets at Street

A.	**Water**
B.	**Electricity**
C.	**Natural Gas**
D.	**Sanitary Sewer**
E.	**Special Systems**
F.	**Trash Removal / Dumpster**

A. It appears the water source is the public utility company.

B. It appears the source for electricity is the public utility company.

C. (1) It appears the fuel source is natural gas and supplied by the public utility company.

(2) Gas was on in the building as the gas kitchen ranges; water heaters; roof top heating units (RTU's) were all working.

However on the exterior of the building the gas meter was gone ???

Have seller or utility company verify how / where gas enters building and where your gas meter is located. Then have utility company or plumbing contractor verify the condition and installation is safe and proper.

C. Picture 1

D. Underground and not fully visible to us, it is assumed the sanitary waste discharges into the municipal sewers The current owner or city can verify this for you.

E. NOT INCLUDED:

On this type limited visual review IF certain speciality systems are present like: Telephone, internet, cable or low voltage landscape or interior lights; lighted signs inside or outside; overhead exterior floodlights; intercoms; timers; closed circuit video cameras; security lights that go on and off with daylight; security cameras; any type alarms or any fire suppression systems; drinking fountains; interior or exterior sprinkler systems; laundry areas or equipment, kitchen equipment; any type refrigerators, kitchen equipment; and other specialty systems, etc) ..... They are **EXCLUDED** and **NOT** examined as part of the General Building Survey.

See Examples

If any are present and staying, we recommend having the seller or a company servicing or dealing in this type equipment verify and demonstrate proper operation for you.

E. Picture 1 Soda Vending Machine

E. Picture 2 Intercom Speaker - 2nd Floor

E. Picture 3 Timers

E. Picture 4 Low Voltage

F. (1) We saw a trash dumpster at the drive on the north side of the parking lot. Ask seller to verify about trash pick-up schedules and if it is a public or private service for the building, etc. AND who provides the dumpster(s).

The block walls of the dumpster enclosure are cracking, chipping and have signs of moisture deterioration.

Repair as Needed.

F. Picture 1

(2) There was a demo dumpster at the rear of the building. Ask seller to verify why its there; who provides it; for how long; who is paying for it; and how long its to be here.

F. Picture 2

Out of Scope Issues:

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

3. Structural Frame and Building Envelope

Styles & Materials

Foundation:
Concrete Slab

Building Type:
Masonry Walls

Roof-Type:
Flat / Low Sloped
Other

Roof Structure:
Not Fully Visible
Feels Like Concrete

Attic Info:
N/A

Main Building Roof Materials:
Various Types of Roofing Material
Snow Covered / Most Not Visible
Looks Like EDPM
Metal
Other

A.	**Foundation / Building Floor Slabs**
B.	**Building Frame**
C.	**Roof Frame or Structure**
D.	**Sidewall System (exterior wall cladding and components)**
E.	**Roofing and Accessories**
F.	**Detached Garage**
G.	**Other**

A. The building is on a slab foundation. Due to finish coverings (carpet, vinyl, tile, etc) and furniture, cabinets, chairs, and abandoned equipment or belongings, etc .... the slab foundation is mostly not directly visible for inspection. In brief, it prevents the inspector from accessing and checking everything. **The visible areas look functional.**

Many slabs are found to contain cracks in the concrete if floor coverings or storage are removed. 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 through time, seismic activity, expansive soils, downspouts that are clogged or that terminate next to the foundation. Concealed defects are not within the scope of our inspection.

B. Much of the interiors rooms were finished out. We did not see the actual walls or frame in at least 50% of the building. The areas we did observe (mostly concrete) look functional in our opinion without signs of significant structural defects.

Small cracks, gaps, etc were noted in the foundation or building walls at the exterior and interior. These are often caused by shrinkage or movement in the building or its materials, and in our opinion this is not uncommon for the age and type construction, combined with expansive soils. We recommend keeping any crack, gap or utility penetration well sealed to be able to monitor for future movements or leakage. If either condition should ever occur, repairs could be needed.

C. We observed sections of the underside of the roof deck and roof supports at just a few various places where ceiling tiles were missing or removed. The visible roof decking and supports were concrete and looked functional where we observed them. Most areas were **NOT** visible.

The ceilings were solid at some areas, unfinished at other areas and had "suspended ceiling tiles" at other areas. Several places where ceiling tiles were missing indicated there were 2 layers of ceiling tiles that were just about a foot or so apart (double layers of ceiling tiles ..... suspended ceiling tiles with lay-in tiles above them). With that small a space above them, there was no viable attic space that we observed.

See Example

In accordance with "Standards-of-Practice" from the industry standards for visual property condition surveys, we do **NOT** travel in an above ceiling area with easily damaged ceiling tiles, limited headroom, no solid walkway or standard flooring designed for normal walking, or with air ducts that obstruct the area (all of which was the case here).

There were older looking moisture or leak stains at the ceiling tiles below the concrete roof deck that were dry at this time (but the roof was snow covered and/or frozen at this time). Verify with seller when the leaks occurred, when they were fixed, who fixed them, etc. Monitor these areas in the future .

C. Picture 1 2 Layers of Ceiling Tiles

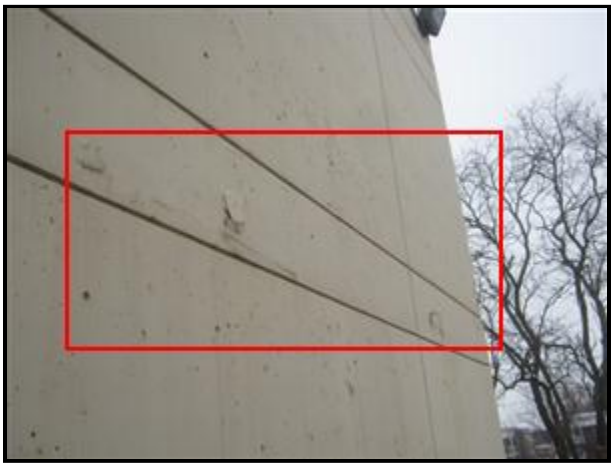
D. In our opinion the exterior or cladding on the exterior of the building shows wear, deterioration, etc consistent with the age and useage. There were gaps, cracks or unsealed areas around areas like: trim, windows, doors, the joint where different building materials meet, utility penetrations, etc. This is not uncommon for this age building. Ongoing Service and Maintenance includes keeping these areas parged, tuckpointed, caulked, well sealed, filled, or painted as needed.

We observed cracks, rebar pops, moisture damage, concrete damage, a tilt in beam on areas like the south, east and west walls, the dumpster, etc. Although in our opinion they do not look structurally significant, they should be repaired to help prevent moisture damage, moisture intrusion to the building and to help prevent further damage to the building itself.

See Examples of Damage or Moisture Intrusion Sites

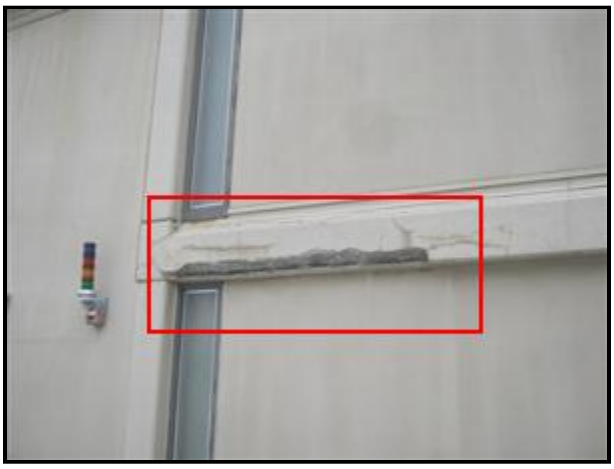
Exterior repair, sealing, and water-proofing of concrete and walls, etc recommended.

D. Picture 1



D. Picture 2

D. Picture 3



D. Picture 4

E. (1) **ROOFING**

The roof was accessed by a 2nd floor door / window that opens out onto the roof and a built-in metal stairway to the upper roof. The various roofs, roof coverings, their flashings and other accessories were mostly snow covered (over 95%) and **NOT** visible for an inspection (their condition is unknown).

The roof was covered with snow and/or ice so a comprehensive inspection of the roof, its materials, decking, flashings, protrusions and other components could **NOT** be made. Its condition is **NOT** known. It is recommended that the roof be re-inspected by a competent roof contractor OR your insurance carrier when the snow melts and the roof is fully visible. **This should be done prior to leaving your due diligence period.**

Also we recommend having your insurance carrier verify insurability prior to close.

One such commercial roofing company is Kaw Roofing and Sheetmetal (913) 371-6100 (Chris Daly).

ROOF LEAKS: In accordance with industry standards for a PCR (Property Condition Report), *a visual Review and Survey 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.

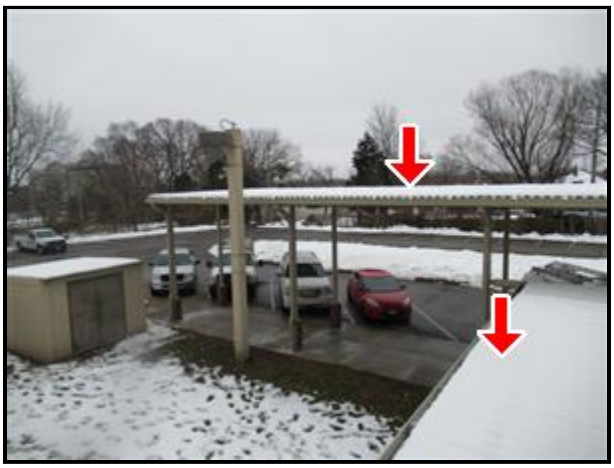
E. Picture 1 Door To Roof

E. Picture 2 Stairs to Roof

E. Picture 3

E. Picture 4 Lower Roof & Parapet Flashing

E. Picture 5 Upper Roof Snow Covered



E. Picture 6 Metal Roofs Snow Covered / Not Visible

(2) **GUTTERS**

Gutters were snow covered and **NOT** visible **OR** stopped up and holding frozen water most areas. We observed at least one or more scupper damaged outside the building top. Service and Repair as needed.

Underground downspouts and/or drains were noted but not tested as part of a visible building inspection. The daylight openings of these drains were not seen. Verify with the seller their location and ensure they are not clogged and they're free-flowing.

With show filling them OR covering them and standing OR frozen water in gutters it not possible to determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them when the snow is gone in a strong rain to see if they are acceptable or not.

E. Picture 7 Standing Water

F. (1) There was a detached garage to the south side of the parking lot. It was a block building on a concrete slab. It had a walk door and an overhead door. It uses trusses for the roof supports. The roof was snow covered and **NOT** visible for an inspection. We could see the ends of the roofing and it appears to be composition shingles (condition unknown). The snow coverage prevents us from seeing if the roof is ventilated but we don't believe it is.

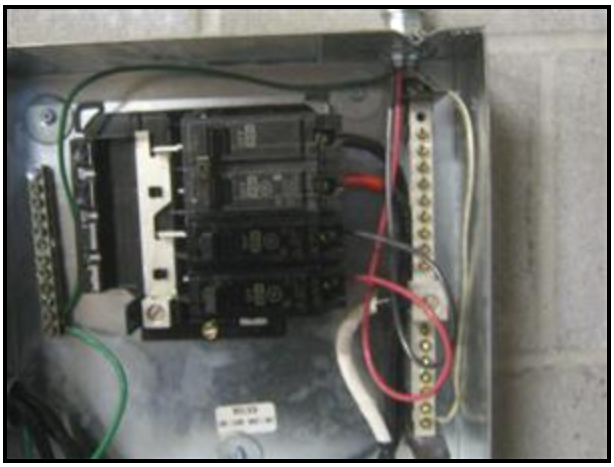
The building had electricity to it, with overhead lights, an electrical sub-panel and electrical outlet(s). The building had applicable GFCI protection.

In our opinion the visible portion of the building is in overall functional condition.

F. Picture 1

F. Picture 2

F. Picture 3



F. Picture 4

(2)

1. There was moisture damage and/or wood rot at the soffit, fascia and door areas.
2. There was also bare wood and peeling or deteriorating paint at wood areas.
3. The concrete ramp entering the garage is broken, split and is a trip hazard.
4. Service and Repair Recommended.

F. Picture 5

F. Picture 6

F. Picture 7

(3) Gutters, downspouts and splashblocks or extenders were not present and we recommend installation at the sides of the building to help direct water away from the building. Moisture ponding near the slab can lead to leaks or foundation movement. Once installed we recommend extending the downspouts 6' or more away from the building.

The ground next to the slab is flat. This causes the soil to stay moist. Wet soil combined with expansive or heaving soils can lead to cracks, movements, and/or potential leakage. The soil, grading and/or other drainage paths should be maintained to help prevent this.

(4) When the snow coverage is gone and the roofing is visible, we recommend that the roof be inspected by a competent roof contractor OR your insurance carrier. This should be done prior to close. We also recommend that you verify the insurability and acceptability of the roofing with your insurance company at that time.

F. Picture 8 Snow Covered

G. There was some sort of storage shed at the rear of the building (NE corner). It was padlocked and **NOT** inspected as part of the general inspection. What its used for; whats inside; or its condition is unknown to us. If this is of interest to you we recommend unlocking it and checking it prior to close.

G. Picture 1

Out of Scope Issues:

Entering of Crawlspace or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
Roof: 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.

4. Mechanical and Electrical Systems

Styles & Materials

Main Fuel System:
Natural Gas

Plumbing Water Distribution (inside building):
Not Fully Visible
Copper
Plastic
Other

Plumbing Drain / Waste:
Cast Iron
Copper
Plastic
Other
Not Fully Visible

Water Heater Manufacturer:
AMERICAN STANDARD / 75 Gal
STATE / 85 Gal

Water Heater Power Source:
Gas

Water Heater Age:
State - Mfg 2010
American Standard - Unknown

Water Heater Location:
Mechanical Room @ Main Level

Electrical Service Entry to Building:
Underground Entry
600 Amp Service
Sub-Panel(s) - Yes / Many
3 Phase Service

Main Heating / Cooling Equipment:
6 Roof-Top Heat/Cool Pkg Units

A.	**Main Plumbing / Water Supply / Distribution**
B.	**Main Plumbing Drain, Waste and Vent System**
C.	**Main Fuel System for Building**
D.	**Domestic Hot Water Heater**
E.	**Restrooms / Classroom or Other Sinks / General Plumbing Observations**
F.	**Air Conditioning, Heating and Ventilation**
G.	**Electric Entry Service**
H.	**Main / Sub-Panels**
I.	**General Electrical Observations**
J.	**Vertical Transportation (Elevators)**
K.	**Main Level Commercial Kitchen**

A. (1) There were several water shut-off valves present, but we believe the main water shut-off in the building is located in the mechanical room behind the State Water Heater ... Verify this information with the owner.

The main supply lines appear functional at this time with typical rust or corrosion.that in our opinion do not look uncommon for their age and useage. No visible active leaks noted at this time in main lines.

A. Picture 1

(2) There were multiple leaks or disconnected piping at areas like the Restrooms, the Kitchen, Classroom Sinks etc that are in need of professional repair.

(3) **Drinking Fountains or Faucets**

Some were operational at both floors, others were not operational at both floors and are in need of repair.

A. Picture 2 Working - 1st Floor

A. Picture 3 Working - 2nd Floor

A. Picture 4 Not Working - 1st Floor

A. Picture 5 Not Working 2nd Floor

(4) Outside hose bibbs missing their handles, **NOT** operated. Have seller provide them to check operation.

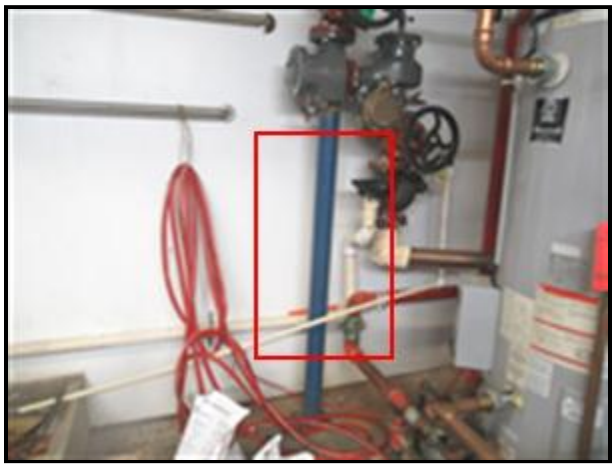
A. Picture 6

B. (1) The main drain, waste or vent lines have common rust or corrosion on them. Some stains or corrosion look like they were caused by leakage at some time, but no active leaks were currently noted.

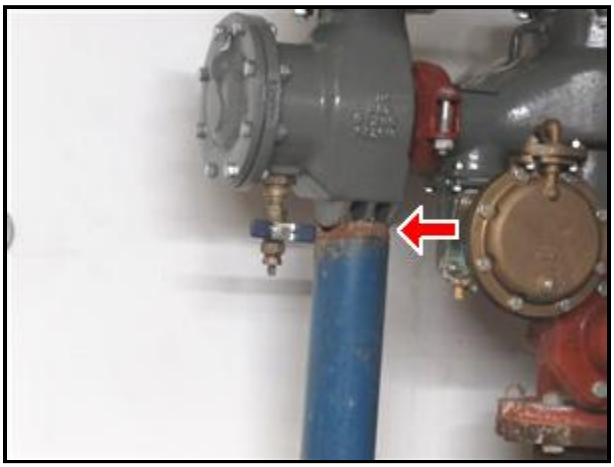
Cast iron drain pipes were present which was typical on older plumbing systems. Cast iron is subject to rusting or deterioration from the inside out. When they get out over 40-45 years old they can clog or crack without prior signs or notice. Budget for unexpected repairs in any building with older original plumbing.

(2) There were leaks at supply and drain lines and disconnected piping at areas like the Restrooms, Kitchen, Classroom Sinks etc that will need repair.

(3) There was a large steel post (looks like basement support post) under the water valves, pipes, etc in Pic 1. It has been cut-off to fit and provide support to the water valves, pipes, etc. Although it seems to be working, it is not secured at top or floor. In Pic 4 there is a funnel of some type that looks like its there to catch dripping at the joints of the piping. Both these conditions even if working are a handyman type repair. Recommend Service and full Repair by a competent plumber to prevent future problems.



B. Picture 1



B. Picture 2

B. Picture 3

B. Picture 4

(4) We observed plumbing cleanouts outside around the building for easy access.

B. Picture 5

(5) Based on the inspection industry's definition of a recommended water test for "functional flow" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a **video-scan** of the interior of drainpipes and drain lines can fully confirm the actual condition. When the plumbing system is older or there are large trees near the building, it would be prudent to have the drain lines "video-scanned" prior to close.

C. Although not always seen in older buildings, current safety standards would have major gas lines in the building clearly marked with labels saying **GAS** every 5' or so (usually yellow labels with black marking).

We Recommend marking them.

D. (1) There were 2 gas fired water heaters present. They appear operational.

The one on the right is a State Brand / 85 gal. Manufactured in 2010

The one on the right uses a circulating pump and is an American Standard Brand / 75 gal. We did not locate a date of manufacture on it. The data tag says it meets the Ansi Standards of 2003. That would indicate its manufactured since then. The Ansi Standards change every few years. It could be anywhere from 2 to 15 yrs old. Verify the age with the owner.

The units have expansion tanks for them. These devices function similar to an overflow tank on a cars radiator system, and can help prevent ruptured water lines, etc. A recent story in the newspaper reported that some warranty companies have denied coverage to damaged water heaters or supply lines when there is no expansion tank, etc present.

D. Picture 1

D. Picture 2 Expansion Tanks

(2)

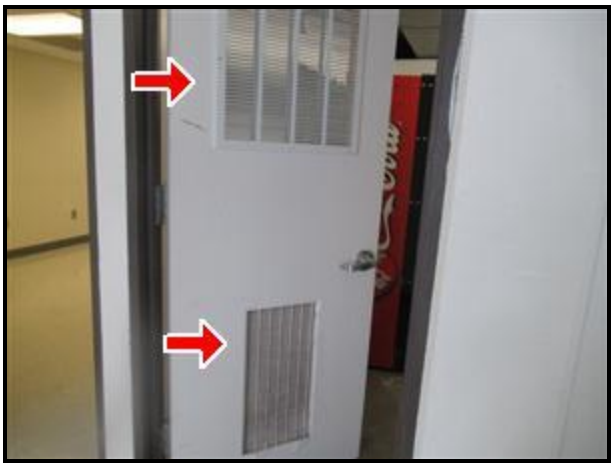
1. The circulator motor had a small drip/leak and has a corrosion build-up on top. Service and Repair.
2. There was a "Red Tag" attached to the plumbing lines on the State Water heater dated 2011 saying there was not enough "MAKE-UP AIR" and to NOT use the equipment until repaired (safety hazard). The door to the mechanical room had 2 combustion air vents in it (that look different from each other), so we are not sure if the repair has been done by adding a 2nd vent AND nobody ever removed the tag OR if the 2 vents were not enough. We recommend having a professional contractor determine the proper amount of combustion air (make-up air) needed for the size of the room and install the proper amount and type of sources at the correct location(s), OR if the correct amount of combustion air source is present have the plumber or utility company sign off for the new owner and remove the tag.

D. Picture 3

D. Picture 4

D. Picture 5

D. Picture 6



D. Picture 7

D. Picture 8

E. (1) **RESTROOMS:**

We observed 10 to 13 restrooms of various sizes on both floors in the building. **Every restroom** had **multiple conditions** in need of **professional repair** to the plumbing, electrical, ventilation components, etc such as:

Toilets or urinals that leak or are inoperable; no exhaust vents; no electrical outlet, no GFCI protection, broken or missing toilet seats, light switch missing or broken, the light did not work or was missing, sinks with leaks or missing piping, slow draining or not draining sinks, low water flow at hot water side, sinks or toilet not connected,

OTHER SINKS / GENERAL OBSERVATIONS:

We observed multiple sinks throughout the building. There were leaks at mop sinks, classroom sinks, missing or disconnected piping, loose or inoperable faucets, low water volume, corroded piping or fixtures, etc.

Repair and properly correct them.

1st floor mop sink leaks;

E. Picture 1 Mop Sink Leaks

E. Picture 2 Classroom Fountain Leaks

E. Picture 3 Tub Room / Leak / Broken Seat

E. Picture 4 Sink Leaks

E. Picture 5 Not Working

E. Picture 6 Leaks / Broken

E. Picture 7 Out of Order Toilet Stall

E. Picture 8 Won't Stop Flushing / Broken Seat

E. Picture 9 Leaks at Rear

E. Picture 10 Leaks

E. Picture 11 Faucet Leaks / Sink Heavily Corroded

E. Picture 12 Leaks / No Seat

E. Picture 13 Shower

E. Picture 14 Clogged

E. Picture 15 Leaks

E. Picture 16 Leaks

E. Picture 17 Clogged / Slow Draining

(2) **Have a competent licensed plumbing or other contractors read the report; go room to room, evaluate and review the**

entire system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely correct them.

The EXACT cost of repairs needed to all the plumbing system, restroom, classroom sinks, etc and their equipment is unknown to us, so you should consult with your own contractors prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs to exceed $3,000 to $6,000 +/- and up.

F. (1) **RTU (Roof Top Units) ..... AIR CONDITIONING & HEATING**

There were 6 RTU's that appeared to be between 6 and 15 years old and of various sizes. Most look functional in the heat mode but **REPAIRS ARE NEEDED to various RTU's and/or the Computer Automation System.**

1. Due to the outside air temperature being below 35 degrees, the HVAC contractor was unable to inspect the system in the **COOLING MODE** (operation in cold weather can potentially damage the compressors or other components and does not give you an accurate cooling load). Service and maintenance recommended when the weather allows for it. This typically involves cleaning the coils (inside and/or outside), checking the freon levels, electric controls and verifying proper operation of all units.
2. The room with the automated computer system had no working lights and 4 RTU's were not calling for heat although all zones were in the temperature range that they should be running (see Pic #7).
3. **Have a competent and licensed HVAC specialist read the report; evaluate and review the heating and cooling system conditions and controls; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.**
4. ***SEE EXAMPLE PIC's OF RTU's ON THE ROOF***
    1.
    2. **HVAC EQUIPMENT COMMENTS .....**
    3.

The following was observed during a recent building walk through:

RTU 1 Engineer Air

- M# FWE113/DJE20/O/M
- S# DK607 RTU-1
- MANUFACTURE DATE 10/10/2012
- Cooling 11 Ton
- Heating 120,000 BTU output

- Needs new belt and filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No major repairs found

RTU 2 Engineer Air

- M# FWE163/DJE20/O/M
- S# DK6507 RTU-2
- MANUFACTURE DATE 10/08/2012
- Cooling 16 Ton
- Heating 80,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No major repairs found

RTU 3 York

- M# ZF150N20N4UZZ50001A
- S# N1K2148955
- MANUFACTURE DATE 2012
- Cooling 12.5 Ton
- Heating 192,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No Major repairs found

RTU 4 Engineer Air

- M# FWE113/DJE20/O/M
- S# DK6507 RTU-4

- MANUFACTURE DATE 07/2012
- Cooling 11 Ton
- Heating 120,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit disconnect is missing cover. Unit is in good condition.
- Repairs $800-$1100

RTU 5 Carrier

- M# 48TCED17A3G6-0B0A0
- S# 3609U19017
- MANUFACTURE DATE 08/2009
- Needs new filters. Heat OK. All of the compressors had good fuses. Found economizer filters are missing and the top panel is broken loose.

  Unit is in poor condition.
- Repairs $2K-3K

RTU 6 Lennox

- M# LGA240H2BS3G
- S# 5605C07549
- MANUFACTURE DATE 02/2005
- Needs new filters. All of the compressors tested ok and ran. Found burner 1 would not light and had error 58: gas valve 1 not energized two minutes after

  thermostat demand. Economizer missing all filters. Unit is in poor condition.
- Repairs $2K-3K

Building has an automation system that controls all zones and RTUs. RTU 6 blower runs continuously even though a call for blower is not calling. Currently the schedule is set for occupied on Sunday, and all unoccupied set points are 60F heating and 80F cooling.

Upon arrival found RTU 1, 2, 4, and 5 did not call for heat even though all the zones were colder than 58F. There may be a possible controls programming issue in BMS.

The life expectancy of most HVAC equipment is 15-25 years. Estimated yearly maintenance costs excluding repairs is $10K-15K.

All the costs listed above are estimates only. Actual replacement and maintenance costs could vary

F. Picture 1

F. Picture 2

F. Picture 3

F. Picture 4

F. Picture 5

F. Picture 6

F. Picture 7 Automated Control Room

(2) **FLOOR HEATERS**

There were floor heaters at various area on both floors in front of large windows, in hall areas, store rooms or other rooms without another heat source close by. Spot-checking these most worked, but some did not at both floors. Some thermostats were locked and we could not access them. Some thermostat covers were missing - Replace.

See Examples

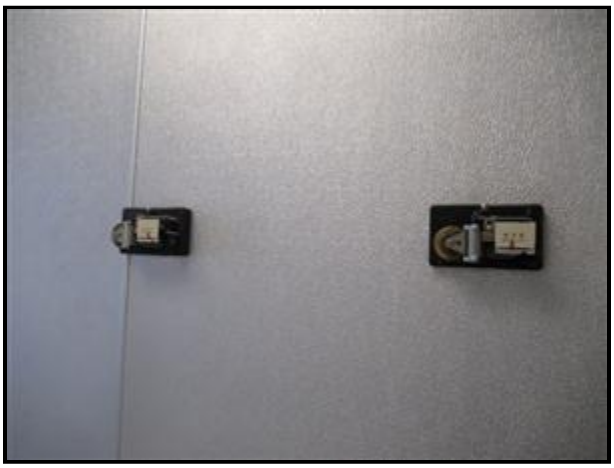
We recommend having a competent contractor Service all and Repair as Needed.

F. Picture 8 Hall

F. Picture 9 Filter Room

F. Picture 10

F. Picture 11 1st Level



F. Picture 12 Missing Tstat Covers

(3) **AIR CURTAINS**

Commercial "Air Curtains" are installed above some exterior doorway openings. Their purpose is to create an invisible barrier between the inside and outside air. This barrier can help reduce heated or cooled air loss, may help maintain separate temperatures between inside / outside, and can help keep out insects, dust, odors, etc.

Air Curtains are NOT air conditioners .... They may blow ambient air or heated air, but not cooled air. Most of these units that we see typically cost from $350 up to $850, however we have seen them as high as $5,500.

Spot-checking these most worked, but some did not. We recommend having a competent contractor Service all and Repair as Needed. See Examples in the Pics

F. Picture 13

F. Picture 14

(4) **The EXACT cost of repairs needed to all the HVAC equipment, Air Curtains and Floor Heaters is unknown to us, so you should consult with your own HVAC or other contractors prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs from $3,000 to $6,000 +/- or up.**

G. Underground outside to right of rear entry door.

G. Picture 1

H. The main electrical service is 600 amp, 277V / 480V - 3 Phase / 4 wire system.

The main disconnect are fuses. There were multiple sub-panels at the property (breakers or fuses) including at the main electrical room itself, the kitchen, the exterior garage, and at 2nd floor storage area, etc. Some were obstructed and not easily accessible ..... Not fully viewed.

See Examples

H. Picture 1 Main Switch

H. Picture 2 Main

H. Picture 3 Closet in Gym Area

H. Picture 4 Kitchen

H. Picture 5 2nd Floor

H. Picture 6 Obstructed in Gym

I. (1) See Examples of deficiencies or unreliable conditions in need of repair in Pics.

During the examination of the electrical system we noted deficiencies OR unreliable conditions that ALTHOUGH are common in a building of this age and useage ..... Are in need of professional repair, such as the following examples:

Damaged wiring or conduit such as outside and in the kitchen; open electrical boxes OR switches & boxes with no covers and exposed wire splices or wiring (electrical splices are to be in a covered junction box or fixture, etc); interior or exterior lights that we did not get to operate (check the bulbs to start with); GFCI(s) that were not tripping / resetting properly such as in the kitchen area ; "Wet Areas" without GFCI protection (wet areas are outlets at the exterior, garages, restrooms, rooftops; kitchens; etc); gas stove in kitchen not on a shunt breaker; improperly terminated or exposed wiring at the kitchen, by classroom sinks, etc; sub-panels with missing "knock-outs" in the storage room; loose or unsupported conduit at various rooms; damaged or dangling fixtures; ground and neutral wires not isolated in sub-panels like the kitchen sub-panel; green wires used for hot wires like in the kitchen sub-panel; the kitchen transformer humming loudly; exterior alarm light dangling loose by its wires; a tripped breaker that would not reset at a panel on the 2nd floor AND one in the main electric room on the 1st floor; extension cord used for permanent wiring such as at the east gym; etc.

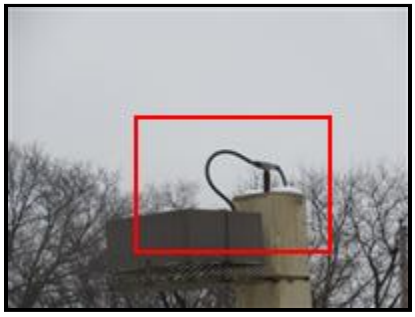
These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrician. **Have a competent and licensed electrician read ALL electrical comments anywhere in the report; evaluate and review the buildings full electrical system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.**

The EXACT cost of repairs needed is unknown to us, so you should consult with your own Electrical Contractor prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs from $3,000 to $6,000 +/-.

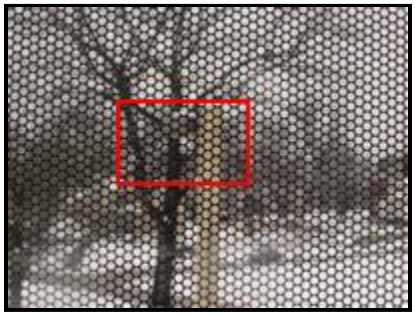
I. Picture 1 2nd Floor Light Fixture

I. Picture 2 Doorbell Not Working

I. Picture 3 Not Lit / No Cover



I. Picture 4 Light Not There



I. Picture 5 Light Not On

I. Picture 6 No Bulbs

I. Picture 7 Open Bulbs

I. Picture 8 Transformer

I. Picture 9 Kitchen Transformer Hums Loudly

I. Picture 10 Exposed Wires/ Dumpster Area

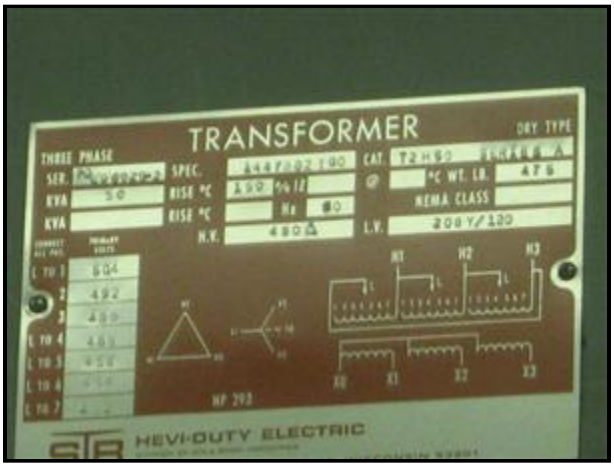
I. Picture 11 Open Electric Boxes

I. Picture 12 Tripped Breaker Did Not Reset

(2) There were multiple Transformers present of varied sizes that appear operable.

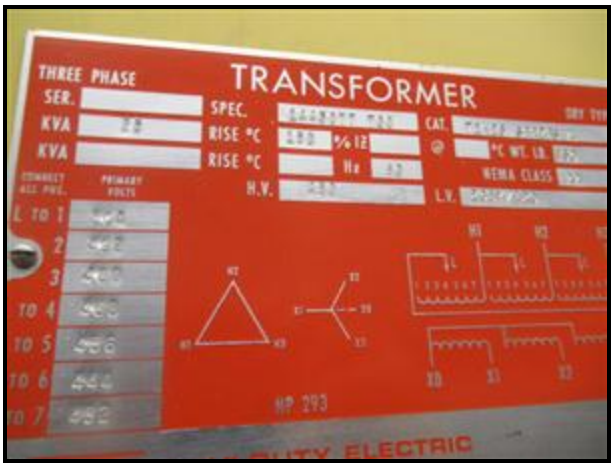
See Examples

I. Picture 13 Gym Room



I. Picture 14 50 KVA

I. Picture 15 Kitchen



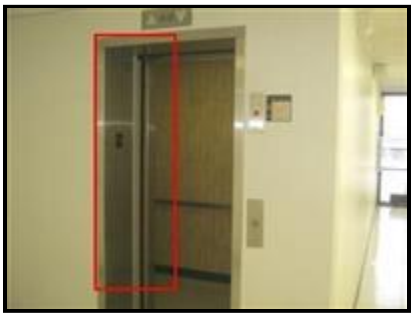
I. Picture 16 25 KVA

J. Per our inspection proposal and agreement with the client inspection of the elevator or its related equipment is **NOT** part of our visual survey. The elevator was in operation at the time of our survey, **BUT** examining the mechanical or electrical components or operation is **NOT** part of our visual survey.

Get all records from the owner to determine operation, function of systems and history of repair or breakdowns, etc. AND to verify elevator inspections history and frequency. It is usually prudent to keep using the same company.

Most cities in the metroplex require annual safety inspections of this equipment by a specialized company and posting of a Permit for this in the elevator. **The permit we saw was outdated and expired (done in 2014). We also observed the doors would sporadically stick open OR stick shut which is a safety hazard.**

Service, Inspection and Repair by a competent elevator specialist recommended.



J. Picture 1 Stuck

J. Picture 2 Inspection 2014

K. Per our inspection agreement with the buyers, kitchens in a commercial building; any type refrigerators, kitchen cooking equipment; and other specialty systems, etc) ..... are **EXCLUDED** and **NOT** examined as part of the General Building Survey.

As a courtesy we observed the following major equipment present ..... See Examples

- 3 ranges (2 gas and 1 electric). Gas ranges work/ electric range not powered (saw no 240v outlet for it).

- A dishwasher that had its latch frozen ..... did not close .. so not turned on
- 2 refrigerators that were cooling.
- A small portable microwave on a counter came on. A large microwave under counter had parts missing.
- Several coffee makers ..... Not turned on..
- One of the gas lines for the end gas range had a gas odor (check for leak ???).
- A double sink with a large opening ..... looks like a disposal goes there (disposal missing now).
- Single-Double-Triple sinks. Leak at large triple sink.
- An exhaust hood that came on when activated.
- A fire suppression system marked last checked in 2014.
- A fire extinguisher marked last checked in 2013.
- No power to some outlets. No GFCI protection at outlets.
- A janitors closet with a defective GFCI.
- If these are present and staying, we recommend having the seller or a company servicing or dealing in this type equipment verify and demonstrate proper operation for you.

K. Picture 1 Kitchen Overview

K. Picture 2 Ranges

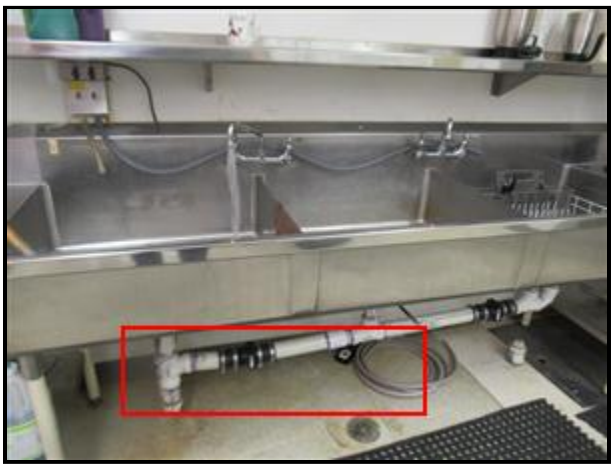
K. Picture 3 Portable Microwave

K. Picture 4 Dishwasher

K. Picture 5 Opening / Disposal Missing

K. Picture 6 Coffee Makers

K. Picture 7 Not Working Microwave

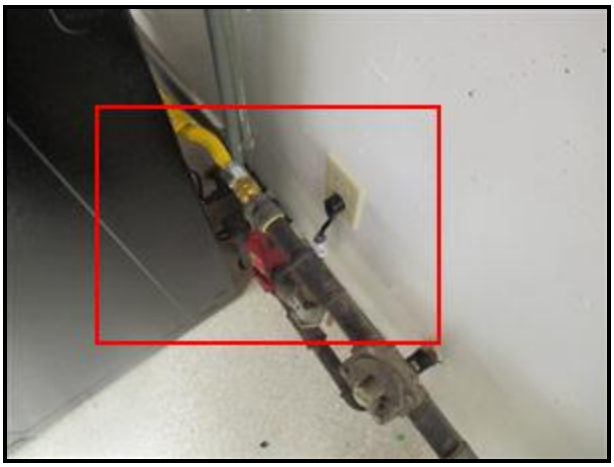


K. Picture 8 Leak Under Sink

K. Picture 9 Not Working

K. Picture 10 Refrigerators

K. Picture 11 Exhaust Hood



K. Picture 12 Area of Gas Odor

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

Fire Hydrant:
Yes at the Street

A.	**Smoke Detectors / Carbon Monoxide Detectors**
B.	**Emergency Egress Lighting**
C.	**Fire Suppression / Sprinklers / Alarms**
D.	**Fire Extinguishers**
E.	**Fire Hydrant**

A. We observed a few carbon monoxide and/or smoke detectors but only a few. See Example

Others may be part of the security system and could not be tested during a visual review.

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 state smoke alarms should be at each level or section of the building; at any equipment room; 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.**

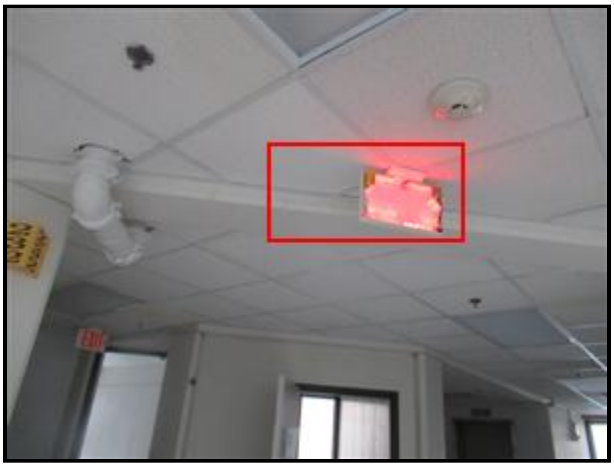
Current safety standards recommend a CO-monitor at any equipment room(s) or similar areas without one. We suggest installing these at any above areas without one and verifying operation of any present.

A. Picture 1 CO Monitor / Mechanical Room

B. Although Emergency Exit signs were present at many locations, *they were not seen at **All** Exits in the building*. They should be. We also noted that **NOT** all Exit signs present were operational or the type that have battery back-up lights that are illuminated / lite up if power goes out ..... They should be. **At least one or more was broken.**

Service and Repair or Correction recommended. We are told these can cost $50 to $125 or more apiece, with installation extra. Servicing them as needed could cost several hundred dollars each.

B. Picture 1 Working



B. Picture 2 Broken

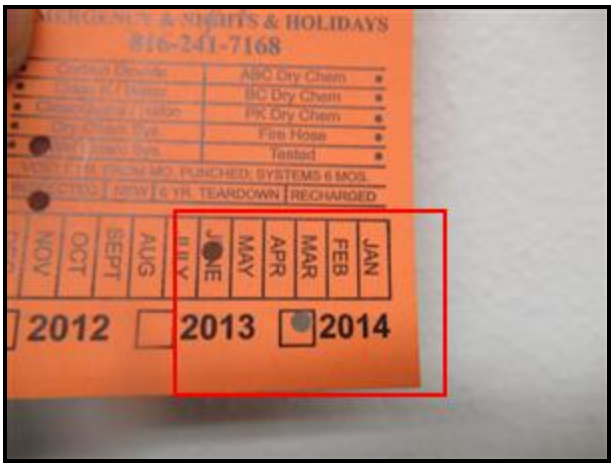
C. There is fire suppression equipment / sprinklers / an alarm system present in the building. It looks functional but was not operated as part of a visual survey and review. Most cities in the metroplex have rules for commercial buildings open to the public on how how often these systems should be checked, by whom, etc.

The current inspection tags we observed were out of date and were marked over 4 years ago in either 2013 or 2014. A **licensed fire protection contractor** should inspect the fire suppression systems for proper operation, etc (we are not licensed fire protection contractors). We also recommend you obtain all past fire inspection and maintenance records from the current owner before your due diligence period expires.

See Examples

C. Picture 1 Heads

C. Picture 2



C. Picture 3

D. Most cities in the metroplex have rules on how many Fire Extinguishers should be present, where they should be, how often they should be checked, by whom, etc. There were many fire extinguishers present in the building. **Those we observed were consistently over 4 years out of date and had mostly been serviced last in 2013 by Modern Fire Safety, LLC.**

We anticipate a new owner will need to have these checked, filled and serviced upon occupancy and verify with the city or fire marshall there are the correct amount and at the needed locations.

See Examples

D. Picture 1

D. Picture 2

D. Picture 3

D. Picture 4

E. There were 2 fire hydrants close to the building. One was across the street (west) / one was south of the building at the street.

Checking operation of this type equipment is **NOT** part of a visual survey and review of the property.

E. Picture 1 South / 28th Street

E. Picture 2 Across Street On Tracy

Out of Scope Issues

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

6. Interior & Common Areas

Styles & Materials

Ceiling Materials:
Suspended Ceiling Tile - Many Areas
Unfinished Areas
Concrete
Other

Wall Material:
Drywall
Concrete
Wallpaper
Unfinshed Areas
Other

Floor Covering(s):
Various Floor Coverings
Unfinished Areas
Carpet
Tile
Vinyl
Other

Interior Doors:
Wood
Metal
Other

Window Types:
Fixed
Casement
Thermal Pane
Other

A.	**Ceiling, Walls, Floors**
B.	**Windows and Doors**
C.	**General Interior Areas**
D.	**Stairs / Stairwells**
E.	**Miscellaneous (Out of Scope / Not Part of Our Survey)**

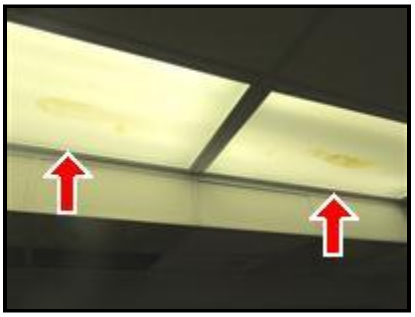
A. (1) **CEILINGS**

Moisture stains were observed at many ceiling tile areas. The stains were dry today and possibly came from prior roof leaks above OR from exterior walls, hvac ducts or boots above ceiling registers, etc. Verify information with the seller. Repairs may be needed.

Ceiling tiles are damaged, missing and heavily stained at multiple locations on both floors. Repair or Replacement Needed at this time.

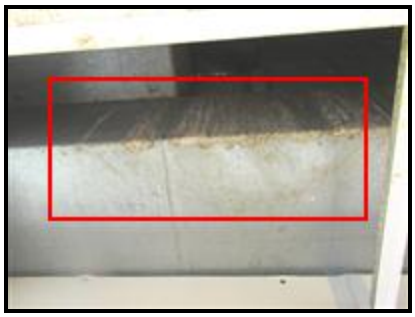
A. Picture 1

A. Picture 2



A. Picture 3

A. Picture 4



A. Picture 5

A. Picture 6

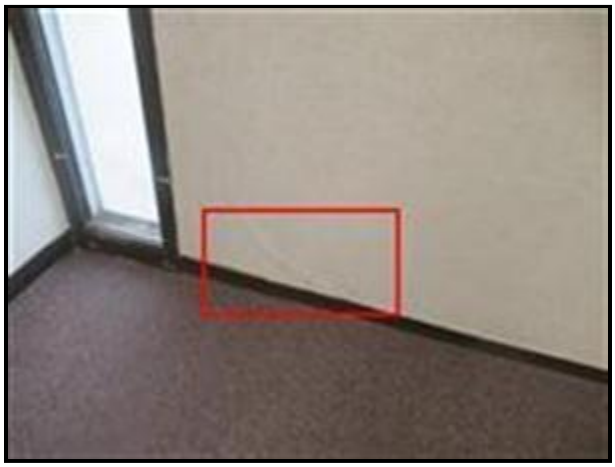
(2) **WALLS**

We noted cracks, stains or movements that in our opinion are not uncommon for a building of this age and useage..

However there were signs of indeterminately aged moisture staining at the walls at both floors in many rooms. The water stains are indeterminate at this time (unknown to us due to freezing temperatures and snow coverage outside if they're still active or not), but have seller verify when they occurred and if they have been permanently repaired. Then monitor them to see if further evaluation or additional service is needed for active leaks.

Service and Repairs are Needed to the Current Leak Stains Areas at This Time.

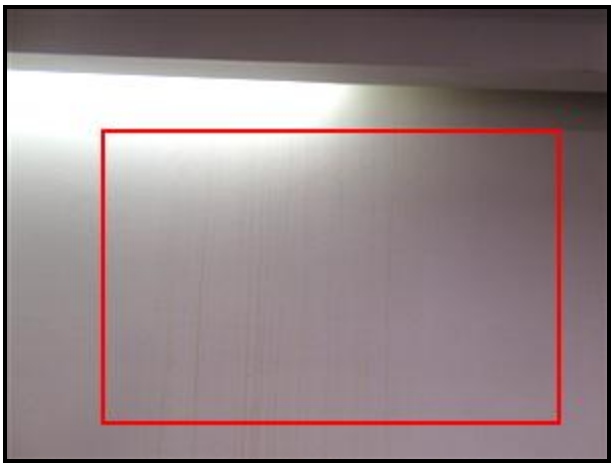
See Examples



A. Picture 7 1st Floor

A. Picture 8 2nd Floor

A. Picture 9 1st Floor Classroom



A. Picture 10 1st Floor Room

(3) **FLOORS**

We observed missing carpet at multiple rooms; moisture stains on various floor coverings; loose or missing base trim; damage to floors, stained, damaged and loose / unsecured floor tiles at various rooms, halls and other areas.

Service, Repair and/or Replacement is needed for floor coverings at multiple areas.

See Examples

A. Picture 11 2nd Floor Loose Tile

A. Picture 12 2nd Floor Water Stained

A. Picture 13 2nd Floor Missing Floor Covering

A. Picture 14 Cracked Tiles - 1st Floor

A. Picture 15 Loose Trim Missing Carpet

A. Picture 16 2nd Floor No Carpet

A. Picture 17 2nd Level - Missing Floor Covering

A. Picture 18 2nd Floor Damage Flooring

B. (1) **WINDOWS**

Most windows were thermal pane windows with another "storm window like pane" outside of those. Many windows at both levels of the building were fogged up. They have either lost their thermal seals or are dirty between panes. Without cleaning them all OR having access inside the outer pane we could not verify this condition.

Also many windows have worn out or deteriorating caulking, or glazing, etc. We recommend having a competent window specialist service all windows to verify which condition exists and Correct or Repair as Needed..

If thermal seals are failed, they will allow moisture condensation to develop between the glass panes. Over time this will increasingly compromise visibility and appearance thru the window, and will effect the windows insulation ability. If present have a competent window contractor replace any and all windows with failed seals.

Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. If the windows do have failed seals, **ALL** windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection. If any lost seals were noted, we recommend having all windows checked

by a window specialist for lost seals in other areas.

We also noted one or more window(s) had cracked, damaged or broken glass such as outside on the east wall. Service and Repair as Needed.

If the only repairs or service is broken glass and recaulking the cost will be relatively minor. If however the seals have failure the costs of repairs will certainly exceed $3,000. The exact cost of any repairs is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period.

B. Picture 1 Seals ??

B. Picture 2 Seals ??

B. Picture 3 Broken Glass

(2) **DOORS**

- In our opinion the doors look to be in functional overall condition with wear and deterioration consistent with their type and usage. In accordance with industry standards, we do not operate every door in the building.
- In this building there were a few locked doors at both floors that were **NOT** accessed or operated. The owner can open them and verify operation, what is in the rooms, their condition, etc when accessible.
- There were doors with missing or malfunctioning hardware.
- A door in the kitchen area had a **keypad type lock** on it. We did **NOT** have a combination so the room and whatever is in it was **NOT** inspected. The condition of the room and its contents is unknown to us.One person though it could back up to the mechanical room and have some controls, meters, etc inside. Have seller verify why locked, whats inside and provide access so you can check this area prior to close, etc.
- The automatic openers on exterior doors for **handicap egress** were not working. With none of them working its probable that a control or switch is turned off versus ALL of them not working. Have seller verify this.
- We saw at least 1 or more door glass that either lost the thermal seals or are dirty between panes. Without cleaning them all OR having access inside the outer pane we could not verify this condition.
- We observed several stairwell doors with padlocks on them. For fire safety, etc these should be removed.
    - See Examples in Pics
    - **Service and Repair as Needed.**

B. Picture 4 Locked / Not Inspected

B. Picture 5 Locked Keypad / Not Inspected

B. Picture 6 Locked @ 1st Floor Hall

B. Picture 7 Missing Hardware

B. Picture 8 Auto Door Opener

B. Picture 9 Auto Door Opener

B. Picture 10 Failed Thermal or Dirty

B. Picture 11 Padlock on Hall Stairwell

C. (1) In our opinion the interiors look to be in overall functional condition showing wear, tear, moisture stains, damage, and/or deterioration to the walls, ceilings, floors that are not inconsistent with their age and useage and deferred maintenance .... **BUT Service and Repairs are Needed at this time.**

There were many areas with evidence of prior moisture leaks at ceilings, walls and floor coverings in multiple rooms throughout the building (likely from the roof area above, ducts OR from exterior wall areas. There were damaged or deterioration to INTERIOR FINISHES (walls, ceilings, floor coverings)

The cost of repairs to walls, ceilings, floor coverings, etc and any cure as needed is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. However, in our opinion you should anticipate repair or service costs to exceed $3,000 to $6,000 +/- and up.

(2) See Examples of Interior Rooms or Areas

C. Picture 1 Classroom

C. Picture 2 1st floor view to 2nd Floor

C. Picture 3 1st Floor Hall

C. Picture 4 Kids Playroom

C. Picture 5 Nursing Moms Rest Area & Nurse

C. Picture 6 Moms Nursing Area

C. Picture 7 Gym or Auditorium

C. Picture 8 Meeting Room

C. Picture 9 Classroom or ???

C. Picture 10 Entryway

D. The gaps between the railings at the interior stairs are larger than 4". Although commonly seen in buildings of this age, current safety standards use less than 4" gaps to minimize safety risks for small children, the elderly, etc. Service and Correction Recommended.

We observed many of the stairwell doors had padlocks on them. For safety in case of a fire, etc these should be removed.

D. Picture 1 Large Gaps

D. Picture 2 Large Gaps

D. Picture 3 Padlocked Door

E. Structures that are finished out and fully or partially furnished or have rooms full of storage at the time of the visual survey such as this building 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.

See Example

E. Picture 1

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.

A.	**Document Review and Interviews**
B.	**Exclusions and Out of Scope Considerations**
C.	**Limiting Conditions**
D.	**Repair / Replace / Further Evaluation**
E.	**Opinions of Probable Costs to Remedy Significant Deficiencies**

A. No documents on past maintenance history of the building, etc were 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, repair 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. (1) We **DID NOT** perform any **mold tests or mold / air sampling** evaluations at this property. A visual inspection alone **CAN NOT** verify the absence or presence of mold. There were one or more **"Red Flags"** present (past water leaks, stains, or similar conditions such as at ceilings, walls, etc) that could have potential to develop mold or be mold. Almost all buildings have some form of mold spores present, most of which are not harmful. Mold however, 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 IAC2 Certified mold or indoor air quality specialist can provide testing or evaluation for you in the building.

(2) **Phase 1 Environmental Inspection:** We do **NOT** perform these type inspections, but a licensed environmental contractor can perform these for you.

(3) We **DID NOT** not perform any **WDI (wood destroying insect)** inspection or evaluation at this property. A visual inspection alone can not fully verify the absence or presence of wood destroying insects like termites, etc. A state licensed WDI specialist can provide more information or perform 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 **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** a state licensed asbestos test laboratory.

(5) Due to the age of the building, it's possible that **lead based paint** could be present somewhere. A visual inspection **CAN NOT** verify the absence or presence of lead based paint. Only a state licensed lead paint inspector can make this determination. We are **NOT** state licensed lead inspectors. A licensed specialist in lead paint inspections can provide testing.

(6) A **sprinkler system / fire suppression system** was present. Under the **SoP** (Standards-of Practice) for our inspections, these type devices are excluded and **NOT** inspected as part of the Property Condition Report. We are not **LICENSED** specialists in these systems and **DID NOT** perform any operation or testing on the system.

Most cities have rules or requirements on testing of these (how often, by whom, etc). Consultation and evaluation by a competent and licensed specialist in sprinkler and fire suppression systems can provide testing of the system to verify the proper operation and function.

(7) 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 more information or testing for you.

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

B. Picture 1

(9) ***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 signs of renovation, change-outs or addition after the original construction. 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 to determine if this 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.

(10) 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.

(11) ***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. Structures 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. 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.

E. If present these will be at the *Immediate Cost Summary* or the *Short Term Cost Summary*.

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.

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI

HomeGauge Services

(913) 648-8787

Immediate Costs Summary

Dan Bowers Company

(913) 648-8787

Customer
Saint Jefferson Parrish

Address
6235 Missouri Blvd
Jefferson City MO 65109

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

G. Front Landing and Stairs

The front landing stoop and/or steps have had excessive movement (over1"-2" +/- that in our opinion looks like heaving movements) resulting in uneven step heights or other damage that can be a trip hazard. Repair or replace any applicable areas as needed. This may include sealcoating the surface, correcting any surfaces offset by more than 1", and/or restoring the component to its original position.

At one time there has been a middle "grab rail at the front steps down toward the street. Its missing / Replace it.

Have a competent concrete contractor or similar read the report; evaluate the conditions present; then service, modify or repair any deficiencies or unreliable conditions as needed to safely and properly correct them.

See Examples in Pics

The EXACT cost of repairs is unknown to us, so you should consult with your own HVAC or other contractors prior to the end of your due diligence period to determine this. Depending on the materials and type of repair done, your costs could exceed $3,000.

2. Utilities

C. Natural Gas

(2) Gas was on in the building as the gas kitchen ranges; water heaters; roof top heating units (RTU's) were all working.

However on the exterior of the building the gas meter was gone ???

Have seller or utility company verify how / where gas enters building and where your gas meter is located. Then have utility company or plumbing contractor verify the condition and installation is safe and proper.

E. Special Systems

NOT INCLUDED:

On this type limited visual review IF certain speciality systems are present like: Telephone, internet, cable or low voltage landscape or interior lights; lighted signs inside or outside; overhead exterior floodlights; intercoms; timers; closed circuit video cameras; security lights that go on and off with daylight; security cameras; any type alarms or any fire suppression systems; drinking fountains; interior or exterior sprinkler systems; laundry areas or equipment, kitchen equipment; any type refrigerators, kitchen equipment; and other specialty systems, etc) ..... They are **EXCLUDED** and **NOT** examined as part of the General Building Survey.

See Examples

If any are present and staying, we recommend having the seller or a company servicing or dealing in this type equipment verify and demonstrate proper operation for you.

3. Structural Frame and Building Envelope

E. Roofing and Accessories

(1) **ROOFING**

The roof was accessed by a 2nd floor door / window that opens out onto the roof and a built-in metal stairway to the upper roof. The various roofs, roof coverings, their flashings and other accessories were mostly snow covered (over 95%) and **NOT** visible for an inspection (their condition is unknown).

The roof was covered with snow and/or ice so a comprehensive inspection of the roof, its materials, decking, flashings, protrusions and other components could **NOT** be made. Its condition is **NOT** known. It is recommended that the roof be re-inspected by a competent roof contractor OR your insurance carrier when the snow melts and the roof is fully visible. **This should be done prior to leaving your due diligence period.**

Also we recommend having your insurance carrier verify insurability prior to close.

One such commercial roofing company is Kaw Roofing and Sheetmetal (913) 371-6100 (Chris Daly).

ROOF LEAKS: In accordance with industry standards for a PCR (Property Condition Report), *a visual Review and Survey 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.

(2) **GUTTERS**

Gutters were snow covered and **NOT** visible **OR** stopped up and holding frozen water most areas. We observed at least one or more scupper damaged outside the building top. Service and Repair as needed.

Underground downspouts and/or drains were noted but not tested as part of a visible building inspection. The daylight openings of these drains were not seen. Verify with the seller their location and ensure they are not clogged and they're free-flowing.

With show filling them OR covering them and standing OR frozen water in gutters it not possible to determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them when the snow is gone in a strong rain to see if they are acceptable or not.

F. Detached Garage

(2)

1. There was moisture damage and/or wood rot at the soffit, fascia and door areas.
2. There was also bare wood and peeling or deteriorating paint at wood areas.
3. The concrete ramp entering the garage is broken, split and is a trip hazard.
4. Service and Repair Recommended.

(4) When the snow coverage is gone and the roofing is visible, we recommend that the roof be inspected by a competent roof contractor OR your insurance carrier. This should be done prior to close. We also recommend that you verify the insurability and acceptability of the roofing with your insurance company at that time.

4. Mechanical and Electrical Systems

A. Main Plumbing / Water Supply / Distribution

(2) There were multiple leaks or disconnected piping at areas like the Restrooms, the Kitchen, Classroom Sinks etc that are in need of professional repair.
(3) **Drinking Fountains or Faucets**

Some were operational at both floors, others were not operational at both floors and are in need of repair.

(4) Outside hose bibbs missing their handles, **NOT** operated. Have seller provide them to check operation.

B. Main Plumbing Drain, Waste and Vent System

(2) There were leaks at supply and drain lines and disconnected piping at areas like the Restrooms, Kitchen, Classroom Sinks etc that will need repair.
(5) Based on the inspection industry's definition of a recommended water test for "functional flow" in a plumbing system, the plumbing drainpipes appear operational at this time. However, only a **video-scan** of the interior of drainpipes and drain lines can fully confirm the actual condition. When the plumbing system is older or there are large trees near the building, it would be prudent to have the drain lines "video-scanned" prior to close.

D. Domestic Hot Water Heater

(2)

1. The circulator motor had a small drip/leak and has a corrosion build-up on top. Service and Repair.
2. There was a "Red Tag" attached to the plumbing lines on the State Water heater dated 2011 saying there was not enough "MAKE-UP AIR" and to NOT use the equipment until repaired (safety hazard). The door to the mechanical room had 2 combustion air vents in it (that look different from each other), so we are not sure if the repair has been done by adding a 2nd vent AND nobody ever removed the tag OR if the 2 vents were not enough. We recommend having a professional contractor determine the proper amount of combustion air (make-up air) needed for the size of the room and install the proper amount and type of sources at the correct location(s), OR if the correct amount of combustion air source is present have the plumber or utility company sign off for the new owner and remove the tag.

4. Mechanical and Electrical Systems

E. Restrooms / Classroom or Other Sinks / General Plumbing Observations

(1) **RESTROOMS:**

We observed 10 to 13 restrooms of various sizes on both floors in the building. **Every restroom** had **multiple conditions** in need of **professional repair** to the plumbing, electrical, ventilation components, etc such as:

Toilets or urinals that leak or are inoperable; no exhaust vents; no electrical outlet, no GFCI protection, broken or missing toilet seats, light switch missing or broken, the light did not work or was missing, sinks with leaks or missing piping, slow draining or not draining sinks, low water flow at hot water side, sinks or toilet not connected,

OTHER SINKS / GENERAL OBSERVATIONS:

We observed multiple sinks throughout the building. There were leaks at mop sinks, classroom sinks, missing or disconnected piping, loose or inoperable faucets, low water volume, corroded piping or fixtures, etc.

Repair and properly correct them.

1st floor mop sink leaks;

(2) **Have a competent licensed plumbing or other contractors read the report; go room to room, evaluate and review the entire system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely correct them.**

The EXACT cost of repairs needed to all the plumbing system, restroom, classroom sinks, etc and their equipment is unknown to us, so you should consult with your own contractors prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs to exceed $3,000 to $6,000 +/- and up.

4. Mechanical and Electrical Systems

F. Air Conditioning, Heating and Ventilation

(1) **RTU (Roof Top Units) ..... AIR CONDITIONING & HEATING**

There were 6 RTU's that appeared to be between 6 and 15 years old and of various sizes. Most look functional in the heat mode but **REPAIRS ARE NEEDED to various RTU's and/or the Computer Automation System.**

1. Due to the outside air temperature being below 35 degrees, the HVAC contractor was unable to inspect the system in the **COOLING MODE** (operation in cold weather can potentially damage the compressors or other components and does not give you an accurate cooling load). Service and maintenance recommended when the weather allows for it. This typically involves cleaning the coils (inside and/or outside), checking the freon levels, electric controls and verifying proper operation of all units.
2. The room with the automated computer system had no working lights and 4 RTU's were not calling for heat although all zones were in the temperature range that they should be running (see Pic #7).
3. **Have a competent and licensed HVAC specialist read the report; evaluate and review the heating and cooling system conditions and controls; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.**
4. ***SEE EXAMPLE PIC's OF RTU's ON THE ROOF***
   1.
   2. **HVAC EQUIPMENT COMMENTS .....**
   3.

The following was observed during a recent building walk through:

RTU 1 Engineer Air

- M# FWE113/DJE20/O/M
- S# DK607 RTU-1
- MANUFACTURE DATE 10/10/2012
- Cooling 11 Ton
- Heating 120,000 BTU output
- Needs new belt and filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No major repairs found

RTU 2 Engineer Air

- M# FWE163/DJE20/O/M
- S# DK6507 RTU-2
- MANUFACTURE DATE 10/08/2012
- Cooling 16 Ton
- Heating 80,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No major repairs found

RTU 3 York

- M# ZF150N20N4UZZ50001A

4. Mechanical and Electrical Systems

- S# N1K2148955
- MANUFACTURE DATE 2012
- Cooling 12.5 Ton
- Heating 192,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit is in good condition.
- No Major repairs found

RTU 4 Engineer Air

- M# FWE113/DJE20/O/M
- S# DK6507 RTU-4
- MANUFACTURE DATE 07/2012
- Cooling 11 Ton
- Heating 120,000 BTU output
- Needs new filters. Heat OK. All of the compressors had good fuses. Unit disconnect is missing cover. Unit is in good condition.
- Repairs $800-$1100

RTU 5 Carrier

- M# 48TCED17A3G6-0B0A0
- S# 3609U19017
- MANUFACTURE DATE 08/2009
- Needs new filters. Heat OK. All of the compressors had good fuses. Found economizer filters are missing and the top panel is broken loose.

  Unit is in poor condition.
- Repairs $2K-3K

RTU 6 Lennox

- M# LGA240H2BS3G
- S# 5605C07549
- MANUFACTURE DATE 02/2005
- Needs new filters. All of the compressors tested ok and ran. Found burner 1 would not light and had error 58: gas valve 1 not energized two minutes after

  thermostat demand. Economizer missing all filters. Unit is in poor condition.
- Repairs $2K-3K

Building has an automation system that controls all zones and RTUs. RTU 6 blower runs continuously even though a call for blower is not calling. Currently the schedule is set for occupied on Sunday, and all unoccupied set points are 60F heating and 80F cooling.

4. Mechanical and Electrical Systems

Upon arrival found RTU 1, 2, 4, and 5 did not call for heat even though all the zones were colder than 58F. There may be a possible controls programming issue in BMS.

The life expectancy of most HVAC equipment is 15-25 years. Estimated yearly maintenance costs excluding repairs is $10K-15K.

All the costs listed above are estimates only. Actual replacement and maintenance costs could vary

(2) **FLOOR HEATERS**

There were floor heaters at various area on both floors in front of large windows, in hall areas, store rooms or other rooms without another heat source close by. Spot-checking these most worked, but some did not at both floors. Some thermostats were locked and we could not access them. Some thermostat covers were missing - Replace.

See Examples

We recommend having a competent contractor Service all and Repair as Needed.

(3) **AIR CURTAINS**

Commercial "Air Curtains" are installed above some exterior doorway openings. Their purpose is to create an invisible barrier between the inside and outside air. This barrier can help reduce heated or cooled air loss, may help maintain separate temperatures between inside / outside, and can help keep out insects, dust, odors, etc.

Air Curtains are NOT air conditioners .... They may blow ambient air or heated air, but not cooled air. Most of these units that we see typically cost from $350 up to $850, however we have seen them as high as $5,500.

Spot-checking these most worked, but some did not. We recommend having a competent contractor Service all and Repair as Needed. See Examples in the Pics

(4) **The EXACT cost of repairs needed to all the HVAC equipment, Air Curtains and Floor Heaters is unknown to us, so you should consult with your own HVAC or other contractors prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs from $3,000 to $6,000 +/- or up.**

4. Mechanical and Electrical Systems

I. General Electrical Observations

(1) See Examples of deficiencies or unreliable conditions in need of repair in Pics.

During the examination of the electrical system we noted deficiencies OR unreliable conditions that ALTHOUGH are common in a building of this age and useage ..... Are in need of professional repair, such as the following examples:

Damaged wiring or conduit such as outside and in the kitchen; open electrical boxes OR switches & boxes with no covers and exposed wire splices or wiring (electrical splices are to be in a covered junction box or fixture, etc); interior or exterior lights that we did not get to operate (check the bulbs to start with); GFCI(s) that were not tripping / resetting properly such as in the kitchen area ; "Wet Areas" without GFCI protection (wet areas are outlets at the exterior, garages, restrooms, rooftops; kitchens; etc); gas stove in kitchen not on a shunt breaker; improperly terminated or exposed wiring at the kitchen, by classroom sinks, etc; sub-panels with missing "knock-outs" in the storage room; loose or unsupported conduit at various rooms; damaged or dangling fixtures; ground and neutral wires not isolated in sub-panels like the kitchen sub-panel; green wires used for hot wires like in the kitchen sub-panel; the kitchen transformer humming loudly; exterior alarm light dangling loose by its wires; a tripped breaker that would not reset at a panel on the 2nd floor AND one in the main electric room on the 1st floor; extension cord used for permanent wiring such as at the east gym; etc.

These are samples of unreliable conditions or deficiencies present that should be repaired by a competent electrician. **Have a competent and licensed electrician read ALL electrical comments anywhere in the report; evaluate and review the buildings full electrical system conditions; then service, modify or repair any deficiencies OR unreliable conditions as needed to safely and properly correct them.**

The EXACT cost of repairs needed is unknown to us, so you should consult with your own Electrical Contractor prior to the end of your due diligence period to determine this, BUT in our opinion you should anticipate repair or service costs from $3,000 to $6,000 +/-.

J. Vertical Transportation (Elevators)

Per our inspection proposal and agreement with the client inspection of the elevator or its related equipment is **NOT** part of our visual survey. The elevator was in operation at the time of our survey, **BUT** examining the mechanical or electrical components or operation is **NOT** part of our visual survey.

Get all records from the owner to determine operation, function of systems and history of repair or breakdowns, etc. AND to verify elevator inspections history and frequency. It is usually prudent to keep using the same company.

Most cities in the metroplex require annual safety inspections of this equipment by a specialized company and posting of a Permit for this in the elevator. **The permit we saw was outdated and expired (done in 2014). We also observed the doors would sporadically stick open OR stick shut which is a safety hazard.**

Service, Inspection and Repair by a competent elevator specialist recommended.

4. Mechanical and Electrical Systems

K. Main Level Commercial Kitchen

Per our inspection agreement with the buyers, kitchens in a commercial building; any type refrigerators, kitchen cooking equipment; and other specialty systems, etc) ..... are **EXCLUDED** and **NOT** examined as part of the General Building Survey.

As a courtesy we observed the following major equipment present ..... See Examples

- 3 ranges (2 gas and 1 electric). Gas ranges work/ electric range not powered (saw no 240v outlet for it).
- A dishwasher that had its latch frozen ..... did not close .. so not turned on
- 2 refrigerators that were cooling.
- A small portable microwave on a counter came on. A large microwave under counter had parts missing.
- Several coffee makers ..... Not turned on..
- One of the gas lines for the end gas range had a gas odor (check for leak ???).
- A double sink with a large opening ..... looks like a disposal goes there (disposal missing now).
- Single-Double-Triple sinks. Leak at large triple sink.
- An exhaust hood that came on when activated.
- A fire suppression system marked last checked in 2014.
- A fire extinguisher marked last checked in 2013.
- No power to some outlets. No GFCI protection at outlets.
- A janitors closet with a defective GFCI.
- If these are present and staying, we recommend having the seller or a company servicing or dealing in this type equipment verify and demonstrate proper operation for you.

5. Fire Protection

A. Smoke Detectors / Carbon Monoxide Detectors

We observed a few carbon monoxide and/or smoke detectors but only a few. See Example

Others may be part of the security system and could not be tested during a visual review.

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 state smoke alarms should be at each level or section of the building; at any equipment room; 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

Although Emergency Exit signs were present at many locations, *they were not seen at **All** Exits in the building*. They should be. We also noted that **NOT** all Exit signs present were operational or the type that have battery back-up lights that are illuminated / lite up if power goes out ..... They should be. **At least one or more was broken.**

Service and Repair or Correction recommended. We are told these can cost $50 to $125 or more apiece, with installation extra. Servicing them as needed could cost several hundred dollars each.

C. Fire Suppression / Sprinklers / Alarms

There is fire suppression equipment / sprinklers / an alarm system present in the building. It looks functional but was not operated as part of a visual survey and review. Most cities in the metroplex have rules for commercial buildings open to the public on how how often these systems should be checked, by whom, etc.

The current inspection tags we observed were out of date and were marked over 4 years ago in either 2013 or 2014. A **licensed fire protection contractor** should inspect the fire suppression systems for proper operation, etc (we are not licensed fire protection contractors). We also recommend you obtain all past fire inspection and maintenance records from the current owner before your due diligence period expires.

See Examples

D. Fire Extinguishers

Most cities in the metroplex have rules on how many Fire Extinguishers should be present, where they should be, how often they should be checked, by whom, etc. There were many fire extinguishers present in the building. **Those we observed were consistently over 4 years out of date and had mostly been serviced last in 2013 by Modern Fire Safety, LLC.**

We anticipate a new owner will need to have these checked, filled and serviced upon occupancy and verify with the city or fire marshall there are the correct amount and at the needed locations.

See Examples

6. Interior & Common Areas

A. Ceiling, Walls, Floors

(1) **CEILINGS**

Moisture stains were observed at many ceiling tile areas. The stains were dry today and possibly came from prior roof leaks above OR from exterior walls, hvac ducts or boots above ceiling registers, etc. Verify information with the seller. Repairs may be needed.

Ceiling tiles are damaged, missing and heavily stained at multiple locations on both floors. Repair or Replacement Needed at this time.

(2) **WALLS**

We noted cracks, stains or movements that in our opinion are not uncommon for a building of this age and useage..

However there were signs of indeterminately aged moisture staining at the walls at both floors in many rooms. The water stains are indeterminate at this time (unknown to us due to freezing temperatures and snow coverage outside if they're still active or not), but have seller verify when they occurred and if they have been permanently repaired. Then monitor them to see if further evaluation or additional service is needed for active leaks.

Service and Repairs are Needed to the Current Leak Stains Areas at This Time.

See Examples

(3) **FLOORS**

We observed missing carpet at multiple rooms; moisture stains on various floor coverings; loose or missing base trim; damage to floors, stained, damaged and loose / unsecured floor tiles at various rooms, halls and other areas.

Service, Repair and/or Replacement is needed for floor coverings at multiple areas.

See Examples

6. Interior & Common Areas

B. Windows and Doors

(1) **WINDOWS**

Most windows were thermal pane windows with another "storm window like pane" outside of those. Many windows at both levels of the building were fogged up. They have either lost their thermal seals or are dirty between panes. Without cleaning them all OR having access inside the outer pane we could not verify this condition.

Also many windows have worn out or deteriorating caulking, or glazing, etc. We recommend having a competent window specialist service all windows to verify which condition exists and Correct or Repair as Needed..

If thermal seals are failed, they will allow moisture condensation to develop between the glass panes. Over time this will increasingly compromise visibility and appearance thru the window, and will effect the windows insulation ability. If present have a competent window contractor replace any and all windows with failed seals.

Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. If the windows do have failed seals, **ALL** windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection. If any lost seals were noted, we recommend having all windows checked by a window specialist for lost seals in other areas.

We also noted one or more window(s) had cracked, damaged or broken glass such as outside on the east wall. Service and Repair as Needed.

If the only repairs or service is broken glass and recaulking the cost will be relatively minor. If however the seals have failure the costs of repairs will certainly exceed $3,000. The exact cost of any repairs is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period.

(2) **DOORS**

- In our opinion the doors look to be in functional overall condition with wear and deterioration consistent with their type and usage. In accordance with industry standards, we do not operate every door in the building.
- In this building there were a few locked doors at both floors that were **NOT** accessed or operated. The owner can open them and verify operation, what is in the rooms, their condition, etc when accessible.
- There were doors with missing or malfunctioning hardware.
- A door in the kitchen area had a **keypad type lock** on it. We did **NOT** have a combination so the room and whatever is in it was **NOT** inspected. The condition of the room and its contents is unknown to us.One person though it could back up to the mechanical room and have some controls, meters, etc inside. Have seller verify why locked, whats inside and provide access so you can check this area prior to close, etc.
- The automatic openers on exterior doors for **handicap egress** were not working. With none of them working its probable that a control or switch is turned off versus ALL of them not working. Have seller verify this.
- We saw at least 1 or more door glass that either lost the thermal seals or are dirty between panes. Without cleaning them all OR having access inside the outer pane we could not verify this condition.
- We observed several stairwell doors with padlocks on them. For fire safety, etc these should be removed.
  - See Examples in Pics
  - **Service and Repair as Needed.**

6. Interior & Common Areas

C. General Interior Areas

(1) In our opinion the interiors look to be in overall functional condition showing wear, tear, moisture stains, damage, and/or deterioration to the walls, ceilings, floors that are not inconsistent with their age and useage and deferred maintenance .... **BUT Service and Repairs are Needed at this time.**

There were many areas with evidence of prior moisture leaks at ceilings, walls and floor coverings in multiple rooms throughout the building (likely from the roof area above, ducts OR from exterior wall areas. There were damaged or deterioration to INTERIOR FINISHES (walls, ceilings, floor coverings)

The cost of repairs to walls, ceilings, floor coverings, etc and any cure as needed is unknown to us, so you should consult with a contractor to determine the exact costs prior to the end of your due diligence period. However, in our opinion you should anticipate repair or service costs to exceed $3,000 to $6,000 +/- and up.

D. Stairs / Stairwells

The gaps between the railings at the interior stairs are larger than 4". Although commonly seen in buildings of this age, current safety standards use less than 4" gaps to minimize safety risks for small children, the elderly, etc. Service and Correction Recommended.

We observed many of the stairwell doors had padlocks on them. For safety in case of a fire, etc these should be removed.

Short Term Summary 1-5 Years

Dan Bowers Company

(913) 648-8787

Customer
Saint Jefferson Parrish

Address
6235 Missouri Blvd
Jefferson City MO 65109

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

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

Overall the visible hard surface flatwork at walks, parking lots, curbing, etc look functional in our opinion at the time of the inspection.

Signs of cracks, chips, spalling, offsets, surface movement, deterioration, 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 will include sealing gaps, cracks, pot holes or other deterioration to help prevent future damage, moisture intrusions or a trip potential.

See Examples

3. Structural Frame and Building Envelope

D. Sidewall System (exterior wall cladding and components)

In our opinion the exterior or cladding on the exterior of the building shows wear, deterioration, etc consistent with the age and useage. There were gaps, cracks or unsealed areas around areas like: trim, windows, doors, the joint where different building materials meet, utility penetrations, etc. This is not uncommon for this age building. Ongoing Service and Maintenance includes keeping these areas parged, tuckpointed, caulked, well sealed, filled, or painted as needed.

We observed cracks, rebar pops, moisture damage, concrete damage, a tilt in beam on areas like the south, east and west walls, the dumpster, etc. Although in our opinion they do not look structurally significant, they should be repaired to help prevent moisture damage, moisture intrusion to the building and to help prevent further damage to the building itself.

See Examples of Damage or Moisture Intrusion Sites

Exterior repair, sealing, and water-proofing of concrete and walls, etc recommended.

F. Detached Garage

(3) Gutters, downspouts and splashblocks or extenders were not present and we recommend installation at the sides of the building to help direct water away from the building. Moisture ponding near the slab can lead to leaks or foundation movement. Once installed we recommend extending the downspouts 6' or more away from the building.

The ground next to the slab is flat. This causes the soil to stay moist. Wet soil combined with expansive or heaving soils can lead to cracks, movements, and/or potential leakage. The soil, grading and/or other drainage paths should be maintained to help prevent this.

4. Mechanical and Electrical Systems

B. Main Plumbing Drain, Waste and Vent System

(3) There was a large steel post (looks like basement support post) under the water valves, pipes, etc in Pic 1. It has been cut-off to fit and provide support to the water valves, pipes, etc. Although it seems to be working, it is not secured at top or floor. In Pic 4 there is a funnel of some type that looks like its there to catch dripping at the joints of the piping. Both these conditions even if working are a handyman type repair. Recommend Service and full Repair by a competent plumber to prevent future problems.

C. Main Fuel System for Building

Although not always seen in older buildings, current safety standards would have major gas lines in the building clearly marked with labels saying **GAS** every 5' or so (usually yellow labels with black marking).

We Recommend marking them.
