



# Inspection Report

**Jack Thomson**

**Property Address:**  
8027 E. Shamrock Lane  
Topeka KS 66612



**Dan Bowers Company**

**Dan Bowers, CMI, CRI, EDI**  
**(913) 226.5432**



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<b>Date:</b> 1/8/2016	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 59013 - Sample
<b>Property:</b> 8027 E. Shamrock Lane Topeka KS 66612	<b>Customer:</b> Jack Thomson	

**General Information:**

It was a pleasure performing a survey of this building. In our teams opinion, it shows much better than we are accustomed to examining. It also shows that someone like the facility manager, maintenance or service personnel have been diligent in their efforts to maintain it.

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 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 competent contractor(s) ... You should be able to make an educated decision about any service, maintenance, remedial actions, repairs, or renegotiations that need to be done.

**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 standard 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 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 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 both 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:**

Medical Offices and Warehouse

**Construction Type:**

Pre-Cast Concrete Tilt-Up

**Number of floors/stories:**

Partially 2-Story / Partially 3- Story

**Approximate building size:**

80,000 +/- Square Feet

**Age Of building:**

16 +/- Years

**Apparent occupancy status:**

Occupied

**Client Is Present:**

Yes

**Others Present:**

Employees / Others

**Weather:**

Cloudy / Cool

**Rain in last 3 days:**

No

**Temperature:**

42 Degrees to Start

**Mold Test:**

No

**Termite Inspection:**

No

**Radon Test:**

No

**Building Faces:**

Mostly West

# 1. General Physical Condition

## Styles & Materials

**General Topography:**

Flat and Sloped

**Storm Water Drainage:**

Underground Drains  
Municipal Drains Nearby

**Access and Egress:**

Paved Driveway

**Paving Curbing Parking:**

Concrete Walks Curbs Patios  
Asphalt & Concrete Parking Lots/Drives

**Number of Parking Levels:**

One Level Around Building

**Number of Parking Spaces:**

Approximately 150 - 180  
8 for Handicap Access

**Method Used to Determine Parking Spaces:**

Visually Counted

**Lawn Irrigation System:**

Yes - Sprinklers

## Items

### A. Building Elevations

Courtesy View of All 4 Elevations



A. Picture 1 Front



A. Picture 2 Right Side



A. Picture 3 Rear

A. Picture 4 Left Side

**B. Topography**

There was at least one or more locations around the perimeter of the building where the grading was either flat, slopes toward the structure or the landscaping level was too high at the foundation. When the ground close to the foundation perimeter is like that, it can cause the soil to stay moist. Wet soil can greatly increase the stress on a foundation. This combined with expansive or heaving soils can lead to cracks, movements, and/or potential leakage. Good building practices recommend that there is at least 4" to 6" clearance between the soil and the foundation to help prevent moisture or pest entry. Regrade the applicable areas as needed so that the soil / landscape slopes away from the foundation at least 6" in the first 6' to 10' on all sides.

**C. Storm Water Drainage**

(1) Storm water run-off is disposed of through the municipal drains in the parking area and at the street. There was evidence to suggest poor drainage that may pond water at the parking lot near the loading dock. We recommend observing this in a strong rain to see if the drainage is acceptable or not, and if a repair is needed.



C. Picture 1

(2) Several "Area Surface Drains" were noted at the perimeter of the building. We believe some are necessary for the collection of roof "run-off water" coming off the standing seam roof. Underground drains are **NOT** tested as part of a visual survey. We recommend observing them in a strong rain to see if the drainage is acceptable or not **AND** verifying functionality with the maintenance department or facility manager.



C. Picture 2



C. Picture 3

**D. Access and Egress**

(1) There were multiple access and egress doors at the front, side and rear of building. They appear functional.

The front entry door has an intercom for security, and the ability to operate automatically when unlocked internally. This can allow for access by wheelchair, walkers, or assist in handicap access.



D. Picture 1



D. Picture 2



D. Picture 3

(2) The exterior rear stairs were functional



D. Picture 4

(3) The loading dock and overhead door were operated by a warehouseman and were functional. The overhead door reversed when it bumped him (proper action).



D. Picture 5



D. Picture 6



D. Picture 7

### E. Paving, Parking and Curbs (asphalt and concrete)

(1) Overall the hard surface parking, drives and curbs were functional at the time of the inspection showing common wear and deterioration consistent with the age and useage. Signs of cracks, chips, spalling, alligatoring, movements, etc are considered common, and found in hard surfaces of drives or parking lots at the majority of properties in this area due mostly to shrinkage, expansive soils, weathering and vehicle traffic. Ongoing service and maintenance will include sealing the surface periodically to help prevent future deterioration or trip potentials.

Many contractors charge by the foot or square feet to seal cracks, overlay deteriorated surfaces, and seal coat drives and parking lots therefore the cost is unknown, nonetheless with lots / drives of this size it can be a significant cost. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the costs prior to the end of your due diligence period. You should however expect the total costs to exceed \$10,000 when done.**

See Examples of what we consider common deterioration.



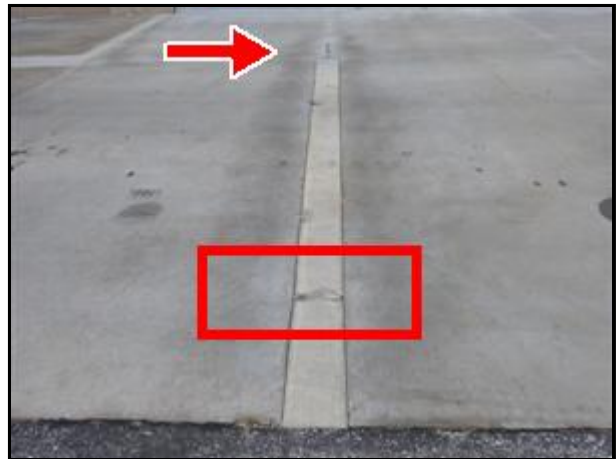
E. Picture 1



E. Picture 2



E. Picture 3



E. Picture 4

(2) Significant damage to curb by rear parking dock noted. **See Pics 1 and 2.** Repair or Replace the damaged area(s) recommended.

Significant damage or offsets in surfaces enough to be trip hazards noted at several areas, such as in concrete pad by rear dock and at asphalt parking area for Test / Visitors noted. **See Examples in Pics 3 and 4.** Repair or Replace any damaged area(s) recommended.

**These type concerns are a tripping hazard and any applicable areas should be replaced or repaired. The cost of doing this service is unknown to us, so you should consult with a contractor to determine the costs prior to ending your due diligence period. If out-sourced, you should expect costs to exceed \$1,500 (verify with contractor).**



E. Picture 5



E. Picture 6



E. Picture 7



E. Picture 8

**F. Flatwork (concrete sidewalks, plazas, patios, slabs)**

(1) Overall the concrete flatwork was functional at the time of the survey. Signs of minor cracks, chips, spalling, movements, etc in the concrete flatwork are considered common, and found at the majority of properties in this area due mostly to shrinkage, curing or expansive soils. Ongoing maintenance includes sealing gaps or cracks to help prevent future deterioration or a trip potential.

Common service and maintenance will also include sealing any gaps at the concrete flatwork to building wall around the perimeter of the building to help prevent moisture intrusion at these areas and future deterioration or movements of flatwork. See Examples

The cost of doing this service is unknown to us, and is often done by in-house maintenance personnel.



F. Picture 1 Rear of Bldg by Service Door



F. Picture 2 At Patio



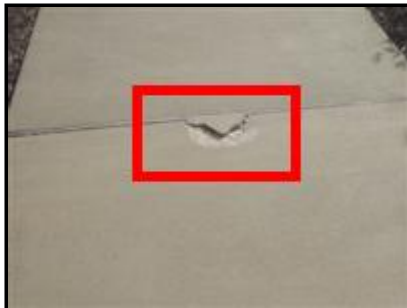
F. Picture 3 Sample Minor Cracks



F. Picture 4 Common Cracks

(2) Significant cracks, damage or offsets in the surface in the walking surfaces noted at some areas around the building (front, rear and sides). See the Example in Pics of what we consider significant.

**These are a tripping hazard and any applicable areas should be replaced or repaired. You should expect costs to range from \$1,000 to \$2,000 (verify with contractor).**



F. Picture 5 Front Walk



F. Picture 6 Front of Bldg



F. Picture 7 Rear Bldg by Transformer



F. Picture 8 Rear Bldg by Trash Containers

**G. Landscaping and Appurtenances**

(1) Sprinklers were present for the irrigation and landscaping. Being outside, sprinklers are typically winterized and shut off in cold weather to prevent freeze-ups. Sprinkler / irrigation systems are required to have backflow prevention protection. All backflow preventer assemblies or devices are required to be tested by a certified backflow tester upon initial installation and annually thereafter; after repairs have been made; and when a device or assembly has been relocated.

Operation of the sprinklers and backflow device are **NOT** part of a visual property survey (especially in cold weather). We recommend you obtain all past inspection and maintenance records from the current owner before your due diligence period expires to verify this has been done.

As a reminder, irrigation systems should be winterized and backflow preventers should be shut off, drained and/or removed for the winter season. If your backflow device should ever freeze and break, a new one is required, as well as a Cross Connection permit.

**See Pics**



G. Picture 1



G. Picture 2

(2) **FYI** - Shrubs, bushes, trees and other foliage were present but are **NOT** part of the visual survey.

## 2. Utilities

### Styles & Materials

**Water Source:**

Public Utility

**Electric source:**

Public Utility  
Back up Generator (limited)

**Gas Supply:**

All Electric Building  
Not Applicable

**Sanitary Sewer:**

Public Sewer System

### Items

**A. Water**

The water source is the public utility company.

**B. Electricity**

The main source for electricity is the public utility company.

**C. Natural Gas**

We were told by the building manager that there is no gas source at present / its an all electric building.

**D. Sanitary Sewer**

We assume the sanitary waste discharges into the municipal sewer, however the underground piping was not visible to us.

**E. Storm Sewer**

Storm drain(s) are located at the parking lot and on street. Underground storm sewers are **NOT** visible and **NOT** part of our survey.

**F. Special Utility Systems**

There is a back-up generator in place at the rear of the building. The control panels are located in the electrical / mechanical room. These are **NOT** operated as part of the visual survey. We recommend having the maintenance department or facility manager familiarize you or your maintenance personnel with the process of using the generator and be aware of what outlets or power is on the back-up system.

The fuel source for the generator is diesel fuel, stored in what looks like an above ground dual wall tank underneath and integrated with the generator. Verifying the tank integrity, if its full in case its needed, etc is **NOT** part of the visual survey. We recommend having the maintenance department or facility manager familiarize you or your maintenance personnel with the process of using this.

The manufacturers nameplate on the unit indicates it is from: Wedlake Fabricating in Tulsa Oklahoma (Model 749019). The data tag is faded but looks like it says the tank capacity is 700 gallons.

Get all maintenance, service or inspection records on this from the sellers facility department and determine if annual or semi-annual inspections or certifications are required by the city (if so have they been done and by whom), etc. If the electricity should go off does the generator automatically start AND what critical systems does it power.



F. Picture 1 Generator Above / Tank Below



F. Picture 2 Inside Control Area



F. Picture 3 Inside Control Area

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**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

**Building Type:**

Steel Frame  
Precast Concrete Curtain Wall  
Glass Curtain Wall

**Roof-Type:**

Various Types  
Flat EDPM  
Structural Sloped  
Taper Insulation Tile

**Roof Structure:**

Steel Bar Joist  
Metal Roof Deck

**Roof Covering:**

Metal Standing Seam  
Fully Adhered EDPM

**Attic:**

No Visible Attic

**Exterior Entry Doors:**

Steel - Solid  
Steel / Insulated Glass  
Other

**Window Types:**

Thermal/Insulated

**Viewed Roof From:**

Ground  
Walked Membrane Roof  
Metal Roof Viewed From Flat Roof

#### Items

**A. Foundation**

We did not observe any significant deficiencies at the concrete foundation.

**B. Building Frame**

Most of the support system was not visible due to finish materials, storage, furnishings, and other obstructions when a building is occupied and being fully used. This prevents the consultants from seeing or having access to every area or component. In brief, it prevents us from accessing and viewing. Concealed defects are not within the scope of our visual survey.

The visible portions of the steel beams and posts, bar joist, metal decking, and concrete floor system look functional. We did not observe significant deficiencies.

**C. Facades or Curtain Wall (The principal face of the building)**

The front of the building is a precast concrete curtain wall system with glass. There were no significant deficiencies observed.



C. Picture 1

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

(1) The sides and rear of the building is a precast concrete curtain wall system with glass. There were no significant deficiencies observed.

(2) The caulking is failing at various locations and is showing wear typical for its age. This type of caulking typically lasts 10-15 Years. Short term maintenance / service repair is recommended now to help keep building envelope weather tight. See Examples of Worn Caulking.

We observed a window at the west side near the stairwell enclosure that had the weep hole caulked over. This can trap water inside the wall. Open as needed. Have maintenance personnel verify all window weeps are open and clear flowing.



D. Picture 1 Worn Caulk



D. Picture 2 Worn Caulk



D. Picture 3 Weeps Caulked Over

(3) This type of caulking typically lasts 10-15 Years. **Budget for a competent professional contractor to do recaulking of all window frames, door frames, joints where 1 building material meets another, utility penetrations, etc in the next 1-5 years to help assure a water tight and durable exterior.**

**The cost to do this unknown. We suggest you consult with a contractor to provide a cost estimate for your budgeting plans. When this service is done, you should expect costs to exceed \$7,000 for a building this size.**

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

Exterior doors appears functional. Glass windows and curtain wall glazing appears functional. No significant deficiencies observed.

**F. Parapets (protective wall barriers at balcony, roof etc.)**

Typical Parapet Detail looks functional. Some screws were loose at the parapet cap flashing. Caulking was showing age but is still performing. Service as needed as part of routine building maintenance.



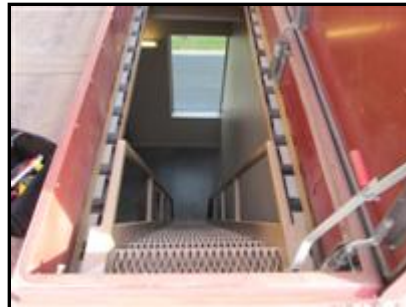
F. Picture 1

**G. Roofing**

(1) The roof was accessed by an interior metal stairway and metal roof hatch. They were functional at this time.



G. Picture 1



G. Picture 2

(2) **FYI** - Typical view of EDPM Roofing on the building. We did not observe significant deficiencies.



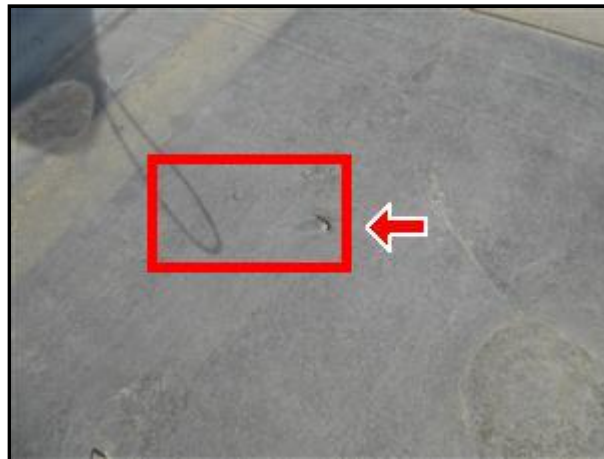
G. Picture 3



G. Picture 4

(3) A few cuts and/ or tears were noted in the single ply EDPM roofing at varied locations. They are minor at this time. Seal and patch to help prevent any major damage from occurring. See Example in Pic

Although minor repair or service this is recommended to help prevent moisture intrusion and help assure a water tight roof. We believe minor maintenance service like this would be done by building personnel. If out-sourced we do not believe costs should exceed \$1,000.



G. Picture 5

(4) Some debris and dead birds were noted at the roof. Clean and monitor bird activity for damage to roofing or blockage of drain paths.



G. Picture 6

(5) The broken grates at roof drains need replacement (several noted). **See Example in Pic.**



G. Picture 7

(6) **FYI** - Typical view of curved standing seam roofing on the building. We did not observe significant deficiencies.



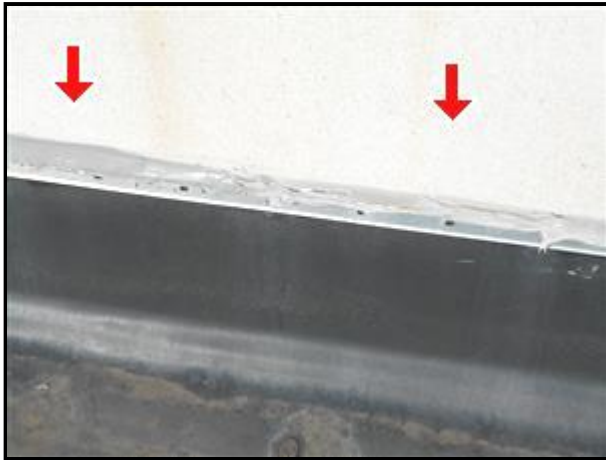
G. Picture 8



G. Picture 9

(7) Some recaulking was needed at the termination bars at the EDPM roofing/wall juncture. Caulking failure was noted at several locations. The caulking used has a typical life span of 10-15 years, Re-caulking should be budgeted into your maintenance plans by a roofing professional.

**The cost of doing this service is unknown to us. We would expect costs to be about \$1,000 +/-, but for budgeting figures you should consult with a contractor to determine the costs prior to the end of your due diligence period.**



G. Picture 10



G. Picture 11

(8) **FYI** - Typical view of hvac and mechanical equipment facade (wind protection, etc). We did not observe significant deficiencies.



G. Picture 12

(9) **FYI** - Roof walk-way mats were used to help protect flat roofing from foot traffic damage and give service personnel safer footing in wet weather.



G. Picture 13

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***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 System

### Styles & Materials

**Plumbing Water Supply (into building):**

Copper  
Iron

**Water Heater Power Source:**

Electric

**Water Heater Location:**

Main Floor  
Upper Floor

**Electrical Service**

**Conductors:**

Underground Service  
3 Phase

**Electric Panel Manufacturer:**

VARIED  
GENERAL ELECTRIC  
SIEMENS  
SQUARE D  
OTHER

**Plumbing Water Distribution (inside building):**

Copper  
Other

**Water Heater Capacity:**

(2) 40 Gallon

**Heating / Cooling / Ventilation:**

Refer to Mechanical Equipment Overview

**Main Capacity:**

3000 AMP  
480volt  
Adequate

**Vertical Transportation Type:**

Elevator Cab

**Plumbing Waste:**

PVC  
Other  
Mostly Not Visible

**Water Heater Manufacturer:**

A.O. SMITH

**Heating / Cooling Distributions:**

Refer to Mechanical Equipment Overview

**Panel Type:**

Circuit Breakers

### Items

#### A. Plumbing / Water Supply and Distribution and Fixtures

(1) Main Water Service Entrance has a backflow preventer

All backflow preventer assemblies / devices are required to be tested by a certified backflow tester upon initial installation and annually thereafter; after repairs have been made; and when a device or assembly has been relocated. Operation or testing of the backflow device is **NOT** part of a visual property survey (especially in cold weather). We recommend you obtain all past inspection and maintenance records from the current owner before your due diligence period expires to verify this has been done.



A. Picture 1

(2) Operation of the "Scale Buster System" for main water service entrance and dishwasher booster heater. Operation of this specialty device is **NOT** part of a visual property survey per ASTM standards. Past service or maintenance records from the current owner may indicate its condition.

Pipe insulation was **NOT** re-installed after the "Scale Busters" were installed. Recommend re-installing this as normal maintenance/service.



A. Picture 2

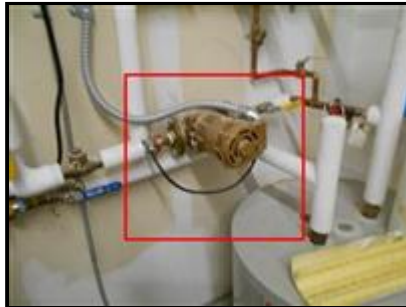


A. Picture 3



A. Picture 4

(3) **FYI:** Main level booster pump.



A. Picture 5

(4) **FYI** - Hot Water Recirculation Temperature Valve at Main Level



A. Picture 6

(5) **Main Level**

Hot Water re-circulation volume control valve.

This valve is designed for a hydronic HVAC Style installation. **It is being used for potable water, not an approved application on the label.** Verify with manufacturer if this is acceptable AND change out if necessary.

**Second Floor**

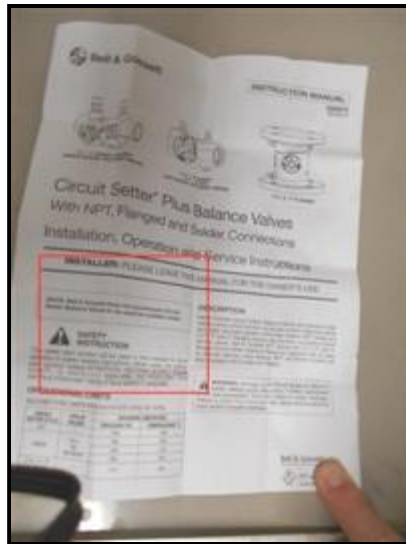
Hot Water re-circulation volume control valve.

This valve is designed for a hydronic HVAC Style installation. **It is being used for potable water, not an approved application on the label.** Verify with manufacturer if this is acceptable AND change out if necessary.

**If Repair is needed, we don't believe you should expect repair costs to exceed \$1,000 (verify with contractor once its determined if repair is needed).**



A. Picture 7



A. Picture 8 Instructions



A. Picture 9

(6) **FYI:** Pressure Reducing valve for Water Heater Booster



A. Picture 10

(7) **FYI:** Example of Expansion Tank for Water Heater(s).



A. Picture 11

(8) **FYI -** Example of backflow preventer devices in the building. These were in the main level large kitchen. Backflow preventers were present at multiple locations in the building. All backflow preventer assemblies or devices are required to be tested by a certified backflow tester upon initial installation and annually thereafter; after repairs have been made; and when a device or assembly has been relocated. Operation or testing of the backflow device is **NOT** part of a visual property survey. We recommend you obtain all past inspection and maintenance records from the current owner before your due diligence period expires to verify this has been done.

Backflow preventers were present at various locations throughout the building. We spot checked inspection tags on them ..... the ones we observed had been checked within the past year by Pryor Mechanical. See Examples in Pics



A. Picture 12

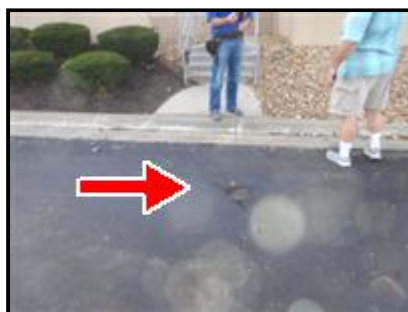


A. Picture 13



A. Picture 14

(9) It looks like there may be a main water shut off at the rear parking lot drive in a valve box. In our opinion this valve box has been repeatedly run over and looks like it has shifted and may be broken, which would impede use of the valve. **Have a competent plumbing contractor Evaluate and Repair as needed. Costs are unknown ... Verify with contractor,**



A. Picture 15



A. Picture 16

(10) **FYI:** Second floor booster pump and hot water recirculation temperature valve



A. Picture 17

(11) **Second floor water heater overflow pan is damaged and will not function as intended. Repair as needed.**

**You should expect repair costs to be under \$1,000.**



A. Picture 18



A. Picture 19

(12) **FYI:** Small condensate pumps and piping to a main plumbing drain. These were noted in several locations in the building. What equipment they serve is not known to us. They visually appear functional but verify with the facility manager or maintenance records what they do.



A. Picture 20 Pump



A. Picture 21 Pump

**B. Plumbing Drain, Waste and Vent Systems**

**Two potential cross connections**, (potable water mixing with drain water) were noted at the Dishwasher and Ice Maker area in the main level kitchen. **A one inch (1") air gap at the fixture drain to floor drain is normally required. Service and correct.**

We would anticipate this type service to be handled by in-house maintenance personnel.



B. Picture 1

**C. Domestic Hot Water Production**

(1) **FYI:** Main level electric hot water heater. A.O. Smith 40 gallon unit approximately 16 yrs old

**FYI:** Second level electric hot water heater. A.O. Smith 40 gallon unit approximately 16 yrs old

Both were functional at this time.



C. Picture 1 Main Level Unit



C. Picture 2 2nd Floor Unit

(2) **FYI:** Water Heater Booster for commercial dishwasher on main level was a 9,000 Watt unit that looks like it was approximately 9 yrs old.

There was no visible "Record of Flushing". These are high temperature units and most manufacturers recommend regular flushing to help prolong its life. Verify if this has been done with facility maintenance records. If not it needs to be done (typically in-house service).

A temperature gauge was not present on inlet side of the unit for safety. **Recommend contractor installing one.**

**You should not expect costs of a temperature gauge installation to not exceed \$1,000.**



C. Picture 3



C. Picture 4

**D. RESTROOMS**

We noted 8 restrooms: We observed all but the Presidents restroom. We were not allowed in it, so it was not examined.

1st floor @ the testing center; main hallway mens; main hallway women's.

2nd Floor @ main hallway mens; main hallway women's.

3rd Floor @ main hallway mens; main hallway women's; Presidents private restroom.

Mens restrooms had sinks, toilets, urinals, GFCI protected outlets. **We did not see exhaust fans in the rooms ... There are exhaust type fans on the roofs ..... Verify if the restrooms are vented through these with facility manager.**

We know nothing about what is in the Presidents restroom or the condition. Verify with facility manager.

Women's restrooms had sinks, toilets, GFCI protected outlets. We did not see exhaust fans ... Verify if vented with facility manager.

**Women's toilets had leaks at 5 - 6 toilet flush valves on 1st and 3rd floors. Service and repair. Typically in-house service / repair.**



D. Picture 1



D. Picture 2

**E. Air Conditioning, Cooling, Heating and Ventilation**

(1) This **VISUAL only survey** includes types of systems, locations, purpose of unit, size and age if known, manufacturer, etc. We did not observe any significant deficiencies at this time.

1. Trane Rooftop Unit located on Northwest 2-story roof:

- 90 ton VAV RTU
- Installed 6/06
- No visible concerns

2. Trane Rooftop Unit located on Southeast 2-story roof:

- 90 ton VAV RTU
- Installed 6/06
- No visible concerns

3. Greenheck Exhaust Fan (EF-3) located on Southeast roof:

- Installed 6/06
- No visible concerns

4. Trane Rooftop Unit (RTU 3) located on center 3-story roof:

- 40 ton VAV RTU
- Installed 6/06
- Filter section latch broken. No other visible concerns

5. Liebert Condensing Unit located on center 3-story roof:

- Approx. 10 ton condensing unit
- Installed 6/06
- No visible concerns

6. Liebert Upflow Indoor Air Handling Unit

- Approx. 10 ton unit
- Installed 6/06

- No visible concerns.

7. Greenheck Exhaust Fan (EF-1) located on center roof:

- Installed 6/06
- No visible concerns

8. Greenheck Exhaust Fan (EF-2) located on center roof:

- Installed 6/06
- No visible concerns

9. Daikin Ductless Split Heat pump System located in storage room:

- 1.5 ton system
- Manufactured in 2009
- No visible concerns

10. Daikin Ductless Split Heat pump System located in storage room:

- Model number: RX18FVJU
- Serial number: 000709
- 1.5 ton system
- Manufactured in 2009
- No visible concerns

11. Carrier Humidifier in printer/copier room:

- No tag found
- No visible concerns

12. Building HVAC overview:

The main building is cooled by 3 Trane variable air volume (VAV) rooftop units. The exterior zones are controlled by fan powered boxes with electric heat for heating. Interior zones are controlled by cooling only VAV boxes. Exhaust fans are for bathroom exhaust with one fan serving the kitchen area. Liebert system serves IDF server room. Daikin units serve a server room adjacent to 1st floor elevator room. Building uses a Trane Tracer Summit as the building automation system.

The above listed information was obtained by a visual inspection only. None of the information provided is meant to be used to determine if the equipment is functioning correctly or designed properly. The above listed equipment was not run or tested.

(2) While on the roof we noted one unit (Trane 40 ton unit on center 3-story roof) had broken or damaged latches on the filter rack door and the door did not latch fully. In high winds this could allow the door to be pulled open or further damaged and let excess outside air into a sealed compartment. Service and repair recommended.

We also noted several condensate lines on the flat roofs separated or not getting into the roof top drains. This allows condensate water to stand on the flat roofs. Service and correction recommended.

**In our opinion these are most likely in-house maintenance personnel service or repair functions.**



E. Picture 1



E. Picture 2



E. Picture 3

(3) Larrys' Air Conditioning Company in Lawrence Kansas has been handling service, maintenance and operation. Get the records from their service manager to determine operation, function of systems and any history of repair or breakdowns, etc.

The systems were functional and operating at the time of the survey.



E. Picture 4 Thermostat



E. Picture 5 Register 73.4 Degrees

(4) Courtesy Views of Roof-Top hvac units.



E. Picture 6 Trane Pkg Unit



E. Picture 7 Liebert Condensor



E. Picture 8 Trane Pkg Unit



E. Picture 9 Trane Pkg Unit

(5) Due to the age and size of most of the HVAC equipment, we recommend complete system evaluations by a licensed hvac contractor. Such an inspection may involve inspection of the cooling coils (inside and outside) and other areas that are not readily visible. It can also include leak checking coils; checking freon levels, and verifying proper operation prior to closing, etc. Afterwards we recommend annual servicing and regular homeowner monitoring and maintenance.

**F. Electric Service and Meter**

(1) The main service for the building is 3,000amp, 208/480v, 3 phase. The main service entry, meter, etc are at the rear exterior of the building.

The electrical review was performed by a master electrician (Craig Johnson) at Big Jacks Electric. He reported that he observed no significant deficiencies at this time.



F. Picture 1 Service



F. Picture 2 Meter



F. Picture 3 Ground

(2) There were 4 transformers that were observed. One at each floor and a main step-down transformer.



F. Picture 4 1st Floor - 30kva



F. Picture 5 2nd Floor 150kva



F. Picture 6 3rd Floor 75kva



F. Picture 7 Step Down

(3) The electrician observed at least 12- 15 panels (main and sub-panels) at the building. He saw at at least 6 panels on the 1st floor; 5 on the 2nd floor; and 4 on the 3rd floor. There may be others not observed or located.

He indicated that a visual survey indicated they appear in overall functional condition with no significant deficiencies observed.

He noted electrical circuits not labeled as to their usage in various panels throughout the building (like at the server room). Besides being inconvenient, this prevents one from determining if the circuit, wire, etc being used is correctly sized for its purpose. **Service and correction recommended. In our opinion these are typically in-house tasks performed by maintenance personnel.**



F. Picture 8 Main Panel Housing



F. Picture 9 3,000amp Circuit Breaker

**G. General Electrical Observations**

Operation of interior outlets, lights, branch circuits, room to room distribution, etc is **NOT** part of our visual survey, however in walking through and around the building we noted some **safety concerns** that need repair or service.

These include **ALL** exterior GFCI outlets we observed were defective. Either tripped and would not reset OR would not trip.

Some of the commercial duty kitchen outlets were GFCI protected, others were not (like directly over the sink & left of sink counter).

Some outlets in the server room did not have power to them (verify why .. turned off or defective).

**Service and repair recommended. In our opinion these are typically in-house tasks performed by maintenance personnel.**



G. Picture 1 Defective Outside GFCI



G. Picture 2 Not GFCI



G. Picture 3 Not GFCI

### H. Vertical Transportation (Elevators)

The elevator was operation at the time of our survey, BUT examining the mechanical / electrical components or operation of the elevator is **NOT** part of our visual survey. Get all records from the facility manager to determine operation, function of systems and any history of repair or breakdowns, etc. AND to verify elevator inspections history and frequency. It is usually prudent to keep using the same company.



H. Picture 1

### I. Special systems

The storage area for the CO2 (soda machines, etc) was labeled, but the door was locked when we got to it. We did **NOT** verify or observe the storage room ventilation system as part of the visual survey. Verify it is vented properly with the facilities manager



I. Picture 1

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**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 opening on process related equipment or occupant leased or owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, elevators or entering elevator/escalator pits or shafts.

## 5. Fire Protection

### Styles & Materials

**Sprinkler system:**  
Yes, did not test in operation

**Standpipes:**  
Yes wet (pressurized)

**Fire Hydrant / Hydrant Hook-ups:**  
Yes On Property  
Hydrant Hookups in Stairwells  
Yes Across Street From Bldg

**Fire Alarm System:**  
Yes, did not test in operation

**Fire Extinguishers Present:**  
Yes, did not test in operation

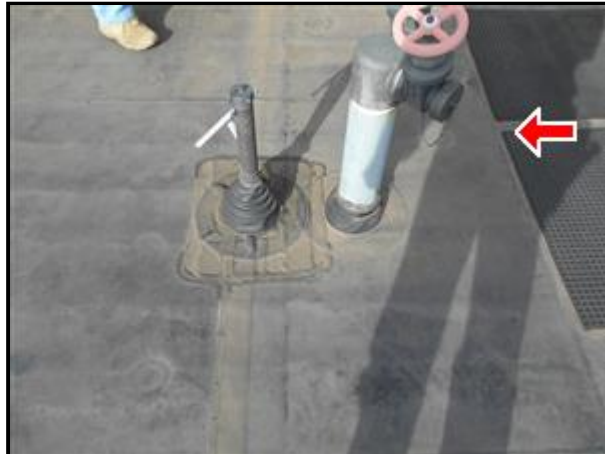
### Items

#### A. Sprinklers and Standpipes

There is a fire type sprinkler system present in the building. It looks functional but was not operated as part of our visual survey and review. A licensed fire protection contractor should inspect fire suppression systems (we are not licensed fire protection contractors). We recommend you obtain all past fire inspection and maintenance records from the current owner before your due diligence period expires.



A. Picture 1 Stand Pipe



A. Picture 2 Roof Top Stand Pipe

#### B. Alarm Systems

Various alarm systems are present in the building and look functional, but are not tested by us as part of our visual survey and review. We recommend you obtain all past alarm inspection and maintenance records from the current owner before your due diligence period expires.

In Topeka, Kansas, businesses and alarm companies must renew their alarms annually per City Ordinance

#### C. Other Systems

(1) **Fire Extinguishers:** Were present throughout the building, and spot checking them ..... the ones we observed had been checked or filled within the past year by a Fire Safety Company. See Example.



C. Picture 1

(2) **Fire Hydrants / Hook-ups:** The Topeka, Kansas public works show hydrants at the SW corner of the building on an parking lot island; at the NE corner by the building; and across the street from the front of the building. We observed hydrant hook-ups inside the building stairwell(s).

Operation of this equipment is not part of a visual survey of the property.

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**Out of Scope Issues**

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

## 6. Interior and Common Areas

### Styles & Materials

**Ceiling Materials:**

Various Finishes  
 Sheetrock/Stairwells  
 Accoustical Ceiling Panels  
 Other

**Wall Material:**

Sheetrock  
 Other

**Floor Covering(s):**

Various Finishes  
 Carpet  
 Tile  
 Other  
 Some Unfinished Concrete

**Interior Doors:**

Solid

**Window Types:**

Fixed  
 Thermal/Insulated

### Items

#### A. Ceiling, Walls, Floors

(1) The walls, ceilings and floors were spot checked and look to be in functional overall condition with common wear and deterioration consistent with their age and usage. However, in accordance with industry standards, however buildings that are occupied, being used, and furnished at the time of the survey and review prevent the observer from seeing, or having access to all areas or components. In brief, it prevents us from accessing everything. Concealed defects are not within the scope of our inspection.

(2) Main Level storage room, next to the Main Level Mechanical room appears to be a firewall separated room. There was a fusible link damper and the penetrations were fire stopped.

The door interior entrance door has a closer, but the door was blocked open, this compromises the rooms ability to perform as a designed.

**Check with facilities manager to determine if this is a issue. Correct if needed.**



A. Picture 1 door stop



A. Picture 2

#### B. Windows and Doors

The windows and doors were spot checked and look to be in functional overall condition with common wear and deterioration consistent with their age and usage. However, in accordance with industry

standards, we do not check every door or window in the building - especially if the property is furnished or occupied, and some are obstructed as here.

**C. Interior Areas**

Courtesy Views of Some Interior Areas / Rooms, etc. The interiors look to be in functional overall condition showing wear consistent for their age and useage.

Rooms and their finishes were observed, but fixtures like drinking fountains, vending machines, coffee makers, refrigerators, sinks, appliances, kitchen equipment, etc were not operated **NOR** a part of our survey.



C. Picture 1 Reception



C. Picture 2 Large Kitchen



C. Picture 3 Large Kitchen



C. Picture 4 Break Room



C. Picture 5 Break Room



C. Picture 6 Small Kitchenette



C. Picture 7 Large Copier Room



C. Picture 8 Postal / Mail Room



C. Picture 9 Example of Stairwells



C. Picture 10 Drinking Fountains

**D. Miscellaneous (Out of scope / Not Examined)**

The features, components, etc shown in our pics are excluded from the scope of our inspection agreement with the buyer / client and our PCA prepared in accordance with this proposal.



D. Picture 1 Meeting Room Screens



D. Picture 2 Heart Fibulators



D. Picture 3 1st Aid Kits



D. Picture 4 Computer Room Servers

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**Out of Scope Issues:**

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

## 7. Additional Considerations

### Additional Considerations:

There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

### Additional Issues:

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

## Items

### A. Document Review and Interviews

No documents or past maintenance history of the building, etc was provided to us prior to arriving at the site ..... So no assessment or review was part of the visual building survey. The building manager seemed to have a large volume and record of certificates, documents, maintenance records, etc (See Examples). We recommend getting all getting all maintenance, service, renovation or inspection records on this building from the sellers facility department 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.



A. Picture 1 Fire Alarm Certificate



A. Picture 2 Fire Alarm Recertification

### B. Out of Scope Considerations

(1) **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 they 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 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.**

(2) 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.

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

### C. Limiting Conditions

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.

The occupants furniture, belongings and/or storage prevent the review of each single outlet, fixture or switch present. If this is a concern to you, we recommend that you check these carefully at a pre-closing walk through (prior to the close of escrow).

We did not operate the hvac system in the air conditioning mode due to the outside air temperature being below 40 degrees.

#### **D. Exhibits (See attached, if any)**

There are no attachments to be viewed.

#### **E. Repair / Replace / Further Evaluation**

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.

#### **F. Opinions of probable costs to remedy physical deficiencies**

Please refer to the *Immediate Cost Summary* and 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

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the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

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# Dan Bowers Company

Dan Bowers, CMI, CRI, EDI

(913) 226.5432



# Immediate Costs Summary



**Dan Bowers Company**

**(913) 226.5432**

**Customer**

Jack Thomson

**Address**

8027 E. Shamrock Lane  
Topeka KS 66612

**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. Paving, Parking and Curbs (asphalt and concrete)

(2) Significant damage to curb by rear parking dock noted. **See Pics 1 and 2.** Repair or Replace the damaged area(s) recommended.

Significant damage or offsets in surfaces enough to be trip hazards noted at several areas, such as in concrete pad by rear dock and at asphalt parking area for Test / Visitors noted. **See Examples in Pics 3 and 4.** Repair or Replace any damaged area(s) recommended.

**These type concerns are a tripping hazard and any applicable areas should be replaced or repaired. The cost of doing this service is unknown to us, so you should consult with a contractor to determine the costs prior to ending your due diligence period. If out-sourced, you should expect costs to exceed \$1,500 (verify with contractor).**

### F. Flatwork (concrete sidewalks, plazas, patios, slabs)

(2) Significant cracks, damage or offsets in the surface in the walking surfaces noted at some areas around the building (front, rear and sides). See the Example in Pics of what we consider significant.

**These are a tripping hazard and any applicable areas should be replaced or repaired. You should expect costs to range from \$1,000 to \$2,000 (verify with contractor).**

## 3. Structural Frame and Building Envelope

### D. Sidewall System (exterior wall cladding and components)

(2) The caulking is failing at various locations and is showing wear typical for its age. *This type of caulking typically lasts 10-15 Years.* Short term maintenance / service repair is recommended now to help keep building envelope weather tight. See Examples of Worn Caulking.

We observed a window at the west side near the stairwell enclosure that had the weep hole caulked over. This can trap water inside the wall. Open as needed. Have maintenance personnel verify all window weeps are open and clear flowing.

### G. Roofing

(3) A few cuts and/ or tears were noted in the single ply EDPM roofing at varied locations. They are minor at this time. Seal and patch to help prevent any major damage from occurring. See Example in Pic

**Although minor repair or service this is recommended to help prevent moisture intrusion and help assure a water tight roof. We believe minor maintenance service like this would be done by building personnel. If out-sourced we do not believe costs should exceed \$1,000.**

## 4. Mechanical and Electrical System

### A. Plumbing / Water Supply and Distribution and Fixtures

#### (5) Main Level

Hot Water re-circulation volume control valve.

This valve is designed for a hydronic HVAC Style installation. **It is being used for potable water, not an approved application on the label.** Verify with manufacturer if this is acceptable AND change out if necessary.

#### Second Floor

Hot Water re-circulation volume control valve.

This valve is designed for a hydronic HVAC Style installation. **It is being used for potable water, not an approved application on the label.** Verify with manufacturer if this is acceptable AND change out if necessary.

**If Repair is needed, we don't believe you should expect repair costs to exceed \$1,000 (verify with contractor once its determined if repair is needed).**

(9) It looks like there may be a main water shut off at the rear parking lot drive in a valve box. In our opinion this valve box has been repeatedly run over and looks like it has shifted and may be broken, which would impede use of the valve. **Have a competent plumbing contractor Evaluate and Repair as needed. Costs are unknown ... Verify with contractor,**

(11) **Second floor water heater overflow pan is damaged and will not function as intended. Repair as needed.**

**You should expect repair costs to be under \$1,000.**

### B. Plumbing Drain, Waste and Vent Systems

**Two potential cross connections,** (potable water mixing with drain water) were noted at the Dishwasher and Ice Maker area in the main level kitchen. **A one inch (1") air gap at the fixture drain to floor drain is normally required. Service and correct.**

We would anticipate this type service to be handled by in-house maintenance personnel.

### C. Domestic Hot Water Production

(2) **FYI:** Water Heater Booster for commercial dishwasher on main level was a 9,000 Watt unit that looks like it was approximately 9 yrs old.

There was no visible "Record of Flushing". These are high temperature units and most manufacturers recommend regular flushing to help prolong its life. Verify if this has been done with facility maintenance records. If not it needs to be done (typically in-house service).

A temperature gauge was not present on inlet side of the unit for safety. **Recommend contractor installing one.**

**You should not expect costs of a temperature gauge installation to not exceed \$1,000.**

## 4. Mechanical and Electrical System

### E. Air Conditioning, Cooling, Heating and Ventilation

(5) Due to the age and size of most of the HVAC equipment, we recommend complete system evaluations by a licensed hvac contractor. Such an inspection may involve inspection of the cooling coils (inside and outside) and other areas that are not readily visible. It can also include leak checking coils; checking freon levels, and verifying proper operation prior to closing, etc. Afterwards we recommend annual servicing and regular homeowner monitoring and maintenance.

### I. Special systems

The storage area for the CO2 (soda machines, etc) was labeled, but the door was locked when we got to it. We did **NOT** verify or observe the storage room ventilation system as part of the visual survey. Verify it is vented properly with the facilities manager

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## Short Term Summary 1-5 Years



**Dan Bowers Company**

**(913) 226.5432**

**Customer**  
Jack Thomson

**Address**  
8027 E. Shamrock Lane  
Topeka KS 66612

**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. Paving, Parking and Curbs (asphalt and concrete)

(1) Overall the hard surface parking, drives and curbs were functional at the time of the inspection showing common wear and deterioration consistent with the age and useage. Signs of cracks, chips, spalling, alligatoring, movements, etc are considered common, and found in hard surfaces of drives or parking lots at the majority of properties in this area due mostly to shrinkage, expansive soils, weathering and vehicle traffic. Ongoing service and maintenance will include sealing the surface periodically to help prevent future deterioration or trip potentials.

Many contractors charge by the foot or square feet to seal cracks, overlay deteriorated surfaces, and seal coat drives and parking lots therefore the cost is unknown, nonetheless with lots / drives of this size it can be a significant cost. **The cost of doing this service is unknown to us, so you should consult with a contractor to determine the costs prior to the end of your due diligence period. You should however expect the total costs to exceed \$10,000 when done.**

See Examples of what we consider common deterioration.

### F. Flatwork (concrete sidewalks, plazas, patios, slabs)

(1) Overall the concrete flatwork was functional at the time of the survey. Signs of minor cracks, chips, spalling, movements, etc in the concrete flatwork are considered common, and found at the majority of properties in this area due mostly to shrinkage, curing or expansive soils. Ongoing maintenance includes sealing gaps or cracks to help prevent future deterioration or a trip potential.

Common service and maintenance will also include sealing any gaps at the concrete flatwork to building wall around the perimeter of the building to help prevent moisture intrusion at these areas and future deterioration or movements of flatwork. See Examples

**The cost of doing this service is unknown to us, and is often done by in-house maintenance personnel.**

### 3. Structural Frame and Building Envelope

#### D. Sidewall System (exterior wall cladding and components)

(3) This type of caulking typically lasts 10-15 Years. **Budget for a competent professional contractor to do recaulking of all window frames, door frames, joints where 1 building material meets another, utility penetrations, etc in the next 1-5 years to help assure a water tight and durable exterior.**

**The cost to do this unknown. We suggest you consult with a contractor to provide a cost estimate for your budgeting plans. When this service is done, you should expect costs to exceed \$7,000 for a building this size.**

#### F. Parapets (protective wall barriers at balcony, roof etc.)

Typical Parapet Detail looks functional. Some screws were loose at the parapet cap flashing. Caulking was showing age but is still performing. Service as needed as part of routine building maintenance.

#### G. Roofing

(4) Some debris and dead birds were noted at the roof. Clean and monitor bird activity for damage to roofing or blockage of drain paths.

(5) The broken grates at roof drains need replacement (several noted). **See Example in Pic.**

(7) Some recaulking was needed at the termination bars at the EDPM roofing/wall juncture. Caulking failure was noted at several locations. The caulking used has a typical life span of 10-15 years, Re-caulking should be budgeted into your maintenance plans by a roofing professional.

**The cost of doing this service is unknown to us. We would expect costs to be about \$1,000 +/-, but for budgeting figures you should consult with a contractor to determine the costs prior to the end of your due diligence period.**