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PROPERTY CONDITION REPORT



Client(s): Mr. Sample Buyer
Property: 3551 - 3589 Westwind Blvd.,
Santa Rosa, CA
Realtor: Not Applicable
Date: Thursday, July 14, 2016
Inspector: Rick DeBoard - Certification #1051
Report #: PCA7361

This report is prepared for the sole and exclusive use of the Client named above. The acceptance and use of this report by any person other than the Client named above shall be deemed to be a retention of this firm for the purpose of providing an evaluation of this property at a fee equal to the original fee.

Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our SERVICE AGREEMENT/CONTRACT provides additional details.
PLEASE READ IT CAREFULLY.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable that these systems would not meet present standards, although the system(s) did meet requirements at the time they were installed.

**THIS REPORT IS OWNED BY THE CLIENT(S) WHOSE NAME APPEARS ABOVE.
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EXECUTIVE SUMMARY

INTRODUCTION

At your request, we have performed a limited visual survey of specific construction components of the property located at 3551 - 3589 Westwind Blvd., Santa Rosa, CA.

This report is an opinion work, reflecting the visual conditions of the property at the time of the assessment. Hidden or concealed defects cannot be included in this report. In this Executive Summary, we have summarized what we believe to be the most important conditions concerning the subject property as it pertains to our scope of work. However, please read the ENTIRE report, as all property conditions are NOT included in this EXECUTIVE SUMMARY.

GENERAL INFORMATION

GENERAL INFORMATION

GENERAL DESCRIPTION

General Description

The subject property is a single story, slab-on-grade structure approximately 24 years of age. The property is situated in a commercial/industrial area of Santa Rosa, CA.

There are multiple suites which are a part of this property condition report. For clarification of our findings we will refer to them according to their street number. If no such clarification is given then the comment refers to all suites.

Wall Construction

The walls are constructed of cast-on-site concrete tilt-up panels.

Roof Construction

The roof structure is wood framed with laminated beams and OSB (oriented strand board) roof sheathing.

The roofing surface is a built-up membrane, with a granulated cap sheet.

GENERAL PHYSICAL CONDITION

The subject property has had average maintenance over the years, and all major systems appear to be functioning within typical guidelines considering the age of the structure(s) except for the negative conditions represented in this report. Of those negative conditions, we consider these in this EXECUTIVE SUMMARY to be the most important.

IMMEDIATE REPAIR EXPENSES

Immediate repairs are described as those repairs which are due to system deficiencies or deferred maintenance and are deemed to be necessary at this time or within the next year. Repairs are deemed to be immediate repairs if one or more of the following conditions exist: (1) existing or potentially unsafe conditions, (2) obvious building or fire code violations, (3) conditions which if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Estimated costs are formulated using the same type and quality components as the existing ones, unless the existing components are considered to be inappropriate according to industry standards.

Repairs are included in this category only if the estimated cost-to-cure is \$1,000 or more for that specific repair or replacement.

Conditions noted in this report which can (in the opinion of the Field Observer) be corrected for less than that amount are considered to be a minor cost item.

See the Section below, titled "RECOMMENDATIONS for FURTHER EVALUATION", for those conditions which need further evaluation before a Cost-to-Cure can be established.

The number to the left of the items below refer to the section of the report where you may find a more detailed description of the condition.

SITE IMPROVEMENTS

SITWORK

4.4 Paving, Curbing and Parking

Corrections Recommended-

A seal coat is recommended within the next year to seal cracks and extend the life of the asphalt surface. Erosion to asphalt was noted at a small section to the north end.

Cost-to-Cure = \$9,600

BUILDING SHELL

BUILDING ENVELOPE

6.5 Weatherproofing (Paint/Stain)

Corrections Recommended-

Paint/stain is near the end of its useful life at the west addition to suite 3555.

Cost-to-Cure = \$1,000.

PLUMBING SYSTEMS

HOT WATER PRODUCTION

8.5 Water Heater at suite 3573

Corrections Recommended-

This water heater is no longer functioning and is past its useful life.

Cost-to-Cure = \$1,500.

HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.1 HVAC System Description

Evaluation of the heating and air conditioning systems for this property assessment was contracted out to a licensed HVAC contractor. A copy of their full report is included as a part of the HVAC APPENDIX. We have included only a summary of their findings in this section. Below is a summary of information contained in the HVAC report:

Corrections Recommended-

All of the units which our subcontractor inspected are the original, and are past their useful life. Putting any more money into repairs, and many are needed at this time, would be a waste of money. They are recommending replacement.
Cost-to-Cure = \$230,000 (This was a verbal estimate from the HVAC company that did the evaluation).

IMMEDIATE REPAIR COST-TO-CURE TOTAL = \$242,100.00

MAJOR PROJECTED EXPENSES

Major Projected Expenses are those which are likely to be needed within the next 5 years and for which replacements or repairs are likely to exceed \$3,000.

ROOFING SYSTEMS

Roof

7.1 Roofing Materials

The evaluation of the roofing materials was contracted out to a licensed roofing contractor. Their complete report is attached to the rear of this report as an APPENDIX. We have included a general summary of their findings below.

Corrections Recommended-

The roof is past its useful life and appears to be the original. It has been patched many times and will need constant maintenance until it is replaced. The roofer recommends a TPO roof be installed within the next 5 years.

Projected Expense = \$150,000.

HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.2 Shop Furnaces

There is one ceiling mounted shop furnace in the suite 3551 warehouse. Tenant states that this unit is functional.

However, it is the original and you should anticipate the need to replace this component within the next 5 years.

Projected Expense = \$5,000.

MAJOR PROJECTED EXPENSE TOTAL = \$155,000.00

ESTIMATED COSTS ARE PRELIMINARY

The estimated costs in this report have been determined by the use of cost estimating manuals, third party contractors, our company manuals and/or personal construction experience. 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.

RECOMMENDATIONS FOR FURTHER EVALUATION

STRUCTURAL FRAME

FOUNDATION & LOAD BEARING WALLS

5.3 Seismic Stability

Further Evaluation-

This building does not appear to have been seismically upgraded since its original construction. Seismic upgrading is not necessarily required upon transfer of title. However, in some municipalities upgrading MAY be required when the property transfers ownership or during remodeling. We recommend that you check with your local building authority regarding potential seismic upgrading requirements.

ELECTRICAL SYSTEMS

TRANSFORMERS

10.20 Transformer #1

Further Evaluation-

This transformer has been installed too close to the wall, as determined by the specifications on the name plate, this may not allow for proper cooling of the transformer. Since overheating is the main cause of transformer failure we recommend that a commercial electrician examine this transformer and make corrections.

10.21 Transformer #2

Further Evaluation-

Clearance requirements are normally marked on the name plate, however no such markings were found. Typical clearances to the wall on the vented back side of the housing are 4" or more for this KVA rating to allow proper cooling of the transformer. Since overheating is the main cause of transformer failure we recommend that a commercial electrician examine this unit to establish whether it is installed according to specifications.

ADA Tier II: Abbreviated Accessibility Survey

GENERAL ADA COMMENTS

12.53 Recommended Actions

Further Evaluation-

The recommended actions or upgrades that we have made mention of in this report regarding the American with Disabilities Act are preliminary. We recommend that you consult with an ADA architect regarding said actions for clarification of what might be deemed appropriate and/or required at this time as there are financial thresholds which must be met for ADA improvements at existing structures according to the amount of remodeling that is being performed during any given time period. Some of the RECOMMENDED actions in this report may not be necessary because they might not be considered "readily achievable". Readily achievable means "easily accomplishable and able to be carried out without much difficulty or expense."

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GENERAL INFORMATION

IMPORTANT INFORMATION

1.1 Building Orientation

Location descriptions (such as **north, south, east and west**), will be used to identify where the room is located, or where the condition was found. For purposes of this assessment, north will be as shown on the maps/diagrams in the "MAPS & DIAGRAMS" Section of this report.

1.2 Color Code Definitions

Throughout the body of this report we will use the following colored text to direct your attention:

Safety Concern:

The paragraph immediately below "**Safety Concern**" describe conditions that may pose a safety concern of some kind and warrant corrections by a properly qualified specialist in the appropriate trade.

Further Evaluation:

The paragraph immediately below "**Further Evaluation**" describe conditions that warrant further evaluation by a properly qualified specialist in the appropriate trade before any conclusion can be made regarding their proper function.

Corrections Recommended:

The paragraph immediately below "**Corrections Recommended**" indicate conditions where repair or replacement would improve the integrity and/or functionality of the component. We recommend that all corrections be made by properly qualified specialists in the appropriate trade.

Recommended Upgrades:

The paragraph immediately below "**Recommended Upgrades**" describe systems and/or components where upgrades would significantly improve safety or function, but which may not have been available at the time the building was constructed.

DEVIATIONS from the ASTM E-2018 GUIDE

1.3 Documentation and Other Information:

None of the documents listed below were reviewed in the process of this PCA:

Appraisals, either current or previously prepared.

Certificates of Occupancy.

Safety inspection records.

Warranty information (roofs, boilers, chillers, cooling towers, etc.)

Records indicating the age of material building systems such as roofing, paving, plumbing, heating, air

conditioning, electrical, etc.

Historical cost records, such as those costs incurred for repairs, improvements, recurring replacements, etc.

Pending proposals or executed contracts for material repairs or improvements, or descriptions of future work planned.

Outstanding citations for building, fire and zoning code violations.

Previously prepared ADA surveys or status of any improvements implemented to effect physical compliance.

Previously prepared property condition reports by other firms or studies pertaining to any aspect of the subject property's physical condition.

Records indicating building occupancy percentages.

Records indicating building turnover percentages.

Building rent rolls.

Leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc.

Drawings or specifications (as-built or construction).

1.4 Excluded Components

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment with the following exception:

If you have specifically contracted for us to provide an inspection of the commercial kitchen equipment then we will be assessing the condition of the Fire Suppression Systems which are installed in those kitchens, (Ansul Systems or equivalent). We are not allowed to activate these systems, but will comment on anything that we feel is pertinent to their effectiveness.

NOTE: Even though fire sprinkler systems are beyond the area of our expertise, we will make comments in the report as to their presence and also may indicate in the report when we see conditions that are suspect.

Any and all comments or evaluations regarding the American with Disabilities Act, unless you have specifically contracted for Pre-Spect to perform a Tier II Abbreviated Accessibility Survey as a part of this PCA.

PURPOSE and SCOPE

PURPOSE

2.1 Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

2.2 Opinions of Probable Costs

If agreed upon in our contract with the user, to provide opinions of probable costs for the repair or replacement of those components which are found to be in need of immediate repair. The opinions of probable costs are intended solely as an indication of the approximate nature and scope of repair and cannot be relied upon as indicating actual nature and scope. Further investigation and solicitation of firm bids by appropriate service companies and contractors is required.

2.3 Projected Major Expenses

If agreed upon in our contract with the user, to ascertain which of the major components are likely to reach the end of their expected lifespan within the next 5 years, and list those components, along with opinions of probable costs for the replacement of those components.

2.4 Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your repurchase considerations as it relates to the condition of the property.

SCOPE

2.5 Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of *ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, which has been prepared by the *American Society for Testing and Materials*. *The ASTM E 2018 is upgraded every few years to reflect changes in the industry. To determine which version of the ASTM E 2018 was being used for this PCA, please see your Contract for Services.*

Adherence to the *ASTM E 2018 Guide* is entirely voluntary. We have chosen to incorporate these standards as an integral part of our property assessment process to promote uniformity with regards to commercial real estate transactions.

Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs. As a result, some of the *ASTM E 2018* guidelines are not appropriate. Any deviations from the *ASTM Guide* are listed in the EXECUTIVE SUMMARY of the report.

2.6 Inclusions

The scope of our assessment was limited to the following specific visually accessible components: Foundations of the building(s), structural framing (load carrying members only), interior and exterior claddings, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

2.7 Report is Confidential

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report.

Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required.

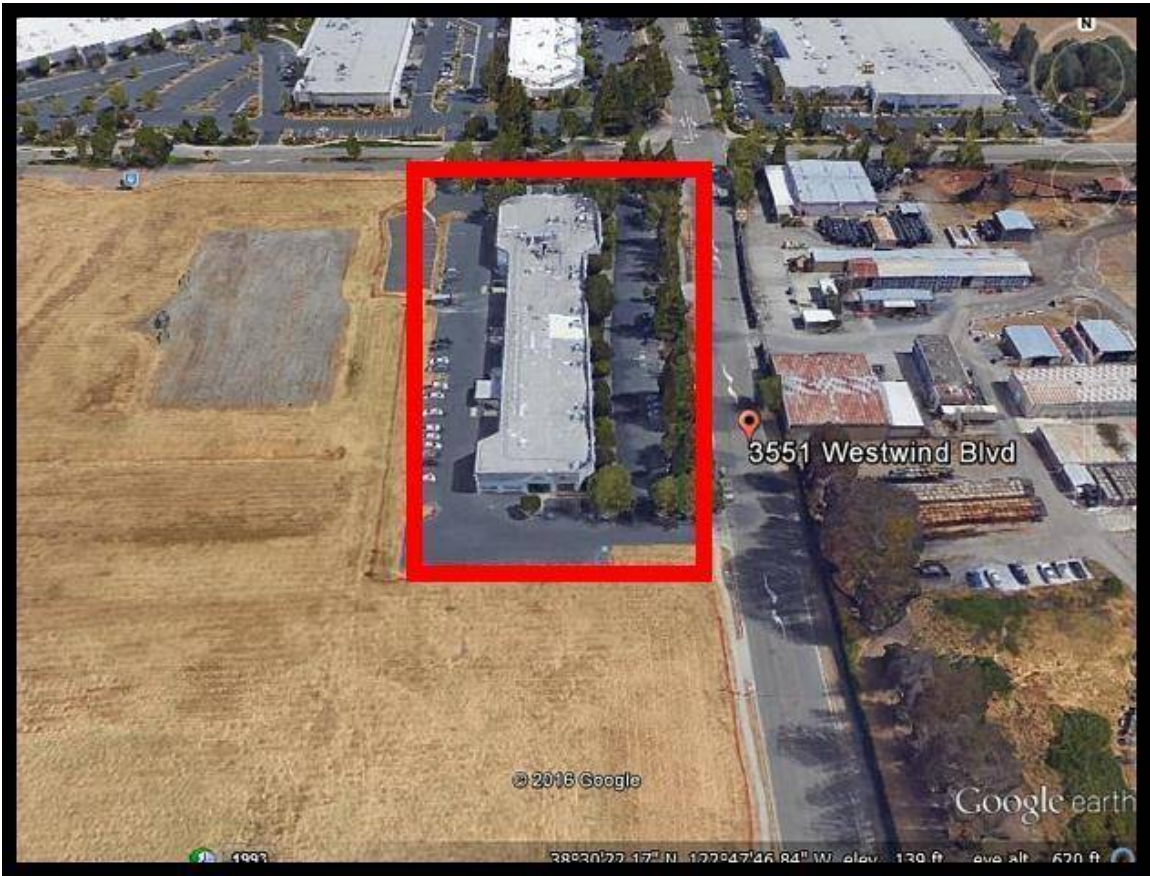
MAPS and DIAGRAMS

The following maps and diagrams are not to scale and do not include details. Smaller rooms and/or closets may have been left out for clarity. Maps and diagrams are merely for your use in understanding the comments in this report with respect to component systems and locations.

The top of each page is approximate NORTH, unless otherwise noted.

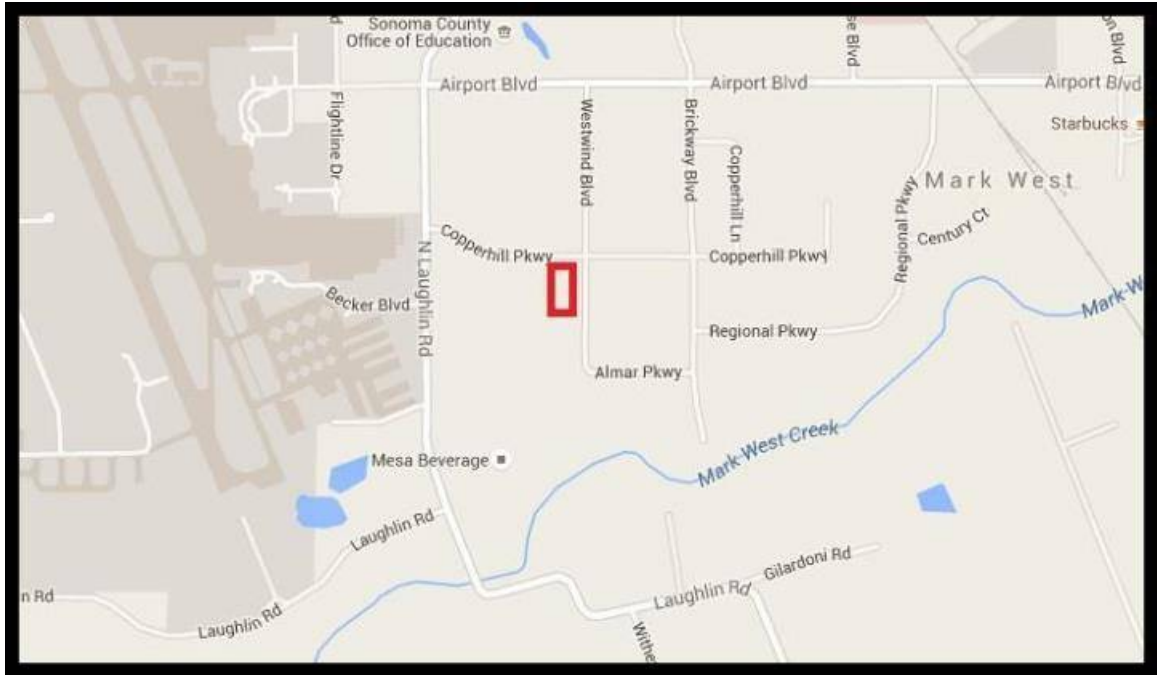
SATELLITE VIEW

3.1



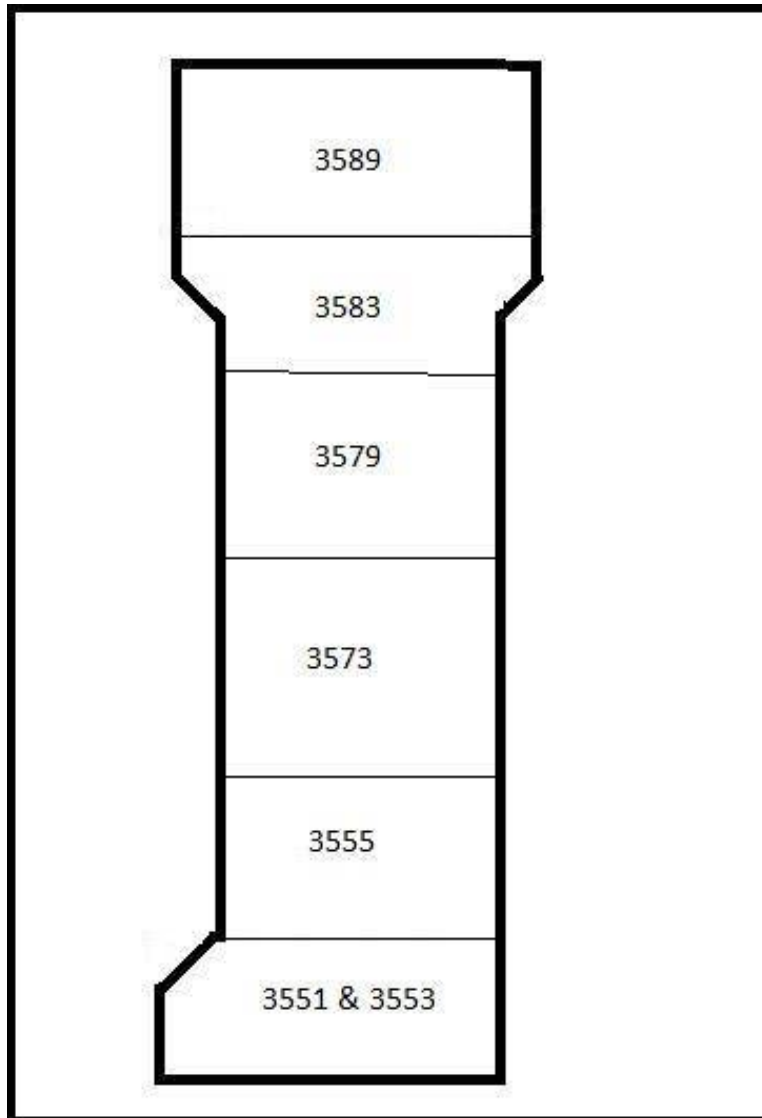
VICINITY MAP

3.2



FLOOR PLAN(S)

3.3 Ground Floor Plan



SITE IMPROVEMENTS

SITWORK

4.1 Topography

The site where the structure is built is gently sloped downhill toward the outside of the lot.

4.2 Storm Water Drainage

Drainage appears adequate, and all indications are that ground water drains away from the structure properly.

4.3 Access and Egress

Access and egress to the subject property are via Westwind Blvd. to the east and Copperhill Parkway to the north. Access and egress both appear adequate and no concerns are noted.

4.4 Paving, Curbing and Parking

All parking surfaces on the lot are paved with asphalt.

Corrections Recommended-

A seal coat is recommended within the next year to seal cracks and extend the life of the asphalt surface. Erosion to asphalt was noted at a small section to the north end.

Cost-to-Cure = \$9,600

Curbs and bumpers are of concrete, and all appear to be in satisfactory condition.

There are approximately 129 marked parking spaces for the subject property, 6 of which are marked for handicap only.

Space marking of the parking stalls is relatively poor. We recommend a fresh coat of paint be applied to the stall markings. The estimated cost-to-cure is included in the Cost-to-Cure for paving maintenance and repairs stated above.



4.5 Flatwork

All walkways on the site are paved with concrete. Fair condition.

Tripping hazards were noted at three places on the public walkway, (where there is an abrupt change of 1" or more in the height of the surface). We recommend grinding the concrete to eliminate the tripping hazard. This is a minor cost item.



4.6 Landscaping

Landscaping appears to have been adequately maintained.

4.7 Landscape Sprinklering

Automatic sprinkler system was noted, however, since sprinkler timers are complicated and time consuming to inspect, and since sprinkler heads are often hidden in areas of dense foliage, these components are NOT A PART OF THIS ASSESSMENT. We recommend that you have the sellers demonstrate this system to you on the final walk-through before the close of escrow.

UTILITIES

4.8 Water Service

Potable water is provided by some form of a public water agency. The incoming water supply line to the structure(s) appears to be galvanized pipe. The piping appears to be 2" in size at the meter.

The water shutoff and meter are located in an underground vault on the west side of the property.

4.9 Electrical Service

Electrical service enters the property via an underground conduit. Meters are located at the main electrical closet on the west exterior wall of building.

4.10 Gas Service

Natural Gas is supplied to the property from a public utility company. The size of the incoming supply line from the utility company where it exits the ground appears to be 1 1/4". Gas meters and shutoffs are located at the west exterior wall of the building.

4.11 Sanitary Sewer

The subject property appears to be serviced by the public sewer system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

4.12 Storm Drain System

The subject property appears to be serviced by the public storm drain system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

STRUCTURAL FRAME

FOUNDATION & LOAD BEARING WALLS

5.1 Foundation

The structure(s) is/are constructed slab-on-grade, there are no raised foundations or underfloor crawlspaces. No readily visible challenges are noted, however, slab is not visible for evaluation where there are floor coverings installed.

5.2 Load Bearing Walls

The load bearing walls are constructed of structural concrete tilt-up panels. The typical construction of tilt-up wall systems consists of concrete panels which are framed and poured on site (lying flat on the ground), and then tilted into place and connected at the joints. These walls would typically be reinforced with steel rebar. No visible evidence of stress or excessive movement were noted at the load bearing walls.

5.3 Seismic Stability

Further Evaluation-

The roof framing of tilt-up buildings is partly supported by glulam beams resting on posts at the walls or pilaster-columns, which are part of the walls. These beams also support the walls vertically. The beam-to-wall connections can be minimal in older buildings (compared to current standards). Buildings which have not been upgraded to the latest standard will sustain more seismic damage, (in the event of seismic activity), primarily because the connections between the rigid walls and flexible roof diaphragms may not be adequate. Retrofits would typically include horizontally-installed hold-downs bolted to the beams with threaded rods extending through the concrete walls and secured by nuts on large steel bearing plates which would be visible on the walls outside the building.

The 1976 Uniform Building Code was the first attempt to substantially improve seismic resistance in tilt-up construction (please keep in mind that it is often the case that revisions of the UBC are not accepted for use in local building authorities until several years after the code is revised.) The 1991 UBC required a 50% increase in the strength of wall-to-roof connections and the 1997 UBC connection requirements were significantly increased again.

This building does not appear to have been seismically upgraded since its original construction. Seismic upgrading is not necessarily required upon transfer of title. However, in some municipalities upgrading MAY be required when the property transfers ownership or during remodeling. We recommend that you check with your local building authority regarding potential seismic upgrading requirements.

FLOOR & ROOF FRAMING SYSTEMS

5.4 Roof Framing

Structural framing of the roof system consists of laminated load carrying beams with dimensional lumber for purlins and OSB for the roof sheathing. All areas which were visible for examination appear to be in good structural condition with the exception of the damaged sheathing described in the Roof Report. See Appendix B later in this report.

STRUCTURAL CAVITIES

5.5 Attic Spaces

Attic space is limited in most cases to the area above the T-Bar ceilings. Many of these areas are not readily accessible for evaluation due to the lack of a walking platform. Inspection was made at various areas by the use of a ladder and no abnormalities were noted

BUILDING SHELL

BUILDING ENVELOPE

6.1 Sidewall Systems

Sidewall system(s) consists of the same tilt-up panels as are used in the framing of the structural walls, see the "STRUCTURAL FRAME" > "Load Bearing Walls" Section of this report.

6.2 Fenestration Systems - Walk Doors

The exterior walk doors are storefront and steel clad type. All appear to be in adequate condition, with the exception of the following:

Corrections Recommended-

One door in suite 3573 is in need of minor repairs. This is a minor cost item.

6.3 Fenestration Systems - Overhead Service Doors

A representative sampling of the door operation was conducted, and all appear to be in adequate condition.

6.4 Fenestration Systems - Windows

Windows in this structure are aluminum framed.

Window type is single pane.

Windows are of the storefront type. All appear to be in good condition.

Safety Concern-

The windows which are closer than 18" from the floor so not APPEAR to be safety tempered. This may not have been required when this building was constructed, but may cause a potential liability to you as owner's of commercial property. We recommend you check with your insurance carrier to see if they have upgrade requirements, as the local building authority does not normally require upgrading of these windows unless they are being replaced for other reasons.

We were unable to locate safety tempered etching labels at any of these windows.

Please note that the only way to determine whether glass is safety tempered is by visual observance of the safety tempered embossing at one of the corners of the pane. If no embossing is observed, one has to assume that the glass is NOT safety tempered, however, sometimes the embossing is too faint to see or the glass is too dirty to evaluate properly. If there is no embossing the only way to be certain is to break the glass and observe whether or not it breaks in small pieces like automobile safety glass or in large, hazardous shards.

6.5 Weatherproofing (Paint/Stain)

Weatherproofing appears to be in adequate condition at all areas which were visible, with the exception of the following:

Corrections Recommended-

Paint/stain is near the end of its useful life at the west addition to suite 3555.

Cost-to-Cure = \$1,000.



6.6 Insulation

Walls:

No conventional insulation is installed at the exterior walls, however, masonry walls offer excellent passive solar qualities.

Attic/Ceilings:

The type of insulation in the attic is fiberglass batts, with an approximate energy rating of R-19. Current standards for new construction in attics and ceilings is R-30 to 38. R-19 is considered typical for older structures.

The insulation is placed against the underside of the roof sheathing. This practice is common with this type of construction, even by current standards, however, it allows any moisture created at the interior spaces to condensate and get trapped against the framing members. On some buildings of this age we have inspected, it was discovered that there were many areas of moisture damaged structural components hidden by the insulation. If practical, it is prudent to remove the insulation from the underside of the roof and place it on the upper side of the dropped ceiling (if there is one). In lieu of this, we recommend periodic monitoring of the condition of the roof sheathing and other structural components. The only practical way to monitor this type of damage is by the use of a thermal imaging tool, and special training in the use of these tools is essential in order to get useful readings. This type of inspection is beyond the scope of a standard property condition assessment, and is typically performed by a MOISTURE INTRUSION EXPERT.

ROOFING SYSTEMS

Roof

7.1 Roofing Materials

The evaluation of the roofing materials was contracted out to a licensed roofing contractor. Their complete report is attached to the rear of this report as an APPENDIX. We have included a general summary of their findings below.

Corrections Recommended-

The roof is past its useful life and appears to be the original. It has been patched many times and will need constant maintenance until it is replaced. The roofer recommends a TPO roof be installed within the next 5 years.

Projected Expense = \$150,000.

PLUMBING SYSTEMS

PIPING & DISTRIBUTION

8.1 Supply Piping System

The visible supply line plumbing consists of copper. Adequate flow was noted, and no deficiencies were encountered.

8.2 Waste Piping System

The majority of the visible waste line plumbing pipe is ABS plastic. Functional flow was noted at all fixtures which we were able to examine. No deficiencies were noted. Plumbing vents appear serviceable.

8.3 Natural Gas/LPG System

The majority of gas piping at visible areas consist of black iron. Fuel type is natural gas. The gas system for this/these structure(s) appear to be in serviceable condition at all areas which were visible.

8.4 Plumbing Fixtures

An examination of the observable plumbing fixtures was performed, and no deficiencies were noted. with the exception of the following;

Corrections Recommended-

1. Hot and cold are reversed at the lab sink in suite 3579.
2. Two toilets are loose at the connection to the floor, one in the common area women's restroom at the south of the building and one at the women's restroom in suite 3589.

We recommend replacement of the wax ring seal and tightening of the floor bolts at these toilets to prevent leakage and damage to flooring and/or framing components.

3. One toilet is in need of some type of minor repair at the women's restroom of suite 3589.

4. One urinal is not functioning correctly at the men's restroom of suite 3589.

These are minor cost items.

HOT WATER PRODUCTION

8.5 Water Heater at suite 3573

Manufacturer unknown, unable to read label.

Capacity is 30 gallons or more.

This heater is powered by Electricity.

Age is unknown, unable to read manufacturer's identification plate.

Poor condition.

A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION.

Unit is braced according to current standards.

This unit is internally insulated. A thermal blanket is installed.

A circulating pump has been installed, to circulate the hot water continually throughout the building. However, testing of these devices is NOT A PART OF THIS INSPECTION.

Corrections Recommended-

This water heater is no longer functioning and is past it's useful life.

Cost-to-Cure = \$1,500.



8.6 Water Heater at suite 3579

Manufactured by Rheem.

Capacity is 40 gallons.

This heater is powered by Electricity.

Fair condition.

A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION. This unit is internally insulated.

Safety Concern-

Corrections Recommended-

1. Safety Relief Valve drain line is missing or ends prematurely. This can create a SCALDING HAZARD if someone is nearby when SRV activates. We recommend this drain line be extended to a safe location. The recommended installation is to extend the drainline all the way to the exterior of the structure.

2. This water heater is braced, but not to current standards. We recommend that this unit be secured at the top and bottom according to current requirements.

These are minor cost items.

This unit appears to be 20 - 25 years old. Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy



by many years if they are drained annually. You should anticipate the need to replace this/these components within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.

8.7 Water Heater at suite 3589

Manufactured by State.

Capacity is 19 gallons.

This heater is powered by Electricity.

Fair condition.

A Safety Relief Valve was noted, but TESTING OF THESE DEVICES IS NOT A PART OF THIS INSPECTION. This unit is internally insulated.

Safety Concern-

Corrections Recommended-

This water heater is braced, but not to current standards. We recommend that this unit be secured at the top and bottom according to current requirements.

This is a minor cost item.

This unit appears to be 20 - 25 years old. Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy by many years if they are drained annually. You should anticipate the need to replace this/these components within the next 5 years. However, we have not listed this item in the Projected Maintenance Expenses section of this report, as we believe the expense is likely to be less than \$3,000.

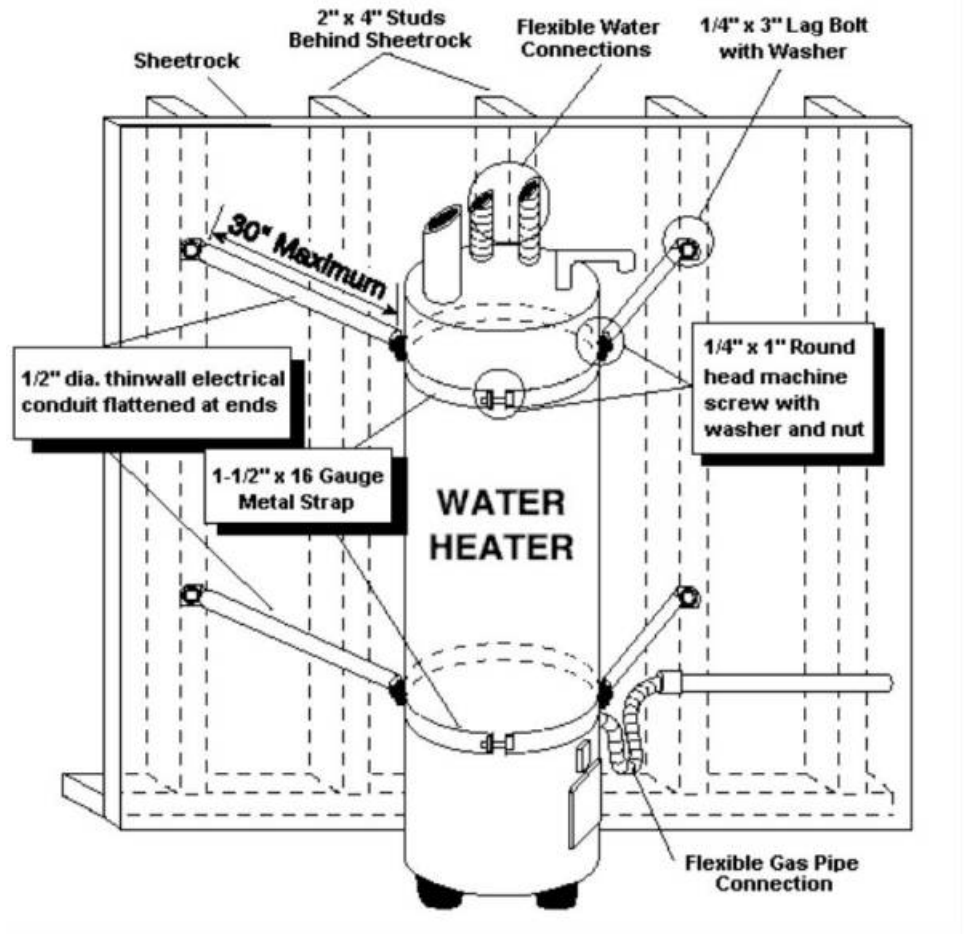


8.8 Water Heater Bracing

The minimum standard for SB 304 compliance is the 1994 Uniform Building Code. Section 510.5 of this code states: "...Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and the lower one-third (1/3) of the vertical dimensions. At the lower point, a minimum distance of four (4) inches shall be maintained above the controls with the strapping."

Several methods may be used to anchor or strap the water heater. One of the easier and less expensive methods is to **double** wrap the water heater top and bottom with metal strapping (also known as "plumbers tape", 16 gauge is recommended), and to attach the ends of the straps to wall studs with 1/4" X 3" lag screws with washers. No matter what method is used, it is important to use 1/4" X 3" lag screws into solid wood framing at each attachment. This law applies state wide except where superseded by local codes.

See the diagram for proper strapping requirements.



HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.1 HVAC System Description

Evaluation of the heating and air conditioning systems for this property assessment was contracted out to a licensed HVAC contractor. A copy of their full report is included as a part of the HVAC APPENDIX. We have included only a summary of their findings in this section. Below is a summary of information contained in the HVAC report:

Corrections Recommended-

All of the units which our subcontractor inspected are the original, and are past their useful life. Putting any more money into repairs, and many are needed at this time, would be a waste of money. They are recommending replacement.

Cost-to-Cure = \$230,000 (This was a verbal estimate from the HVAC company that did the evaluation).

There is one additional Trane brand unit at the south rooftop which was not part of the subcontractors inspection. It was installed in 2007 and appears to be functioning within typical guidelines.

9.2 Shop Furnaces

There is one ceiling mounted shop furnace in the suite 3551 warehouse. Tenant states that this unit is functional. However, it is the original and you should anticipate the need to replace this component within the next 5 years. Projected Expense = \$5,000.



9.3 HVAC Identification Photos



HVAC #1



HVAC #2



HVAC #3



HVAC #4



HVAC #5



HVAC #6



HVAC #7



HVAC #8



HVAC #9



HVAC #10



HVAC #11



HVAC #12



HVAC #13



Newer Trane Unit

HEAT & AIR DISTRIBUTION

9.4 Distribution Systems

Air is distributed to the various interior rooms by means of flexible insulated ducts. All visible components of this system are in adequate condition.

You should be aware that according to the new California Title 24 requirements, a "tight duct" test must be performed upon replacement of the heating/cooling units. It is likely that older ducts such as these would not pass this test and therefore they may need replacement or repairs. Therefore, the estimated cost for these improvements are included in the cost-to-cure or major projected expenses which are itemized for the heating and cooling units, see above.

9.5 Heat & Air Control Systems

The various interior zones are controlled by programmable thermostats. Multiple thermostats are employed. Thermostats appear to be properly functioning.

VENTILATION

9.6 Bathroom/Restroom Ventilation

Good condition. Restroom ventilation in this building is accomplished by a central ventilation fan located at the rooftop, which pulls air from each of the restrooms and exhausts it to the exterior of the building through a system of ducts.

9.7 Workspace Ventilation

Workspace ventilation is accomplished by means of make-up air ducts installed as a feature of the furnace ducting system. This system is designed to exchange the indoor air a certain number of times every hour. We have no way of evaluating this feature without disassembling the air ducting system.

ELECTRICAL SYSTEMS

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to furniture, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. We examined all service panels and subpanels which were found on the property, however, other panels and subpanels may exist which we did not find during our visit to the property as they are sometimes hidden in closets or behind wall hangings and/or furniture. We recommend that all electrical hazards be corrected by a licensed electrical contractor. If we have recommended that a licensed electrical contractor examine this entire system, it is because; 1) there was aluminum wiring noted at the minor circuits of the structure, or 2) there were a significant number of electrical hazards found to indicate that someone other than a competent electrician has been working on the system. In either event, there are likely to be additional hazards found by the electrician which this limited inspection did not locate.

INCOMING SERVICE

10.1 Service Conductors

Electrical service to the property is via an underground conduit from the utility company. Unable to determine whether entrance cables are copper or aluminum, as these components are not available for viewing.

10.2 Service Disconnect

The main disconnects are located at the main electrical closet at the west exterior of the structure. The rating of the service disconnect equipment is 800 AMPS. The rating of the main disconnect breaker is 800 AMPS.

Overload protection is provided by breakers.

Good condition.

Manufactured by Cutler Hammer,

480/277 Volts, 3 Phase, 4 Wire, Short Circuit Current Rating is 65.000 watts RMS @ 480 volts.

There is room for expansion in this panel.



PANELS & SWITCHBOARDS

10.3 Panel Types

Overload protection inside service panels is provided by breakers.

10.4 Overall Condition of Electrical Panels

For specific notes and comments regarding the switchboards and subpanels, see the "Table of Electrical Panels and Switchboards" later in this section.

For your convenience, we have summarized the conditions found in the Table of Electrical Panels and Switchboards immediately below:

All panels appear to be in acceptable condition at this time.

#	Location of Panel	Volts	Brand Name	AMPS	Phases / Wires	Room for Expansion	Comment Codes (see code descriptions below table)
1	North Interior Wall the Main Electrical Closet.	480/277.	Challenger.	100.	3/4.	No.	No Comments.
2	West Interior Wall the Main Electrical Closet.	208/120.	Challenger.	100.	3/4.	No.	No Comments.
3	South Interior Common Area.	208/120.	Cutler Hammer.	225.	3/4.	Yes.	No Comments.
4	South Interior Common Area.	208/120.	Cutler Hammer.	225.	3/4.	Yes.	No Comments.
5	Suite 3579 Warehouse.	208/120 120/240.	Siemens.	200.	3/4.	Yes.	No Comments.
6	Suite 3579 Warehouse.	480/277.	ITE.	225.	3/4.	Yes.	No Comments.
7	Suite 3589 Hall.	480/277.	Eaton.	225.	3/4.	No.	No Comments.
8	Suite 3589 Hall.	208/120.	Eaton.	200.	3/4.	Yes.	No Comments.
9	Suite 3589 Hall.	?	General Electric.	?	3/4.	Yes.	No Comments.
10.	Suite 3589.	120/240.	Power Master.	125.	3/4.	Yes.	No Comments.
11.	Interior Suite 3573.	480/277.	General Electric.	125.	3/4.	Yes.	No Comments.
12.	Interior Suite 3573.	208/120.	General Electric.	125.	3/4.	Yes.	No Comments.

13.	Interior Suite 3573.	208/120.	General Electric.	125.	3/4.	No.	No Comments.
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10.18 Electrical Panel Identification Photos



Panel #1



Panel #2



Panels #3 & 4



Panels #5 & 6



Panels #7, 8 & 9



Panel #10



Panels #11, 12 & 13

TRANSFORMERS

10.19 Transformer #1

Located at main electrical closet. Manufactured by Challenger. Rated at 15 KVA (kilovolt-ampere). Primary Voltage is 480, secondary voltage is 208/120. Location of Primary protection is at Panel #1. Location of the secondary main breaker is panel #2. Impedance is 5.2% @ 170 degrees centigrade.

Further Evaluation-

This transformer has been installed too close to the wall, as determined by the specifications on the name plate, this may not allow for proper cooling of the transformer. Since overheating is the main cause of transformer



failure we recommend that a commercial electrician examine this transformer and make corrections.

10.20 Transformer #2

Located at suite 3579. Manufactured by Siemens. Rated at 45 KVA (kilovolt-ampere). Primary Voltage is 480, secondary voltage is 208/120. Location of Primary protection is at Panel #6. Location of the secondary main breaker is panel #5. Impedance is 4.3% @ 150 degrees centigrade.

Further Evaluation-

Clearance requirements are normally marked on the name plate, however no such markings were found. Typical clearances to the wall on the vented back side of the housing are 4" or more for this KVA rating to allow proper cooling of the transformer. Since overheating is the main cause of transformer failure we recommend that a commercial electrician examine this unit to establish whether it is installed according to specifications.



10.21 Transformer #3

Located at suite 3589. Manufactured by Challenger. Rated at 75 KVA (kilovolt-ampere). Primary Voltage is 480, secondary voltage is 208/120. Location of Primary protection is at Panel #7. Location of the secondary main breaker is panel #8. Impedance is 5.1% @ 170 degrees centigrade.



10.22 Transformer #4

Located at suite 3573. Manufactured by General Electric. Rated at 45 KVA (kilovolt-ampere). Primary Voltage is 480, secondary voltage is 208/120. Location of Primary protection is at Panel #11. Location of the secondary main breaker is panel #13. Impedance is 4.9% @ 150 degrees centigrade.



DISTRIBUTIONS SYSTEMS

10.23 Distribution Conductors

The type of wiring used is a three conductor, grounded system (or two conductors with metal conduit acting as the equipment grounding conductor). The type of sheathing used is electrical metallic tubing (EMT). Branch conductors are copper where visible.

Safety Concern-

Corrections Recommended-

1. Connections were terminated without the use of junction boxes at the rooftop. This can be a potential fire hazard, because without junction boxes the sparks which are created by loose connections or electricians tape can easily ignite nearby flammable substances.
2. Junction or ceiling boxes were noted to be without covers at suite 3589. Although covers are inexpensive to purchase and install, they are very important because they contain any sparks within the

box in the event that wire connections become loose.
These are minor cost items.



10.24 Switches and Outlets

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to tenant's furnishings, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. Ground Fault Circuit Interrupters (GFCI's) have been provided at appropriate areas for the era in which this building was constructed/remodeled.

Safety Concern-

Corrections Recommended-

The following potentially HAZARDOUS conditions were found at switches and outlets:

1. GFCI, (Ground Fault Circuit Interrupters) are not operational at the women's restroom of suite 3579.
2. Missing or damaged face plates were noted at outlets or switches at various locations. This is an inexpensive repair, however it is very important because the lack of a face plate can allow sparks to escape the outlet/switch box.

These are minor cost items.

10.25 Lighting Fixtures

Light fixtures appear to be serviceable.

OTHER SYSTEMS & COMPONENTS

INTERIOR SPACES

11.1 Floors & Floor Coverings

The majority of floor coverings are vinyl and carpet. Floors and floor coverings appear to be in serviceable condition.

11.2 Walls and Wall Coverings

The majority of wall coverings are Drywall. painted, Walls and wall coverings appear to be in serviceable condition.

11.3 Ceilings

The majority of the ceilings are dropped down T-Bar type panels. Ceilings are in serviceable condition, with the exception of the following:
Moisture stains were noted at suite 3579 ceiling tiles. I am unable to determine if active leakage exists. See roof report for condition of roof.



11.4 Interior Doors

Interior doors are wood, with wood frames. All accessible doors were examined all are operating adequately, with the exception of the following:

Corrections Recommended-

One door at suite 3589 warehouse is missing. This is a minor cost item.

FIRE PROTECTION

11.5 Sprinklers and Standpipes

A fire sprinkler system is installed for this structure, but inspection of these components is beyond the scope of this assessment. Records on site state that periodic inspections by a fire sprinkler company have been made at the required intervals.

The main riser for the sprinkler system is located at the west interior wall of suite 3555.



11.6 Fire Extinguishers

There appear to be an adequate number of fire extinguishers installed for this facility, and the inspection tags reveal they have been recharged within the last year (as typically required).

11.7 Fire Alarm Systems

A fire alarm system appears to be installed for this structure, however, these are beyond the scope of this assessment.

11.8 Smoke Walls and Fire Corridors

Good condition.

11.9 Fire Hydrants

Fire hydrants were noted at the three corner of the subject property.

11.10 Other Components

Safety Concern-

Corrections Recommended-

Some of the emergency exit signs and emergency exit lights we tested did not respond to the test button. We recommend these be serviced (batteries replaced and tested). This is a minor cost item.



ADA Tier II: Abbreviated Accessibility Survey

The Survey below has been performed according to the outline in the "ADA Tier II Abbreviated Accessibility Survey" which is a section of the "ASTM E2018 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

We are NOT Certified as a California Certified Access Specialist (CASP), and this survey is merely an attempt to identify areas of the structure that may need ADA updating to comply with the basic ADA requirements. If you require additional or more in-depth information we suggest that you consult with a licensed ADA architect or as CASp consultant.

A. Building History	Yes	No	N/A
12.1 Source of Information It was necessary that we interview someone who has knowledge of the building history in order to answer the questions in the BUILDING HISTORY section of the ADA Survey. We interviewed Jenifer Strobel, the property manager for this information on July 7, 2016.			
12.2 Has an ADA survey previously been completed for this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.3 Have any ADA improvements been made to the property? All Building and Tenant improvements were ADA compliant upon completion. When new TIs are completed, the County Building Inspector lets us know what improvements are required. We have applied for hardships, where we only have to complete a % of the work based on the project cost. Further information regarding this can be obtained from Greg LeDoux.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.4 Does a Barrier Removal Plan exist for the property? Unknown.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.5 Has the Barrier Removal Plan been reviewed/approved by an arms-length, qualified third party?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.6 Has any building ownership or building management reported receiving and ADA related complaints that have not been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.7 Is any litigation pending related to ADA issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.8 Is further review of this section needed or recommended?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Parking	Yes	No	N/A
12.9 Are there sufficient accessible parking spaces with respect to the total number of reported parking spaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.10 Are there sufficient van-accessible parking spaces available (144" wide by 60" aisle in CA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12.11 Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading, "Van Accessible" at van spaces?</p> <p>Corrections Recommended- The International Symbol of Accessibility is missing or un-readable at one or more of the accessible parking spaces. We recommend repair or installation of the painted symbol. This is a minor cost item.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.12 Is there an accessible route provided to the building entrance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.13 Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths and drop-offs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12.14 Does signage exist directing you to accessible parking and an accessible building entrance?</p> <p>Recommended Upgrades- Signage is missing at one entrance. This is a minor cost item.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Ramps	Yes	No	N/A
12.15 If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12 slope or less)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12.16 Are ramps longer than 6 ft. complete with railings on both sides?</p> <p>Recommended Upgrades- We recommend railings be installed at both sides of the two ramps that are longer than 6 feet. Cost-to-Cure = \$1,700.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.17 Is the width between railings at least 36 in.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.18 Is there a level landing for every 30 ft. horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Entrances and Exits	Yes	No	N/A
12.19 Is the main accessible entrance doorway at least 32 in. wide?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.20 If the main entrance is inaccessible, are there alternate accessible entrances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.21 Can the alternate accessible entrance be used independently?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.22 Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 in. above floor)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.23 Are main entry doors other than revolving doors available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.24 If there are two main doors in series, is the minimum space between the doors 48 in. plus the width of any door swinging into the space?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Paths of Travel	Yes	No	N/A
12.25 Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 in. wide)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.26 Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 in. into walkways of corridors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.27 Is at least one wheelchair-accessible public telephone available? Recommended Upgrades- We recommend that a wheelchair-accessible public telephone be installed or made available, this can be as simple as an existing phone that is handed to the handicapped person if and when they should ask for one. This is a minor cost item.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.28 Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.29 Is there a path of travel that does not require the use of stairs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Elevators	Yes	No	N/A
12.30 Do the call buttons have visual signals to indicate when a call is registered and answered?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.31 Is the "UP" button above the "DOWN" button?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.32 Are there visual and audible signals inside cars indicating floor change?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.33 Are there standard and raised Braille markings on both jambs of each hoist way entrance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.34 Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.35 Do elevator lobbies have visual and audible indicators of car arrival?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.36 Are elevator controls low enough to be reached from a wheelchair (48 in. front approach & 54 in. side approach)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.37 Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.38 If a two-way emergency communications system is provided within the elevator cab, is it usable without voice communication?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. Toilet Rooms	Yes	No	N/A
12.39 Are common-area public toilet rooms located on an accessible route?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.40 Are door handles push/pull or lever types?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.41 Are there audible and visual fire alarm devices in the toilet rooms? Recommended Upgrades- We recommend audible and visual alarms be installed. Cost-to-Cure =\$18,000.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.42 Are corridor access doors wheelchair-accessible (at least 32 in. wide)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.43 Are public toilet rooms large enough to accommodate a wheelchair turnaround (60 in. turning diameter)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.44 In unisex toilet rooms, are there safety alarms with pull cords?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.45 Are toilet stall doors wheelchair-accessible (at least 32 in. wide)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.46 Are grab bars provided in toilet stalls?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.47 Are sinks provided with clearance for a wheelchair to roll under (29 in. clearance)? Recommended Upgrades- Does not comply at the men's restroom in suite 3589 we recommend sinks be raised to the proper height and the area under the sink vacated so that a wheelchair can roll underneath them. This is a minor cost item.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.48 Are sink handles operable with one hand without grasping, pinching, or twisting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.49 Are exposed pipes under sinks sufficiently insulated against contact?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

H. Guestrooms	Yes	No	N/A
12.50 Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12.51 Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GENERAL ADA COMMENTS

12.52 Exclusions

Because of the nature of a Property Condition Assessment, this Tier II Abbreviated Accessibility Survey deals only with the ADA as it relates to barriers which are components of the subject building(s) and onsite improvements. Said Survey specifically excludes any and all comments regarding special barriers for handicapped employees. Examples of employee type barriers would be the desk height requirement for a wheelchair bound employee or visual aid requirements for a blind employee. For Questions & Answers regarding the Americans with Disabilities Act as it pertains to employees from the U.S. Equal Employment Opportunity Commission go to: <http://www.eeoc.gov/facts/adaqa2.html>.

12.53 Recommended Actions

Further Evaluation-

The recommended actions or upgrades that we have made mention of in this report regarding the American with Disabilities Act are preliminary. We recommend that you consult with an ADA architect regarding said actions for clarification of what might be deemed appropriate and/or required at this time as there are financial thresholds which must be met for ADA improvements at existing structures according to the amount of remodeling that is being performed during any given time period. Some of the RECOMMENDED actions in this report may not be necessary because they might not be considered "readily achievable". Readily achievable means "easily accomplishable and able to be carried out without much difficulty or expense."

OUT of SCOPE CONSIDERATIONS

ACTIVITY EXCLUSIONS

13.1

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-08 Guide*. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide*:

Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.

Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.

13.2 .

Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

13.3

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 and material during the course of the field observers 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. This exclusion does not apply if we have agreed to provide a pest & dry-rot inspection report as a part of our written contract, is such is the case then their report will be attached to the end of this report as an appendix.

Reporting on the condition of subterranean conditions, such as soil types and conditions, underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.

Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observers health or safety, 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. However, consultant is to 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, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.

Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc.

WARRANTY, GUARANTEE, and CODE COMPLIANCE EXCLUSIONS

13.4

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

Any systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipments warranty transfer inspection;

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/ design standards, or 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, vendors or manufacturers 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

13.5

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 included in the PCR, are identified in the "ADDITIONAL CONSIDERATIONS" Section of this report.

Whether or not the client has elected to contract with us regarding non-scope considerations in connection with the *ASTM Guide* was a decision which was made by the client. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with the ASTM Guide.

QUALIFICATIONS

PCA FIELD OBSERVER

14.1 Definition

The PCA Field Observer is the individual designated by Pre-Spect Building Inspection & Analysis who conducts the walk-through survey at the subject property.

14.2 Identification

The field observer for this property condition assessment was Mr. Rick DeBoard, whose qualifications are as follows:

Employment History;

1968 to 1972 - Employed as a framing crew foreman in the construction of industrial and farm structures.
1972 to 1979 - Employed as a working jobsite superintendent in the construction of industrial buildings.
1979 to 1990 - Owner and manager of construction firm specializing in commercial, industrial buildings, new construction and residential remodeling.
1990 to Present- Self-employed Inspector, performing residential prepurchase inspections, commercial due diligence property assessments and insurance inspections.

Credentials;

Licensed California General Contractor Since 1979, License # B-374548
Certified Member of the *American Institute of Inspectors, (A.I.I.)*, Certification # 1051
Member of the *California Coalition of Home Inspectors*
Member of the National Association of Real Estate Professionals
Certified Indoor Air Quality Consultant, by the Environment Solutions Association
International Association of Certified Indoor Air Consultants. (IAC2)
1994, 1995 President of *A.I.I.* Sacramento Valley Chapter
1999, 2000, 2001, 2006 Member of the Board of Directors of *A.I.I.* National
2008 through 2009 Chairman of the Board for *A.I.I.* National

Continuing Education;

Home Inspection Certification Training through *A.I.I.* in 1990
Phase 1 Environmental Assessment Training through *A.I.I.* in 1993
Commercial Inspection Training through *Inspection Training Associates* in 2000
Certified Indoor Air Quality Training through Environment Solutions Association in 2008

PCR REVIEWER

14.3 Definition

The PCR Reviewer is the individual who is designated by Pre-Spect Building Inspection & Analysis to exercise reasonable control over the field observer and to review the report.

14.4 Identification

The PCR Reviewer for this assessment was also Mr. Rick DeBoard.

LIMITING CONDITIONS

15.1

We did not have access to the following areas/rooms because we were not provided with keys to these areas or was denied access:

1. The storage addition to the west side of site 3555, no seems to have keys to this area. The property manager states that this is storage only.
2. Suite 3581 in its entirety. We attempted access to this suite twice, once on Tuesday July 5th and once on Thursday July 7th. The first time we were told to come back the next day, but just after that we arranged to have access to all suites for the HVAC inspection on Thursday July 7th, so out of courtesy to the tenants we decided to wait and do our general inspection of this suite on the same day as the HVAC inspection so as not to disturb them any more than necessary. When we returned Thursday afternoon the gentleman who came to the door said there was no way we were coming into their suite that day.
3. The two offices on the north end of 3589, they were locked and no key was made available.

CLOSING COMMENTS

16.1

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regards to this very important part of your decision making process.

In addition to the summary and main body of this report, please be sure to review the supporting documentation, (if any), and photographs.
Please feel free to call us if you have questions.

Sincerely,



Rick DeBoard, Principal.

APPENDIX A

Following this page is the Report from the independent specialty consultants, Norman Evind Roofing, regarding the roofing materials. If you have questions concerning their report, contact them directly at 707-972-1287.

Norman Evind Roofing

115 Elm St., Cloverdale Ca.

(707) 972-1287

Lic. 973333

Re: 3551 Westwind Blvd. Santa Rosa, Ca



On July 5, 2016, a roof inspection was performed on the above mentioned property. Following are the findings:

GENERAL CONDITION: Existing roof includes:

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(707) 972-1287

Lic. 973333

- A low slope, built-up asphalt and fiberglass ply sheet membrane with a mineral surfaced cap sheet.



Low slope system:

A visual inspection of the surface shows the membrane to be in poor condition. Estimated age of the existing roof to be 20 or more years. Areas of concern are noted below.

Perimeter Edge Flashing or Termination: It was noted that the parapet wall terminates at a fully adhered or glued detail. No cap metal or coping is installed at the solid concrete parapet wall.



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Compression ring style drains and overflows: The roof has a good, built in positive drainage with almost no standing water.



The drains are installed in recessed sumps.

Several of the overflow drains have been extended, probably because the main drains were becoming partially blocked at the drain screens and the overflows would begin to flow. By raising the overflows it would take more blockage at the main drains before the overflows would begin to flow; this probably saved on maintenance but is not a good practice.

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Mineral Roof surface:



Major loss of granules at the mineral surface was noted as would be expected with a roof system of this age.

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Lic. 973333



Mechanical units installed after roof was completed:

Several units and ducts have been installed after the existing roof system was installed.



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Numerous abandoned conduits, pipes and units were noted:



Built up Debris:



A minor amount of leaf debris from trees to the north of the building were noted.

Asphalt Mastic Repairs to the roof surface:

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Lic. 973333



Many repairs to the roof surface have been made with unreinforced asphalt mastic and lack a protective layer of U.V. Resistant coating and are there by failing.

Roof Top Air Conditioning Units:

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(707) 972-1287

Lic. 973333



The A/C units lack condensation drain lines to carry the A/C condensation run off to the main roof drains. Several of the units are not draining from the drain fittings; rather they are draining from random places around the unit. This sort of problem can lead to condensation draining directly into the building via the A/C units.

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Lic. 973333



Area of roof sheathing failure:

This area near the large air exchange unit is of greatest concern. The roof sheathing in this area is failing. The roof sheathing is Oriented Strand Board or OSB and has apparently been affected by some amount of water intrusion. The sheathing in this area is soft and sagging between the roof joists. Signs of repairs and signs of ponding water were noted.

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Lic. 973333



Areas of large repairs or reroof overlay:



There are two areas that have been over-layed with new roof systems. The one above is approximately 500 sq ft and is a modified torch down system. The one below is approximately 700 sq ft and is a silicone roof coating system.

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Lic. 973333



RECOMMENDATIONS AND COMMENTS:

The roof system installed on this building appears to be in poor condition with almost no exceptions.

I recommend:

Immediately:

- 1) Clearing the minor build up of leaf debris.
- 2) Cleaning the compression ring drain screens.

In less than 5 years:

- 1) Remove the roof membrane in the area of the failed roof sheathing
- 2) Replace the damaged roof sheathing
- 3) Install a new roof system
- 4) Install new parapet wall coping or cap metal.

Total cost for item 1)-4) with a new Thermoplastic Poly Olefin roof membrane \$150,000

Norman Evind Roofing

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Lic. 973333

In creating this report, it is my intention to inform the owners of the state of the roof and roof related details.

It is my professional opinion that the existing roof will continue to function for less than 5 years.

These prices are for budgetary purposes and should not be considered contractual.

Respectfully,
Norman Evind

(707)-972-1287

This report is at the request of the above party and is a statement of professional opinion based on a visual surface inspection. No warranties or guarantees are expressed or implied nor assumption of liability for errors or omissions assumed. Use of this inspection constitutes acceptance of the above conditions.

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, 9835 Goethe Road, Sacramento, CA (Mailing address: P. O. Box 26800, Sacramento, CA 95827)

APPENDIX B

Following this page is the Report from the independent specialty consultants, ACCO Engineered Systems, regarding the Heating & Cooling Components.

If you have questions concerning their report, contact them directly at 800-598-2226.

July 12, 2016

Pre-Spect
Rick Deboard
19500 Clinton Road
Jackson, CA 95642

Mechanical Services
510 / 346-4300 Voice
800 / 598-2226 Service
510 / 347-1318 Fax
1133 Aladdin Avenue
San Leandro, California
94577-4311

Rick,

The following is our report on the thirteen rooftop HVAC units that are currently in operation at 3551-3851 Westwind Blvd

All of the units are 21 – 26 years old and have exceeded their average expected service life. They are all operational and we didn't find any major repairs at this time. However, with equipment this old, it would just not be reasonable or prudent to expect reliable service from them

Even after completing all of the items we found, we would expect continuing problems with these units that will only increase in frequency over time. I've attached a few photos and you can see the general condition of the equipment. The units are very rusty inside and out and the condenser coils are deteriorating

Due to the age and condition of the equipment, we strongly recommend that consideration be given to replacing these units in the near future

AC-1

Carrier model # 48HJE004-631, serial # 1495G20300

This unit is approximately 21 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Replace the damaged conduit from the disconnect to the unit
- Install new condensate drain piping
- Clean the burner orifices in the heating section

AC-2

Carrier model # 48HJD006-631, serial # 1495G20812

This unit is approximately 21 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils

- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Clean the burner orifices in the heating section (unit will not fire in heating mode)
- Replace the worn contactors and belt

AC-3

Carrier model # 48HJD015-631, serial # 4695F79415

This unit is approximately 21 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Clean the burner orifices in the heating section (unit will not fire in heating mode)
- Replace the worn contactors and belt

AC-4

Carrier model # 48HJD007-631, serial # 1895G20348

This unit is approximately 21 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Clean the burner orifices in the heating section (unit will not fire in heating mode)
- Replace the worn contactors and belt

AC-5

Carrier model # 48LJD005-620, serial # 4492G76372

This unit is approximately 24 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils

- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Replace the failed economizer motor and controls
- Replace the worn contactors and belt

AC-6

Carrier model # 48LJD008-610, serial # 4492G71271

This unit is approximately 24 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Replace the failed economizer motor and controls
- Replace the worn contactors and belt

AC-7

Carrier model # 48LJD006-650, serial # 4892G37636

This unit is approximately 24 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Replace the cracked heat exchanger
- Clean the burner orifices in the heating section
- Install new condensate drain piping

AC-8

Carrier model # 48LJD008-610, serial # 4292G71259

This unit is approximately 24 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Replace the failed economizer motor and controls

AC-9

Carrier model # 48LJD006-620, serial # 4592G78701

This unit is approximately 24 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Replace the failed sequencer

AC-10

Carrier model # 48DJD007-610, serial # 4791G55460

This unit is approximately 25 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Replace the damaged conduit from the disconnect to the unit
- Install new condensate drain piping
- Clean the burner orifices in the heating section
- Replace the failed transformer, worn contactors and belt

AC-11

Carrier model # 48DJD007-610, serial # N/A

This unit is approximately 25 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Replace the failed economizer motor and controls

AC-12

Carrier model # 48DJD008-620, serial # 4791G54399

This unit is approximately 25 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Replace the failed economizer motor and controls
- Replace the worn belt

AC-13

Carrier model # 48DJD005-600, serial # 1490G44697

This unit is approximately 26 years old. The average service life for this type of equipment is approximately 15 years.

- Chemically clean and power wash the condenser coils and clean and sanitize the evaporator coils
- Vacuum and clean the interior of the unit and install new biocide pads in the drain pan
- Install new condensate drain piping
- Replace the worn motor sheave
- Replace the worn belt

The total price to perform all of this work would be \$21,200.00 and is based on all work being performed during regular working hours

Please note that some of this work could be deferred if the units are going to be replaced

Please let me know if you have any questions

Sincerely,

Pete Carbonaro
Project Manager
ACCO Engineered Systems

GLOSSARY

OF

TERMS

ADA	The Americans with Disabilities Act.
A.I.I.	American Institute of Inspectors, a national association of building inspectors. Phone 800-877-4770, Website: http://www.inspection.org .
Accessible	See "Readily Accessible"
Addition	Any construction which adds to the building or original structure.
Air Conditioning	The process of treating air so as to control simultaneously its temperature, humidity, cleanliness, and distribution to meet the comfort requirements of the occupants of the conditioned space. The system may be designed for summer air conditioning or for winter air conditioning or for both.
Aldehydes	Odor, like the inside of a new structure, that is created with incomplete natural gas combustion. An indicator for the building inspector of the need for a licensed technician to evaluate the heating device.
Alligatoring	A defect consisting of intersecting cracks and ridges in the surface.
Angle of Repose	The maximum angle of slope at which any loose earth will stand without sliding.
ASHI	The American Society of Home Inspectors, Inc. A national association of home/building inspectors. Phone number 1-800-743-ASHI (2744), or on the web at http://ashi.com .
ASTM	American Society for Testing and Materials. Website: www.astm.org .
ASTM Guide	The Standards of Practice used for a PCA. Specifically ASTM E 2018-XX , Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process, (where "xx" equals the year that the Guide was enacted).
Attic	Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered "structural cavities."
Automatic (System) Safety Controls.	Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Backfill	Loose earth placed outside foundation walls for filling and grading.
Baluster	An upright support for a handrail.
Balustrade	A protective or decorating railing consisting of a row of balusters topped by a rail.
Barometric Damper	A damper on the exhaust vent of an oil fired heater that acts as a draft regulator (or atmospheric damper). As a chimney flue heats up, a weighted damper opens to allow cool air from the living space to enter. Without a barometric damper to cool the hot exhaust gases, an overheated chimney flue can cause too much draft, adversely affecting the burner's efficiency by changing the fuel/air ratio. (Some old oil burners, and some new "positive-pressure" burners that rely upon a fan instead of a natural draft, cannot accommodate barometric dampers, but these types are rare).
Base Building	The core (common areas) and shell of the building and its systems that typically are not subject to improvements to suit tenant requirements.
Basement	A space of full story height below finish grade below the first floor, or a story partially underground.
Bearing Wall	A wall which supports any vertical load in addition to its own weight.
Bearing	That portion of a beam, truss, or other structural member that rests on the supports.
Bldg.	Building.
Bonding	Joining of metallic parts to form a conductive path that has the ability to safely conduct electrical loads.
Bridging	A system of bracing between floor joists or ceiling joists to distribute the floor load or keep the joists from twisting.
BTU or btu	British thermal unit.
Building Department Records	Records maintained by or in possession of the local government authority with jurisdiction over the construction, alteration, use, or demolition of improvements on the subject property, and that are readily available for use by the consultant within the time frame required for production of the PCR and are practically reviewable by exercising appropriate inquiry. Building department records also may include building code violation notices. Often, building department records are located in the building department of a municipality or county.

Building Envelope	The enclosure of the building that protects the building's interior from outside elements, namely the exterior walls, roof and soffit areas.
Bullnose	A stair step with rounded end used as a starting step.
BX	Armored Flexible cable.
Cantilever	A projecting beam or member supported at only one end.
Carport	A roofed space having at least one side open to the weather, primarily designed for motor vehicles.
Casement Windows	Window sash which opens on hinges secured to the side of the window opening.
Cavitation	A phenomenon in the flow of water consisting in the formation and the collapse of cavities in water. Pump sound varies as it alternates between pumping air and water.
Central Air Conditioning	A system which uses ducts to distribute cooled and/or dehumidified air to more than one room at a time and which is not plugged into an electrical convenience outlet.
Clearance to Combustibles	The distance between a heat producing appliance, chimney, chimney connector, vent, vent connector, or plenum and other surfaces. Also, in garages, the distance between the floor and an installed source of ignition.
Cold Joint	A joint formed when a concrete surface hardens before the next batch of concrete is placed against it.
Component	A fully functional portion of a building system, piece of equipment, or building element.
Conductors	Electrical: A wire or cable offering low resistance to the flow of electric current.
Consultant	The entity or individual that prepares the PCR and that is responsible for the observance of and reporting on the physical condition of commercial real estate in accordance with the ASTM guide. The consultant generally is an independent contractor; however, the consultant may be an employee of the user. The consultant may be an individual that is both the field observer and PCR reviewer.
Cost-to-Cure	The estimated cost to perform the required repairs necessary to restore proper function to the system or component.

Counter-flashing	A strip of sheet metal in the form of an inverted L built into a wall to overlap the flashing and make the roof water-tight.
CPVC	Chlorinated polyvinyl chloride.
Crawlspace	An unfinished accessible space below the first floor in a building with no cellar, a shallow space between the first tier of beams and the ground.
CREIA	California Real Estate Inspectors Association. An association of professional building inspectors. Phone: 800-848-7342. Website: www.creia.com .
Cricket	A small false roof to throw off or shed water from behind an obstacle, (often a gabled roof behind a chimney).
Cross Connections	Any physical connection or arrangement between potable water and any source of contamination.
Cut and Fill	The process of cutting into a hillside and using the material removed to fill a downslope portion of the site. Structures constructed across the "cut and fill" line are often cracked or distorted at that location.
Dangerous or Adverse Situations	Situations which pose a threat of injury to the inspector, and those situations with require use of special protective clothing or safety equipment.
Deferred Maintenance	Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimus conditions that generally do not present a material physical deficiency to the subject property.
Differential Settlement	Settling of a dwelling or surface that causes one or more components to settle unevenly.
Dismantle	To take apart or remove any component, device or piece of equipment that is bolted, screwed, or (fastened by other means), that would not be removed by a layperson in the course of normal maintenance.
Dormer Window	An extension from a sloped roof with a vertical window.
Double Hung Window	A window consisting of two sashes which slide vertically in adjoining grooves.
Drip Edge	A projecting horizontal band or course sloped outward to throw water away from the building.

Drywell	A covered pit with open-jointed lining or a covered pit filled with coarse aggregate through with drainage from roofs, basement floors, foundation drain tile, or areaways may seep or leach into the surrounding soil.
Due Diligence	The process of conducting a walk-through survey and appropriate inquiries into the physical condition of a commercial real estate's improvements, usually in connection with a commercial real estate transaction. The degree and type of such survey or other inquiry may vary for different properties and different purposes.
Dwelling	A building designed as living quarters for one or more families.
Easily Visible	Describes items, components and systems that are conspicuous, patent, and which may be observed visually during the walk-through survey without intrusion, removal of materials, exploratory probing, use of special protective clothing, or use of special equipment.
Efflorescence	A blemish on masonry walls consisting of a white surface crust formed from the crystallizing of soluble salts in the mortar.
EIFS	Exterior Insulation and Finish System.
EMF	Electro Magnetic Fields.
Engineering	Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.
Exotic Materials	Any building material that has only the manufacturer's claims or guarantees of its performance and no empirical evidence regarding life expectancy.
Expansion Joint	A joint between two adjoining concrete members arranged to permit expansion and contraction with changes in temperature.
Expansive Soil	Soil, that when wet or dry, expands or contracts.
Expected Useful Life (EUL)	The average amount of time in years that an item, component, or system is estimated to function when installed new and assuming routine maintenance is practiced.
Extrapolate	To infer or estimate by extending or projecting known information.
Fenestration	The arrangement and design of windows and doors in a building.

Field Observer	The individual that conducts the walk-through survey, in the process of performing a commercial property condition assessment.
Fire Department Records	Records maintained by or in the possession of the local fire department in the area in which the subject property is located. These records should be practically reviewable and readily accessible for use by the consultant by exercising an appropriate inquiry within the time frame required for production of the PCR.
Fire Rated Doors	Doors manufactured under supervision, designed to resist standard fire tests and labeled for identification.
Firebrick	Brick made to withstand high temperatures for lining chimneys, incinerators and similar structures.
Firewall	A wall with qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.
Flashing	Sheet metal or other impervious material used in roof and wall construction to protect building from seepage of water.
Footing	A structural unit used to distribute loads to the bearing soil materials.
Footing and Stem Wall	A concrete footing poured into a trench excavated below the frost line on which a vertical stem wall is constructed of concrete or concrete block.
Foundation Wall	A wall, below or partly below grade, providing support for the exterior or other structural parts of a building.
Foundation	Construction, (below or partly below grade), which provides support for exterior walls or other structural parts of the building.
French Door	A wood door paneled with lights of glass.
Frost Line	The depth below finish grade where frost action on footings or foundations is improbable.
Functional Drainage	A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
Functional Flow	A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Gambrel Roof	A roof having its slope broken by an obtuse angle.
Garage	A building or enclosure primarily designed or used for motor vehicles.
Grade Beam	A horizontal member (generally a reinforced concrete beam) between two supporting piers at or below ground supporting a wall or structure above. (See also pier and grade beam foundation).
Grade	<u>Finish</u> : The surface elevation of lawns, walls, drives or other improved surfaces after completion of construction or grading operations. <u>Natural</u> : The elevation of the original or undisturbed natural surface of the ground.
Ground	Intentional or accidental connection (bonding) between a circuit or equipment and the earth or other conducting member.
Grounded Conductor	Electrical wires which are intentionally grounded. Often called the "neutral wires". In residential wiring, usually white insulation.
Grounding Conductor	A wire used to connect electrical equipment to a grounding electrode. Often called the "ground wire". In residential wiring usually a bare wire or green insulation.
Ground Wire or Grounding Wire	Electrical: see "Conductors" = in residential wiring usually a bare wire or a wire with green insulation.
Habitable Room	A space used for living, sleeping, eating or cooking, (or combinations thereof), but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, unfinished basement recreation rooms and similar spaces.
Hot Wire	Electrical: see "Conductors" = wires having black or red insulation, (usually).
HVAC	Heating, Ventilating and Air Conditioning.
Immediate Costs	Opinions of probable costs that require immediate action as a result of any of the following; (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost.
Imminent Hazard	A hazard that requires immediate attention by a licensed technician.
Inspector	Any person who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.

Interviews	Discussions with those knowledgeable about the subject property.
Installed	Attached (connected) to the structural, mechanical, plumbing or electrical system of the building such that the item installed cannot be removed without the use of tools.
Lights	The individual panes of glass in a door or window.
Lintel	A horizontal steel member spanning an opening to support the load above, (as at the top of a firebox opening).
Live Load	All loads on structures other than dead loads; this includes the weight of the persons occupying the building and free standing material; snow and wind.
Loads	<u>Design</u> : Total load which a structure is designed to sustain safely. <u>Dead</u> : The weight of all permanent construction in a building.
Loamy Soil	Soil that contains organic matter.
Material	Having significant importance or great consequence to the subject property's intended use or physical condition.
Material Deterioration	Material that has been, (or is being), destroyed by rot, pests, age, or structural failure.
Mitered Joint	A joint consisting of two pieces matched and joined at an angle.
Mudsill	A flat timber placed on the ground or foundation to distribute the concentrated load of an upright member.
Muntin	A narrow bar separating window lights of a sash.
Neutral Wire	Electrical: see "Conductors" = in residential wiring usually white insulation.
Newel Post	A stairway post to which the handrail is secured.
Non-Bearing Wall	A wall which supports no vertical load other than its own weight.
Non-Combustible	Material or combination of materials which will not ignite or support combustion at a temperature of 1,200 degrees F. during a 5 minute exposure.
Normal Operating Controls	Owner/tenant operated devices such as a thermostat, wall switch or safety switch.

Observe	The act of making a visual examination.
Observation	The visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.
Obvious	Plain, evident and readily accessible; a condition or fact not likely to be ignored or overlooked by a field observer when conducting a walk-through survey or that which is practically reviewable and would be understood easily by a person conducting the PCA.
Operate	To cause systems or equipment to function.
Opinions of Probable Costs	Determination of probable costs, a preliminary budget, for a suggested remedy.
Owner	The entity holding the title to the commercial real estate that is the subject of the PCA.
P-trap	A waste line water trap with a vertical inlet and a horizontal outlet, to prevent noxious fumes from entering the occupied space from the sewer/septic system.
Parging	Rough plastering with mortar coating the face of brick or concrete, such as at the smoke shelf of a fireplace.
PCA, Property Condition Assessment	The process by which a person or entity observes a property, interviews sources, and reviews available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within the ASTM guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in the guide. Such deviations from the ASTM guide's scope should be disclosed in the PCR's executive summary.
PCR, Property Condition Report	A written report, prepared in accordance with the recommendations contained in the ASTM guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable cost to remedy any material physical deficiencies observed.
PCR Reviewer	The individual that both exercises responsible control over the field observer and who reviews the PCR prior to delivery to the user.

Physical Deficiency	Conspicuous defects or significant deferred maintenance of a subjects property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical EUL or whose RUL should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper of routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimus conditions that generally do not constitute a material physical deficiency of the subject property.
Pier	A masonry or concrete column supporting foundations or the floor structure in basementless spaces. Pier may be free-standing or bonded at its sides to other masonry or concrete.
Pier and Grade Beam Foundation	A reinforced concrete beam supporting the exterior wall construction, in contact with the earth, but supported by piers most often, the piers are bored into the earth because the soil will not support a typical footing and stem wall.
Piles	Long, slender members of wood, steel or reinforced concrete driven into the ground to carry a vertical load.
Practically Reviewable	Describes information that is provided by the source in a manner and form that, upon review, yields information relevant to the subject property without the need for significant analysis or calculations. Records or information that feasibility cannot be retrieved by reference to the location of the subject property are not generally considered practically reviewable.
Precast Concrete	Concrete units (such as piles or vaults) cast off the construction site and set in place.
Prestressed Concrete	A system for utilizing fully the compressive strength of concrete by bonding it with highly stressed tensile steel.
Property	The site improvements, which are inclusive of both site work and buildings.
Publicly Available	The source of the information allows access to the information by anyone upon request.
Purlin	An intermediate supporting member at right angles to rafter or truss framing.
PVC	Polyvinyl chloride.

Rafters	A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12. Members supporting roofs having slopes 3 in 12 or less are defined as roof joists.
Random	See "Representative Number"
Readily Accessible	Components that are accessible without moving furniture or other items and without the use of tools or a ladder that exceeds 12'-0" in length or a 6'-0" step ladder. Also describes areas of the subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal of materials or personal property, such as furniture, and that are safely accessible in the opinion of the field observer.
Readily Available	Describes information or records that are easily and promptly provided to the consultant upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.
Readily Openable Access Panel	A panel provided for a layperson for inspection and maintenance which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person (without the use of tools) and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.
Reasonably Ascertainable	Describes information that is publicly available, as well as readily available, provided to the consultant's offices from wither its source or an information research/retrieval service within reasonable time, practically reviewable, and available at a nominal cost for either retrieval, reproduction or forwarding.
Rebar	Reinforcing steel bars with projections to promote the bond to the concrete.
Relief Valve	A safety device to permit the escape of steam or hot water subjected to excessive pressures or temperatures. See SRV.
Representative Number	For multiple identical components such as windows and electric outlets - one such component per room. For multiple identical exterior components - one such component on each side of the building.
Representative Observations	Observations of a reasonable number of samples of repetitive systems, components, areas, etc., which are conducted by the field observer during the walk-through survey. The concept of representative observations extends to all conditions, areas, equipment, components, systems, buildings, etc., to the extent that they are similar and representative of one another.

Riser	The upright member of a stair extending from tread to tread.
Romex	Brand name commonly in use for "nonmetallic electrical cable".
Roof Drainage Systems	Gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building.
RUL, Remaining Useful Life	A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, components, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.
Scupper	An opening in a parapet wall or gutter, for drainage of rain water.
Septic Tank	A covered watertight sewage settling tank intended to retain the solids in the sewage flowing through the tank long enough for satisfactory decomposition of settled solids by bacterial action to take place.
Short Cycling	Equipment that turns on and off in rapid succession instead of normal operating cycles.
Shut Down	A piece of equipment or system is shut down when it cannot be operated by the device or control which a layperson would use to normally operate the equipment or system. Also, equipment, components or systems that are not operating at the time of the field observer's walk-through survey. For instance, equipment, components, and systems that may be shutdown as a result of seasonal temperatures.
Siding	The first covering of boards or paneling nailed to the outside of the wood studs of a frame building.
Site Visit	The visit to the subject property during which observations are made pursuant to the walk-through survey section of the ASTM guide.
Slab-on-Grade	See Thickened Edge Slab.
Soffit	The underside of a stair, arch, cornice, or overhang.
Solid Fuel Heating Device	Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

Specialty Consultants	Individuals or entities either in the fields of engineering or in any particular building component, equipment, or system that have acquired detailed, specialized knowledge and experience in the design, evaluation, operation, repair, or installation of same.
SRV	A Safety Relief Valve installed on a hot water heating system or storage tank to limit temperature and pressure of the water.
Stanchion	An upright guard, usually as a part of a window or door. Sometimes used generically as any upright guard or protection.
Story	That part of a building between the level of one finished floor and the level of the next higher finished floor.
Structural Component	A building components, which supports interior or exterior finish materials or other building components.
Structural Frame	The components or building system that supports the building's nonvariable forces or weights (dead loads) and variable forces or weights (live loads).
Subject Building	Referring to the primary building or buildings on the subject property, and that are within the scope of PCA.
Subject Property	The commercial real estate consisting of the site and primary real estate improvements that are the subject of the PCA described by the ASTM guide.
Suggested Remedy	An opinion as to a course of action to remedy or repair a physical deficiency. Such an opinion may also be to conduct further research or testing for the purposes of discovery to gain a better understanding of the cause or extent of a physical deficiency (whether observed or highly probable) and the appropriate remedial or reparatory response. A suggested remedy may be preliminary and does not preclude alternate methods or schemes that might be more appropriate to remedy the physical deficiency or that may be more commensurate with the user's requirements.
Survey	Observations made by the field observer during a walk-through survey to obtain information concerning the subject property's readily accessible and easily visible components or systems.
Swale	A drainage channel formed by the convergence of intersection slopes.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.

Technically Exhaustive	An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, recommendations, or combination thereof.
Thickened Edge Slab or Turned Down Slab	A type of concrete floor slab foundation where the slab is constructed integrally with the foundation wall.
Timely Access	Entry provided to the consultant at the time of the site visit.
Truss	A structural framework composed of a series of members so arranged and fastened together that external loads applied at the joints will cause only direct stress in the members.
Under-floor Crawlspace	The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
Underpinning	(1) The construction of supports introduced beneath a wall. (2) The material used in such additional supports.
Ungrounded Conductor	The energized wires in residential wiring, (two 110v legs comprise a 220 volt circuit). Often called the "hot wire". In residential wiring usually red or black insulation.
User	The party that retains the consultant for the preparation of a baseline PCA of the subject property in accordance with the ASTM guide. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.
Vent Stack	Pipes supplying a drainage system with air to prevent siphonage of water from the traps.
Vermiculite	Lightweight inert material made of steam exploded mica used as an aggregate in plaster. Also used as ceiling insulation in some older structures.
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. 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 the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

Water Hammer	The concussion of water in enclosed pipes caused by a sudden stoppage of flow.
Waterproofing	A treatment of a surface or structure, which prevents the passage of water.
Weep Hole	A hole formed in a retaining wall or screed to release water from behind the wall.