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Printed Monday, February 8, 2021

Inspected By:  
**Bill Barnes, Jim Johnson**

Referral Information  
**Board Member**

Client Information: Record Number 22102002

**Washington Township, Board of Trustees**  
**5714 Blessing Dr.**  
**Toledo, OH 43612**

Inspected 2/1/21 10:00 AM

FRONT VIEW

*Commercial - REPORT IS NOT TRANSFERABLE*



# Inspection Summary

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Record 22102002 - Washington Township, Board of Trustees 5714 Blessing Dr., Toledo, OH 43612

## Building Summary

### SUMMARY

#### SUMMARY

The property is a municipal office and maintenance facility. Building maintenance for the most part has been adequate for a building that has had its useful life extended with upgrades and temporary repairs.

**SITE:** The site and topography in general appear to be typical for the area. There are areas where grading has been eroded and improvements are advised. Access points from the roadway to the drive and parking areas are in fair to poor condition with the need for upcoming resurfacing to repair severely cracked sections of asphalt. Minor lot drainage improvements nearest catch basins in areas are needed to eliminate pooling water at and around these catch basins.

**BUILDING ENVELOPE:** The building envelope is a combination of EIFS cladding and vinyl siding. Evidence of EIFS detail needing improvement at wall junctures and penetrations is visible. Vinyl siding damage as well as detachment including loose siding and what may be water damage to furring behind the siding is in need of repair. Access doors and windows are showing signs of age with the need for steel door frame improvements as well as door slab maintenance where rusting has occurred. Expect overhead door panel replacement at a minimum for some of the doors where rusted sections have weakened the panels and creasing due to weight related sagging has occurred. Otherwise normal signs of the building's age are apparent.

**ROOF :** The roof covering over the primary building is built up roofing that has seen many layers of coating applied over its lifetime. Alligatoring or checking on the roof surface is substantial. Tear off and replacement of the roof covering and some sectional replacement of the wood roof decking is recommended. There is also a canopy style roof structure across the front of the building that is covered with fiberglass asphalt shingle roofing. Overall shingles appear in satisfactory condition. Roof water controls including downspouts and gutters are in need of improvement, particularly along the south eave line. Expect ongoing repairs and upcoming expenses to maintain the primary roof until it can be replaced.

**STRUCTURE:** The readily visible structural system appears in adequate repair with the need for roof structure work as well as keeping the basement seepage minimized. The drain tile discharge at the sump crock in the basement shows heavy fungal growth and it should be jetted to clear obstructive fungus to improve perimeter drainage.

**PLUMBING:** Plumbing supply and waste systems for the building, although access is limited, appear to function as expected. The unused showers in the basement should be fully abandoned and water supply disconnected.

**HVAC:** The HVAC system assessment is non exhaustive and cursory only. Interior climate control is supplied by a combination of one roof top HVAC unit for office and common areas and two unitary heaters, one in each garage / shop area. There is a suspected gas leak at the south garage unit heater that requires immediate attention. The unit heaters appear in serviceable condition. We do however recommend the replacement of the roof top HVAC unit due to the history of repairs coupled with the fact that the unit is at the end of its useful life.

**ELECTRICAL:** Multiple examples of less than professional electrical work exist including exposed termination splices, open junction and switch boxes, extension cord wiring, etc. This is fairly commonplace for a building of this age but any planned renovation will need to include electrical upgrades. Noting that it is impossible in an assessment such as this to determine adequacy for commercial demands, it appears as though the capacity of the system may be at or near its limit. Improvements and upgrades should be expected.

**INTERIOR:** The interior of the building in general, including office space, common areas and garage spaces are in fair condition with primarily cosmetic flaws noted.

**ENVIRONMENTAL:** Where roof, ductwork and wall seepage or leakage has occurred, there are areas of suspected fungal growth. As it relates to other environmental concerns, with the age of the building as well as visible indicators, there is the expectation for asbestos containing materials such as floor coverings and ceiling tiles and lead based paint concerns. Older layers of roof covering may contain coal tar pitch, a known carcinogen. Care should be used when dealing with any of these suspected concerns.

# Inspection Report Details

Record 22102002 - Washington Township, Board of Trustees 5714 Blessing Dr., Toledo, OH 43612

## REPAIR SUMMARY - Immediate

### REPAIR SUMMARY - Immediate -

The following is a summary of those things discovered during the inspection that will need to be addressed within the next year. Obtain estimates from qualified contractors for any recommendations listed below:

- SAFETY: Suspected gas leak repair at the south garage unit heater gas line.

- Roof covering tear off and replacement including insulation board. Project to include replacement of parapet wall coping and gutter repair/replacement. A full evaluation should be carried out by a qualified commercial roofing contractor to determine the extent of any roof structure related repairs needed including water damaged roof decking:

\$ 40,500.00 to \$ 52,000.00

\* Due to the high probability that the original building's roof covering is tar pitch made from coal or petroleum, and is considered toxic and carcinogenic because of its high benzene content, additional costs for disposal should be anticipated.

- Jet flushing of the perimeter drain tile and water channeling tile to clear soil borne fungus (iron fungus?) blockage from the tile. The service should include the installation of at least one clean out in the tile as a means to regularly maintain the tile using chlorine to control the fungus:

\$ 800.00 to \$ 1,200.00

## REPAIR SUMMARY - Short Term

### REPAIR SUMMARY - Short Term -

The following items are a summary of those things found during the inspection that will need to be addressed within the next two to three years. Obtain estimates from qualified contractors for any recommendations listed below:

- Siding repair including replacement where it may not be able to be reinstalled after removal. Also steel door and window repairs as deemed necessary due to damage and level of risk:

\$ 5,000.00 to \$ 8,000.00

- Section repair, some large areas of resurfacing, crack filling and seal coating of the paved areas adjacent to the building:

\$ 16,500.00 to \$ 21,000.00

- Replacement of damaged overhead door panels to reduce the potential for sagging and related collapse (creased and or rusted panels):

\$ 2,800.00 to \$ 5,000.00.

Obtain accurate estimates from qualified overhead door contractors.

- Replacement of the roof top packaged HVAC unit:

\$ 7,000.00 to \$ 8,500.00

## REPAIR SUMMARY - Unpredictable

### REPAIR SUMMARY - Unpredictable -

The following items are summary of those things found during the inspection that are unpredictable by nature, but may require addressing within the next few years. Obtain estimates from qualified contractors for any recommendations listed below:

- Water heater replacement:

\$ 800.00 to \$ 1,200.00

## SCOPE OF INSPECTION

### SCOPE OF INSPECTION - Authorization And Scope

As agreed on between Seagate Inspections, Inc. and parties listed above, a visual condition assessment was performed on the subject property. Our assessment was limited and focused on identifying the existing readily visible conditions of the following systems / components:

Site, Structure and Building Envelope, Roof. cursory assessments of Electric, HVAC System, Plumbing, and Interior.

This Property Condition Assessment is based primarily on the ASTM Standard E 2018-15.

Exceptions to the standard that apply include the fact that no interviews with tenants and/or property owners were performed; no research related to the history of the building or research involving local building authority records to determine if permits have been taken out was performed; or that the building is current with fire inspections etc.

The following report provides recommendations, preliminary cost estimates and priorities for:

- \* Remedying major deficiencies
- \* Updating aging major components
- \* Undertaking further detailed evaluation / investigations

The recommendations provided are primarily for remedial actions that are considered to be beyond the normal maintenance of the building. These recommendations are designed to assist in setting priorities for the correction of major deficiencies, upgrading building systems and components at or near the end of their useful life expectancies and advising our client of issues we feel require further evaluation by specialists.

Any cost estimates included in the report summary are provided for recommendations that have immediate impact on the operation of the building or are expected to exceed \$1,000.00 (Note that this is a deviation from the standard, which puts a threshold at \$3,000.00). All costs are approximated based on verbal conversations with local contractors, however contractors should always be contacted for more precise estimates when developing a plan of action.

The report is intended for the exclusive use of our client as referenced above. Use of the information contained within this report by any other party is not intended. The inspection company will not accept responsibility for such use.

The report is considered to be preliminary in nature. It's primary purpose is only to provide an idea of the magnitude of a particular repair. Obtaining more detailed and in-depth evaluations by qualified contractors before any work or major repairs are undertaken is strongly recommended.

While Environmental Issues or Concerns are beyond the scope of the standard property condition assessment the inspector will make a point to note those areas or items that are readily apparent based on his visual assessment of the property. This information is provided simply as a courtesy and neither the inspector nor the inspection company will accept any liability for inaccurate or incomplete reporting of such. If you have any concerns with regard to these types of issues it is recommended that you contact a qualified, environmental company, or otherwise issue related specialist to perform a complete inspection of the building and any testing they may feel is necessary.

It is important to remember that there are many opinions out in the market place related to asbestos, lead based paint, and mold abatement for example, and some of those opinions change frequently. You may also want to visit the federal EPA website ([www.epa.gov](http://www.epa.gov)) to gain more understanding of any of these issues.

Only items specifically addressed in this report were examined. No comment is offered on building code and/or building bylaw compliance.



## BUILDING / PROPERTY DESCRIPTION

### BUILDING DESCRIPTION - General Comment

The subject property is a single story, combined use office building with maintenance garage space. It was determined that there is an approximate gross building area of 6,626 square feet.

The available evidence suggests that the primary building was constructed in 1937.

It should be understood that building size and age are approximations and for purposes of this report only.

The building is currently in use.

## SITE

### SITE - General Comment, Restricted View - Snow Cover

The general scope of the site and grounds assessment includes a visual assessment of the landscape features, walkways and other flatwork, driveway and parking surfaces where applicable. A focus of the assessment is roof water and surface water run-off controls and drainage. Additionally, where installed, systems like irrigation, lighting, etc., as well as the type or types of utilities supplied at the property, will be visually assessed for excessive or unusual wear and general state of repair.

The assessment of the site overall was limited by snow cover. Information included in the "Site" section of this report should be considered incomplete.

### Primary Building Exposure - West

For purposes of this report, the front of the building is considered to be facing towards the west.

#### **Monitor / Maintain** Storm Water Drainage - Municipal

Storm water from the property appears to flow to the municipal storm water system. Some suspected wash out or erosion near catch basins will allow water to pool at and around the grate rather than freely flow into the drain. when conditions permit, soil / gravel / asphalt should be filled in to eliminate low ponding areas.



## SITE

### Access and Egress - Multiple

The property is situated on a corner lot with access available from multiple points off Blessing Dr. and David Dr.



## SITE

### Primary Concern Driveway and Parking - Asphalt, Exterior Lighting / Security Lighting

Driveway and parking areas are paved with asphalt. Though snow cover limited the overall visible access to the paved areas, cracking and settlement is readily visible in the exposed to view paved surfaces that will require repair. Repairs will include section replacement where deterioration and excessive cracking has occurred.

There appears to be adequate security lighting for the property. Additional lighting may be desirable to increase surface and area lighting.





SITE

Primary Concern    Driveway and Parking - Asphalt, Exterior Lighting / Security Lighting



Landscaping and Appurtenances - Hydrant

## SITE

### **Monitor / Maintain** Grading Adjacent To The Structure - Needs Some Improvement

Based on interior below grade evidence as well as visual evidence of settled soil along the building's perimeter walls, some improvement is needed in the landscape grading around the building. The objective is to get the soil built up at the foundation, while still maintaining a good amount of clearance from structural framing and/or siding, to a level and angle or slope that promotes good surface water run-off away from the foundation. This is typically considered part of routine upkeep and should be monitored and improved where and when needed.



### **Utilities - Local Suppliers**

Based on the available evidence, it appears as though all utilities and ancillary services are supplied by local and municipal suppliers.

## STRUCTURAL FRAME & BUILDING ENVELOPE

### **STRUCTURAL FRAME & BUILDING ENVELOPE - General Comment**

Conditions stated regarding observations made of the structural frame and building envelope are based solely on the readily visible and accessible areas. Many structural components are inaccessible due to being below grade or behind otherwise finished surfaces. If and where below grade spaces exist, assessment may only be performed from access points if the space has entry restrictions and mobility within the space is limited.

## STRUCTURAL FRAME & BUILDING ENVELOPE

### Foundation Type - Combination Basement and Slab on Grade



### Building Frame / Primary Structure - Cement Block, Brick Masonry Walls

The building's primary structure is constructed of cinder/cement block and brick.

Moisture related staining and efflorescence is visible on the interior block and brick wall surfaces in the north garage. This is likely a result water running off the roof and behind the cladding / siding.



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Floor Structure - Concrete Reinforced Floor

Where concrete floor structure is noted, the floor is typically reinforced for strength. The floor structure above the basement ceiling was covered with painted OSB and it's structural makeup was unable to be positively determined





## STRUCTURAL FRAME & BUILDING ENVELOPE

### **Roof Structure - Open Web Steel Truss / Wood Plank Decking, Open Web Steel Joist / Corrugated Steel Deck**

The steel roof deck over the north garage is supported by open-web steel joists.

There have been attempts to stop leakage in both roof deck types. The north garage/shop has a material seam that was taped and filled with expanding foam. (Photos 1,2 & 3)

The wood plank roof deck over the office space, common areas and south garage is supported by open web steel trusses.



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

### Facade / Cladding / Curtainwall - Multiple Material Types

Visible materials used for the facade and cladding include EIFS (synthetic stucco) across the front wall and a combination of vertical and horizontal vinyl siding on the remaining sides of the structure.

There is visible vinyl siding damage in multiple areas as well as some loose sections of vertical siding on the south side. It may be that the furring used to secure the vinyl siding to the block walls has gotten wet causing it to bow and exert pressure from behind the siding. Removal of the siding on the south side is going to be required to exact a proper repair. There are additional areas where the vinyl siding has been damaged.

Expect that contractors will propose complete replacement as removal and reinstallation of siding may not be feasible due to existing damaged panels and others that may be damaged in the process of removal to make repairs.



## STRUCTURAL FRAME & BUILDING ENVELOPE

Repair /  
Maintenance Item

**Facade / Cladding / Curtainwall - Multiple Material Types**



**Exterior and Interior Stairs - Wood, Formed Concrete**



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

#### Exterior / Windows / Doors - Vinyl Windows, Steel Doors, Wood Doors

Rust can be seen on some of the windows, particularly on the northwest corner office window. It appears the steel lintel installed over the window penetration is rusting and causing the discoloration of white trim wrap at the window. Based on not being able to see the actual lintel due to the siding application, it is suspected that the lintel is heavily rusted and expanded. There is evidence inside and opposite of the northwest corner window of moisture related staining and damage. With continued rusting the steel will expand and can cause structural cracking in the block and brick walls. This area should be further evaluated and unfortunately it can only be evaluated by removing siding in the area to expose the steel lintel and adjacent wall.

Exterior pass doors are a combination of wood core with steel skins and all steel doors. Rusted door frames at grade level are fairly wide spread and if not already doing so, can allow access to small rodents etc. Water seepage into any openings at the base of these doors will only accelerate the rusting of the door frames.

Replacement of the doors with the worst damage is recommended along with maintenance of doors that can benefit from prepping and repainting where rust through has not yet occurred.



## STRUCTURAL FRAME & BUILDING ENVELOPE

Repair /  
Maintenance Item

Exterior / Windows / Doors - Vinyl Windows, Steel Doors, Wood Doors



## STRUCTURAL FRAME & BUILDING ENVELOPE

Repair /  
Maintenance Item

Exterior / Windows / Doors - Vinyl Windows, Steel Doors, Wood Doors





## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

### Overhead Doors / Bay Doors - General Observations

Multiple overhead doors are installed and most show signs of age related damage somewhat typical of a facility such as this. There are doors with more damage and rust than others that carry an elevated risk of potential segment collapse where panels have rusted and / or are creased.

The two doors at the south garage bay area were not opened due to their automatic openers being unplugged from power.





STRUCTURAL FRAME & BUILDING ENVELOPE

Repair /  
Maintenance Item

Overhead Doors / Bay Doors - General Observations



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Inspection Restriction/Limita tion

### Secondary Structure - Storage Building

There are detached storage buildings that are not included in this property condition assessment.



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

#### **Below Grade Moisture Observation - General Comment, Foundation Seepage, Sump Pit and Pump Present, Water Channeling System Present, Future Seepage Probability - Medium, Occasional Seepage / Dampness Possible**

There was moisture / dampness evidence observed in the basement at the time of the on-site assessment. Foundation block spalling along the stairway wall leading to the basement as well as efflorescence in multiple areas of the basement are readily visible signs of a moisture seepage concern. The most probable sources of this moisture intrusion include inadequate roof and exterior surface water controls. Make improvements to the grading, downspout discharge, etc... before considering more invasive and expensive measures.



There was an attempt to on / off test the sump pump. The sump pump operated as expected however the drain tiles that discharge into the crock are nearly blocked with a soil borne fungus. In some cases iron fungus can morph into a more gelatinous substance that is known to severely limit flow of water through the drain tiles. In the short term, water jetting the drain tiles is highly recommended. The installation of at least a single clean out in the opposite corner of the basement from the sump crock is also advised to allow for periodic chlorine treatments to control fungus growth. When the tiles cannot carry water unrestricted to the sump crock, the tiles will fill and water will seep in along the floor and foundation around the basement perimeter. It appears there is a partial water channeling system installed.

Based on the available evidence at the time of the on-site assessment, there is a medium to high probability of future below grade seepage. Recommendations listed in this section as well as sections dealing with any exterior components of the property should taken into strong consideration.





## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

**Below Grade Moisture Observation - General Comment, Foundation Seepage, Sump  
Pit and Pump Present, Water Channeling System Present, Future Seepage Probability  
- Medium, Occasional Seepage / Dampness Possible**



## STRUCTURAL FRAME & BUILDING ENVELOPE

### Repair / Maintenance Item

**Below Grade Moisture Observation - General Comment, Foundation Seepage, Sump Pit and Pump Present, Water Channeling System Present, Future Seepage Probability - Medium, Occasional Seepage / Dampness Possible**





## STRUCTURAL FRAME & BUILDING ENVELOPE

### Primary Concern General Structure Observations - Observation / Recommendation

Roof deck rot and decay visible from very limited areas leave room to speculate that similar conditions are fairly consistent and widespread. With the suspected history of roof leakage and the roof deck damage as well as rusting of open web steel roof trusses, it is our opinion the roof structure should be fully evaluated and all necessary repairs be made by a qualified contractor. Roof deck removal and replacement in those areas where rot and decay are considered substantial will need to be performed from above when the roof covering is torn roof and replaced.

Consulting with a qualified commercial roofing contractor for a full evaluation and repairs estimate is recommended.



## ROOF

### ROOF - General Comment - Covered Substrate

General life expectancy of most conventional "commercial" roofing materials varies from 15 years to 25 years. There are many factors that can affect this life span by either shortening it or prolonging it. Diligent maintenance is recommended due to the roof being one of the most expensive building elements aside from the structure itself. The roof should be kept free of debris, flashings and sealers should be monitored and repaired as soon as any irregularity is observed and drainage systems should always be monitored. All penetrations should be monitored on a regular basis for leaks.

## ROOF

### How Inspected - Walked on Roof

Note that multiple trips to the site were required in order to visually access the roof covering due to snowfall on the day prior to the scheduled condition assessment. Photos show the varying conditions from one visit to the next.





ROOF



How Inspected - Walked on Roof



## ROOF

### Inspection Restriction/Limita tion

#### Roof Access Restricted - Snow Covered

Snow covering on the roof surface at the time of the assessment restricts visible access to the roof covering by approximately 45%. Consider any information related to the roof itself as limited at best due to this condition.

Any future assessments by roofing contractors as a result of our recommendations are likely to lead to discovery of additional issues that simply were unable to be observed due to snow and ice cover.



#### Roof Style - Flat or Low Slope

After a rain event or snow melt, there should be no significant ponding of water beyond 48 hours of the event. Large areas on a flat or very low sloped roof that allow water to pool or pond increase the likelihood of seepage but can also present a weight issue for the roof structure. Monitoring the roof regularly for such issues should be part of routine building maintenance.

#### Primary Roof Covering - Multi-Ply Built Up (BUR)

## ROOF

### Number of Layers - Multiple

Evidence of multiple layers of roofing tar and felt over the wood and metal roof decks was observed. The added weight of additional layers can eventually have an adverse affect on the structural integrity of the roof, especially if and when combined with heavier wet snow loads.



### Infrared Survey - Observation

An infrared survey was originally recommended and planned. Due to weather conditions including snow and ice cover as well as extreme cold, the testing had to be postponed. After some minimal snow melt occurred in the days following the initial site assessment, a return visit to the site was made to try and get a better roof assessment made. At that time, the exposed visible condition of the roof covering has convinced us that a roof IR scan might be a waste of township dollars. Additionally, while walking the exposed to view areas, the surface was found to be spongy underfoot. This condition generally indicates water saturated or water damaged insulation board.

It is our recommendation and based on the above statement, that the township forgo the roof infrared scan since it is likely to only confirm our current opinions and recommendations.



## ROOF

### Repair / Maintenance Item

### Roof Water Drainage - Gutters / Downspouts, Downspouts w/ Above Ground Drains

The gutter on the south side of the building and soffit both are showing signs of leakage and mismanagement of the roof water. Rusted surfaces on the soffit, measurable moisture on the interior wall and ceiling of the south garage area and staining on the floor inside the south garage are indicators that the gutter and even roof eave are in need of work. There are signs of past leak chasing that appear to have been unsuccessful in completely eliminating the concern. Roof eave work along with soffit and fascia repair, including the repair of potential for hidden damage, should be included with any future attention given to this building's roof. Refer to the interior IR report for additional detail related to moisture.

In addition there is visible damage at the northwest corner of the building where the gutter and roof eave detail allows water to freely bypass the gutter and run down the adjacent surfaces (photo 7). This may be in part, a contributing factor to the leakage at the corner of the office where the suspended ceiling is stained, stained surfaces at the corner office window are visible and the damage to the original acoustic tile ceiling above the suspended ceiling.

The gutter on the east side of the service shop is rusted and in some sections appears to be in various stages of being rusted through (photos 8 & 9).

It is recommended that where applicable, all above ground downspouts be extended at least six feet from the structure.

Repairs, section replacement other improvements should be carried out by a qualified roofing and gutter contractor.



ROOF

Repair /  
Maintenance Item

Roof Water Drainage - Gutters / Downspouts, Downspouts w/ Above Ground Drains



## ROOF

### Flashing - Asphalt, Caulk and Roof Sealer, Parapet Wall Cap

Asphalt patch used as flashings will require maintenance. The parapet wall coping is terra cotta and in some instances shows signs of age related cracking and displacement.





ROOF

Vulnerable Areas - All Penetrations, At Patched Areas, Outer Edges / Eaves, Parapet Wall Cap, Roof Junctures, Chimney Base, HVAC Equipment Curbing





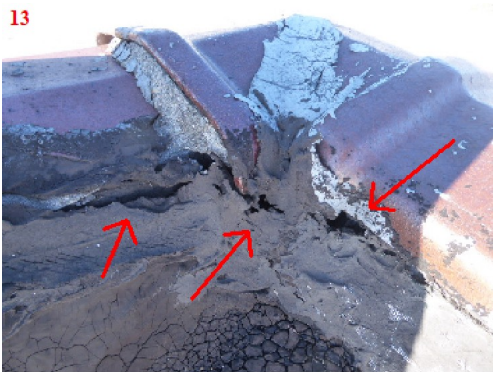
ROOF

**Vulnerable Areas - All Penetrations, At Patched Areas, Outer Edges / Eaves, Parapet Wall Cap, Roof Junctures, Chimney Base, HVAC Equipment Curbing**



ROOF

**Vulnerable Areas - All Penetrations, At Patched Areas, Outer Edges / Eaves, Parapet Wall Cap, Roof Junctures, Chimney Base, HVAC Equipment Curbing**





## ROOF

### Primary Concern General Roof Observations - Observation / Recommendation

The visible condition of the roof is such that the entire roof system should be removed and replaced.

Replacement costs will include but not necessarily limited to roof covering tear off and replacement with upgraded insulation board, wood roof decking section replacement due to water damage, parapet wall coping repair/replacement and roof water drainage improvements.

Expect additional costs associated with tear off, haul away and disposal as the existing roof is likely to contain coal tar pitch and possibly asbestos, which will require specialized handling and personal protective equipment by workers.





ROOF

Primary Concern    General Roof Observations - Observation / Recommendation



ROOF

Primary Concern    General Roof Observations - Observation / Recommendation



ROOF - ADDITIONAL / Type 1

ROOF - ADDITIONAL TYPE 1 - General Comment

This section describes the roof covering over the front wall entry canopy. As noted above, life expectancy and the factors affecting life span also pertains to this particular roof covering.



## ROOF - ADDITIONAL / Type 1

### How Inspected - From Eaves



#### Inspection Restriction/Limita tion

#### Roof Access Restricted - Snow Covered

Snow covering on the canopy at the time of the assessment restricted visible access to the asphalt shingles. What sections were visible appeared to be in satisfactory condition. Consider any information related to the canopy roof itself as limited at best.

#### Additional TYPE 1 Roof Covering - Fiberglass-Asphalt Shingles

Pitched roofs covered with composition asphalt shingles have an average life expectancy of 20-25 years. Diligent maintenance is recommended due to the roof being one of the most expensive building elements aside from the structure itself.

It is important to keep debris off the roof, keep the gutters clean, and have periodic inspections to monitor any flashings and penetrations through the roof.

#### Roof Water Drainage - Gutters / Downspouts

#### Vulnerable Areas - Roof Junctures

#### General Additional TYPE 1 Roof Observations - No Major Additional Roof Related Defects Observed



## CHIMNEY

### CHIMNEY STRUCTURE - General Comment, Abandoned Chimney

At the time of the property condition assessment, the inspection of any chimney/flue pipe, is restricted to what can be seen from up on the roof, if the flue is within reach without special equipment and if there is no rain cap.

During this assessment, the inspector is attempting to assess the overall condition of the readily visible chimney or flue components. No specialized tools or equipment are used, nor are installed rain caps removed to perform this visual assessment.

It appears that the masonry chimney may no longer be in use.

### Chimney Structure / Type - Masonry, Clay Flue Liner

#### Repair / Maintenance Item

#### General Chimney Observations - Observation / Recommendation

There have been past mortar joint repairs made to the chimney and overall its condition appears to be satisfactory.

There is a crack visible in the top section of the clay flue liner as well as the masonry crown. The installation of a rain cap is advised as a way to limit moisture entry into the chimney flue that can have a detrimental affect on integrity. Any cracks in the masonry chimney crown / cap should be sealed for similar reasons.



## ELECTRIC

### ELECTRICAL SYSTEM - General Comment

The assessment of the electrical system includes a visual assessment of the exposed and readily accessible branch circuit wiring, service panels, remote panels, permanently installed lighting fixtures, switches and receptacles.

No panel covers were removed at the time of the on site assessment for interior panel evaluation due to the facility being in "operation" and without 100% certainty that removal would not have caused an accidental power interruption or pose a safety concern for the inspector.

Removal of any Service Main Electrical Panel or Switch Board, Load Control Center, or device covers is outside of the scope of the property condition assessment. The potential for accidental power interruption and the concern for safety can cause many related issues that the inspection company is not willing to create.

The estimated capacity of the main service is generally determined by the rating on the main disconnect switch. The service size should be confirmed if site drawings / plans are available.

Telephone, video, audio, security systems and other on site low voltage systems are not included in this inspection.

### Main Electrical Service - Overhead, Three Phase, Meter

The electrical service drop to the building is from overhead.

There is a single meter for the building.



**Overhead Clearance - 16 Feet**

**Voltage Available - 120/208/230**

**Main Panel Accessibility - Typical**

## ELECTRIC

### Main Panel Location - Basement



### Main Electrical Disconnect - Breaker

### Main Disconnect / Switch Rating - 200 A.

The building is equipped with a 200 Amp, main panel.

### Circuit Distribution Types - Romex, Conduit

### Grounding - Driven Rod





## ELECTRIC

### Ground Fault Circuitry / GFCI - Receptacles Observed Throughout Building

Receptacles in damp locations including restrooms should be GFCI type. Replacement is advised with any planned electrical upgrades.



**Electrical Duplex Receptacles - 2 Slot - 2 pole - 2 wire - No Ground, 3 Slot - 2 pole - 3 wire - Grounding Type**

## ELECTRIC

### Repair / Maintenance Item

### General Electrical Observations - Observation / Recommendations

Where examples of less than professional quality wiring exist, upgrades should be made.

Extension cord wiring should be eliminated and replaced with permanent circuits, connections/splices should all be enclosed in a covered junction box. Where older wiring has been modified to suit the current needs for the occupants, it is imperative that the work be focused on safety of the occupants.

There is a junction box above the ceiling in the northwest office (above the stained ceiling tile) that may be getting wet when the roof and/or gutter leaks. (photos 6 & 7) This needs to be addressed by a qualified electrician.



## ELECTRIC

Repair /  
Maintenance Item

### General Electrical Observations - Observation / Recommendations



## ROOFTOP PACKAGE UNIT

### ROOFTOP PACKAGE UNITS - General Comment

Rooftop "combo" or packaged systems are typically constructed and installed so that all heating and cooling components are together in one enclosure. This assessment is not a detailed inspection that reports on the adequacy of the system and it's distribution network. Any testing performed is not technically exhaustive. It is advised that a full evaluation and in depth performance tests be performed by a qualified HVAC contractor. Where ON / OFF testing is performed, any results indicated show the unit's response to normal operator controls.

**Total Number of Rooftop Units - 1**



## ROOFTOP PACKAGE UNIT

**Package Unit Manufacturer - Ruud**



**Package Unit INPUT BTU Rating - 100,000 BTU +/-**

**Approximate Cooling System Capacity - 3.5 ton**

**Package Unit Approx. Age - 20 years plus**

Based on the serial number on the rooftop unit, the unit was manufactured in 1998 putting it at approximately 23 years old.

## ROOFTOP PACKAGE UNIT

### **Monitor / Maintain** Critical Component Failure Probability - Variable Based on Relative Age

It appears the heat exchanger may have been replaced in the rooftop unit in the past few years however there are other aged components that may require repair or replacement in the near future based primarily on their age. Rust and scale build up on and near the heat exchanger shroud needs to be closely monitored. With rooftop HVAC units there is an approximate design life or useful life expectancy somewhere around 20 to 25 years.



## ROOFTOP PACKAGE UNIT

### Unit Energy Source(s) - LP Gas, Electric

Based on visual evidence, it appears that the building is served by LP gas service.



### Blower Motor/Fan - Direct Drive

### Heating Component Assessment - In - Shot Burners

### Distribution System Type - Down Flow

### Distribution System Material - Metal Duct, Insul. Flex Duct, Insulated Duct Board

### Thermostat - Single



### Filter System - Disposable

### **Primary Concern** General Rooftop Unit Observations - Observation / Recommendation

Budgeting for complete rooftop packaged unit system upgrade is advised. With the recent elimination of R-22 refrigerant, servicing aged condensers and air conditioning systems will become more burdensome and ultimately much more expensive. This factor should weigh heavily on any plans for indoor climate control with regard to cooling.



## UNITARY HEATING

### UNITARY HEATING - General Comment, Multiple Units

Unitary heating is typically found in warehousing and manufacturing environments. Ceiling mounting is the normal means of installation for this type of heating. Dependant on the elevation above the floor and other obstructions, these units may not offer ready access and cannot be closely evaluated. Testing is not technically exhaustive. On/ Off testing only will be performed assuming normal operation / control measures can be implemented.

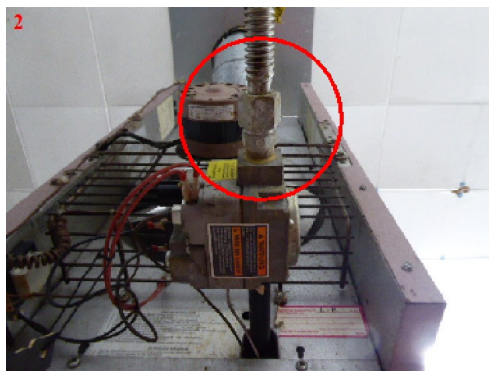
The building is equipped with multiple unitary type heating units. Both garage areas are heated using suspended unit heaters. The information listed below relates to all installed systems in general unless otherwise specified.



## UNITARY HEATING

### Primary Concern General Unitary Heater Observations - Observation / Recommendation

Immediate repair is needed for a suspected gas leak. There is a slight gas odor at the south garage heater ignition control connection that poses a safety concern. It is suspected that the leak is at the fitting identified in the photos but the entire gas line connection should be evaluated. This issue was brought to the attention of the Trustee on site at the time of the assessment.



## WATER HEATING SYSTEM

### WATER HEATER - General Comment

Closely follow all safety recommendations from the manufacturer related to the safe operation of any water heater. Safe thermostat settings and anti-scald warnings should be closely adhered to. The industry has recommended for years that water heaters be set to deliver water at a minimum of 120 degrees Fahrenheit. Additionally, there are specialists who recommend that the water be heated to 140 degrees Fahrenheit in an effort to prohibit the growth of harmful bacteria (primarily in well water). If the water heater is set to deliver water at a temperature of 140 degrees, there is a greater risk of scalding and therefore the installation of a mixing valve by a qualified plumbing contractor is recommended to reduce the hazard.

### Number of Water Heaters - Central Unit

## WATER HEATING SYSTEM

### Water Heater Manufacturer - Richmond



### Water Heater Capacity - 50 gal.

### Water Heater Fuel Type - Electric

### Water Heater Age - 20 yrs. plus

Based on the serial number printed on the water heater data label the unit was manufactured in 2000.

While it is impossible to predict with any certainty when a water heater will fail, these units are typically known to last 15 to 20 years.

### Water Supply Shut-off - Present

#### Repair / Maintenance Item

### Temp. & Pressure Valve - Present, Improper

There should be an extension pipe installed on the water heater's temperature - pressure relief valve that discharges to within six inches of the floor to avoid uncontrolled discharge in the event the valve is called on to operate.



### Water Heater Jacket - OK



## VENTILATION

### VENTILATION - General Comment

Commercial building ventilation is a vital component in a commercial space, as it helps balance out the fresh outdoor air with the stale inside air, and vents unwanted humidity and gases to the outdoors. Unfortunately this is often overlooked or even ignored. Exhaust and air make-up ventilation should be supplied to move air through the building and its systems. Part of the overall equation also requires make up air that replaces the exhausted air to improve indoor air quality. Generally these systems are included into the building's original design. Working with a qualified HVAC contractor to maintain the balance is recommended.

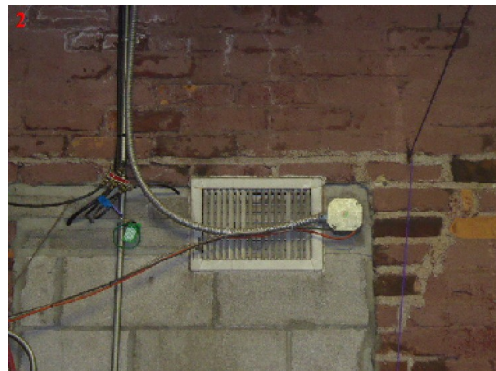
### Overall Space Ventilation - Roof Turbines

#### Repair / Maintenance Item

#### General Building Ventilation Observation - Observation / Recommendation

Dirty / clogged ventilation louvers in the south garage in particular should be cleaned and maintained on a regular basis.

There is a vent grill installed in the north garage separation wall (photo 2). Because of equipment in the way and blocking access, it was not determined if this vent is for exhaust into the chimney and out or for another purpose. If connected to any other duct system that runs between the building sections, including heating and cooling ducting, it should be isolated or blocked so as not to allow potentially harmful fumes or vapors from the service shop to be carried through the building.



## PLUMBING

### PLUMBING - General Comment - Older Building, Concealed

Expect miscellaneous repairs and maintenance at fixtures, supplies, and drains as the plumbing system continues to age. Anytime "upgrades" or "changes" are made to an older building's plumbing (water and/or gas), expect that in many cases additional work may be required to meet current standards. This may include valve style changes, piping material changes, etc.

Seagate Inspections, Inc. recommends having the main waste line and line out to the city sewer cleaned and inspected by a qualified contractor on any building when the system reaches 40 years old and older.

Consider checking into various warranties that may be available for this building's plumbing system through local utility service providers.

Please note that as in any building with finished areas, a large part of the plumbing supply and drain system is concealed and not readily visible for a detailed assessment.

### Water Source - Municipal

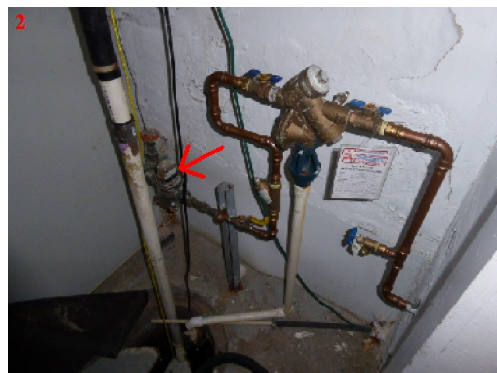
Although not "confirmed" with the municipality, the source of potable water for this property is thought to be from the local public supplier.

### Municipal Main Supply Size - 3/4

### Municipal Main Supply Type - Copper

### Main Water Shut Off - Older Style Gate Valve, At Meter

\*\* Some municipal water departments will require replacement of "gate" style valves with any work on the supply system, particularly if the water service has to be shut off to the building, or if there are leaks at the meter. Consult the local water department for further information.

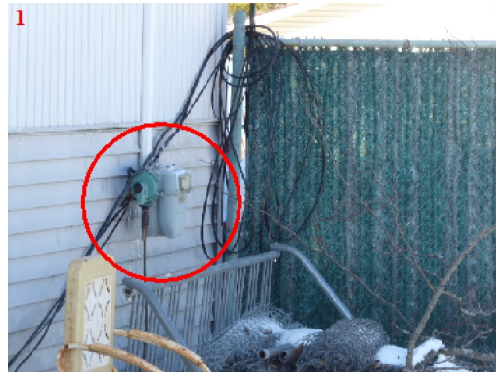


## PLUMBING

### Main Gas Valve - General Comment, Storage Area, Outside

During the routine visual assessment of gas supply lines it is important to note that gas lines are not pressure tested for leak detection. Only a licensed plumbing contractor with a gas line certification can and should perform gas line testing and repairs.

Be advised that older style components like valves, regulators, fittings and related system components may not conform to today's standards. This includes but may not necessarily be limited to older piping systems and materials that could involve additional work and related expense during future routine appliance maintenance or should future repairs or replacement become necessary.



### Interior Visible Water Pipes - Copper

### Waste System - Municipal

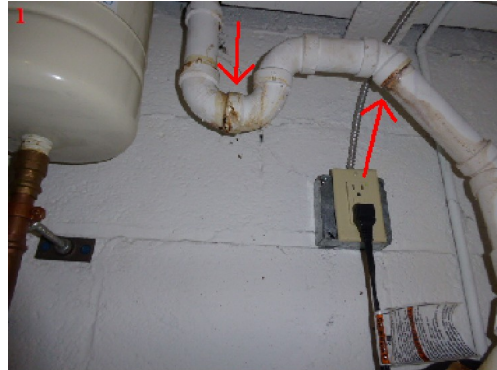
Although not confirmed with the local municipality responsible for waste water / sewage treatment, the source for sewage discharge at this property is thought to be the local public sewage system.



## PLUMBING

### **Monitor / Maintain** Drain / Waste / Vent Piping - PVC, Cast Iron, Chromed Brass

There is evidence of past leakage (staining) at various sink drain traps. No moisture was observed at the time of the onsite assessment. Amateur repair / installation using electrical tape was observed at the coffee area sink.



## PLUMBING

### Bathrooms / Utility Fixtures - Toilets, Wallhung Sinks, Shower, Drinking Fountain, Utility Sink / Wash Basin

Newer self flush toilets and no touch faucets were observed in the restrooms and coffee area sink.



## PLUMBING

**Bathrooms / Utility Fixtures - Toilets, Wallhung Sinks, Shower, Drinking Fountain, Utility Sink / Wash Basin**



### Repair / Maintenance Item

#### Active Leakage - General Advisory

There is active dripping at the shower head on the right side of the twin stall in the basement.

Note that with any evidence that leakage has occurred, previously or active, some degree of damage to surrounding areas and materials, whether concealed or not, is always possible.

Repair of any leakage noted should be performed by a qualified contractor and treated as a priority.





## LAUNDRY

### Inspection Restriction/Limita tion

#### LAUNDRY - General Comment

Laundry appliances and any related components are restricted from the property condition assessment. Diligent maintenance and care in use are important for continued usefulness. Always maintain clean and unrestricted dryer vents.

The dryer is currently vented indoors and ultimately should be vented to the exterior.



## INSULATION

#### INSULATION - Insulation General Commentary

It should be understood that a review of the thermal characteristics of the building envelope is outside the scope of this assessment. Only general information related to the building's readily visible insulation may be offered.

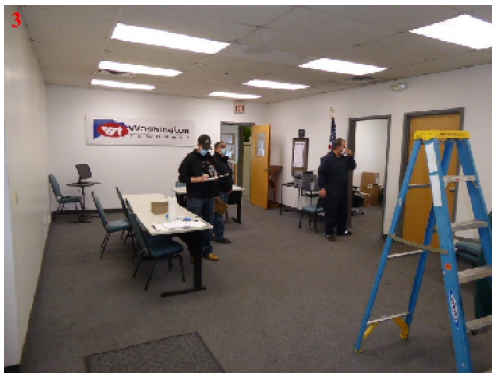
Insulation was noted above ceilings or behind wall finishes. The extent or continuity of coverage of the insulation cannot be determined from this limited sampling.



## INTERIOR

### INTERIOR - General Comment

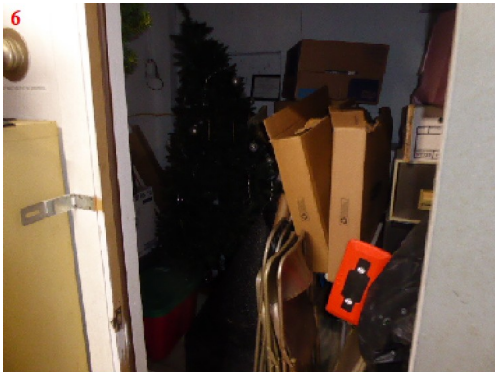
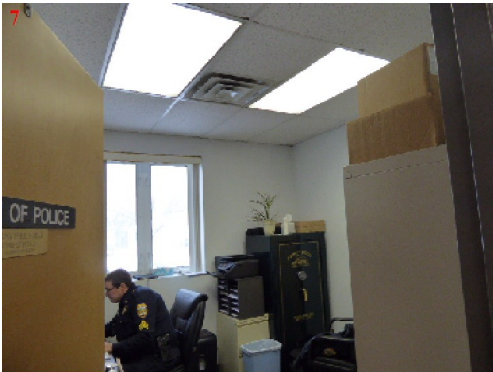
The condition of walls behind finishes, coverings, paneling, furnishings and the like cannot be determined. The general condition of the visible sections of flooring and walls is all that is reported. As a rule, cosmetic deficiencies, including minor settlement cracks, are considered normal wear and are not reported.





INTERIOR

INTERIOR - General Comment





## INTERIOR

### INTERIOR - General Comment



Interior Walls - Painted Block, Dry Wall, Wood / Paneling, Previous Repair / Patching

## INTERIOR

### **Monitor / Maintain** Interior Ceilings - Suspended Ceiling, Dry Wall, Plaster, Acoustic Tile, Exposed Steel Panel Roof Deck, Damaged Suspended Ceiling Tile

Multiple suspended ceiling tile have stained surfaces. Staining in the north restroom ceiling was damp to the touch at the time of the inspection. This moisture appears to be related to a leak at the exhaust fan installed above the ceiling in the restroom. This may be a roof related leak due to staining on the visible underside of the roof deck at the penetration. Staining in other sections of the building appear to be from a combination of condensation dripping from ductwork and roof leakage.

Other stained ceiling tile did not feel damp to the touch. Consult with the IR report for additional detail.



## INTERIOR

Monitor / Maintain

Interior Ceilings - Suspended Ceiling, Dry Wall, Plaster, Acoustic Tile, Exposed Steel  
Panel Roof Deck, Damaged Suspended Ceiling Tile





## INTERIOR

### Monitor / Maintain

**Interior Ceilings - Suspended Ceiling, Dry Wall, Plaster, Acoustic Tile, Exposed Steel Panel Roof Deck, Damaged Suspended Ceiling Tile**



**Interior Floors - Concrete, Carpet**

**Interior Doors - Wood**

**Smoke Detectors - Present**

Smoke detection devices are present in the building. Maintaining operation and compliance with current municipal ordinances regarding fire safety should be a priority.

**Carbon Monoxide Detectors - Recommended**

## INTERIOR

### Repair / Maintenance Item

#### Stairways - Missing Hand Railings

There was a missing section of railing on the basement stairs as well as the stairs between the main common meeting room and the police officer offices.

Railings are generally required where there are three or more stair rises. For safety of those using any of the building's stairways, railings should be installed.



## INTERIOR

### Repair / Maintenance Item

### Windows - Sample Number Operated

Some windows were not able to be opened due to obstructions or the fact that using normal force, they would not open. Windows that are seldom if ever opened can become stuck. All windows should be made operational to offer a source of secondary egress in an emergency and a source of fresh air.

Windows on the north wall show signs of leakage and surface damage to the sill area. These stained areas were dry at the time of the on site assessment.





## INTERIOR

### Supplemental Climate Control Observed - General Commentary

When supplemental climate control is observed, or even dedicated "portable" climate control is installed outside of the main heating and or cooling plant, it could be an indication of less than ideal coverage and distribution from the main system / systems.



## PLENUM SPACE

### PLENUM - General Comment - Plenum Space

Space between the structural ceiling and the dropped ceiling is typically considered plenum space. This report simply identifies the space above the finished ceiling, and no design analysis or the design's current effectiveness can be reported on.

PLENUM SPACE

Plenum Space Access Location - Ceiling Tile



## PLENUM SPACE

### Plenum Space Access Location - Ceiling Tile



### Visible Insulation - Roof Deck Insulation, Fiberglass

Insulation for most commercial buildings is actually laid on top of the roof deck prior to the flat roof covering being installed, therefore it is not visible and cannot be confirmed for exact thickness. Additional insulation board is often installed during reroofing.

There is fiberglass insulation visible above the drop ceiling tiles in much of the office and common space of the facility.

### Interior Room Exhaust Routing - Terminates Within Plenum Space

There is room for improvement for the exhaust fans for the restrooms. From the "closet" accessible in the south garage, there is access to the vent piping. Noting that the restrooms in this case do not have showers that generate warm moist air, it is not as critical to vent the exhaust fans to the exterior. They are mainly used for air movement/odor removal.



## ENVIRONMENTAL CONCERNS

### ENVIRONMENTAL CONCERNS - General Commentary

While Environmental Issues or Concerns are beyond the scope of the standard visual property condition assessment, we may list any areas of concern. This information is provided simply as a courtesy and neither the inspector nor the inspection company will accept any liability for inaccurate or incomplete reporting of such. If you have any concerns with regard to these types of issues it is recommended that you contact a qualified, environmental company, or otherwise issue related specialist to perform a complete inspection of the building and any testing they may feel is necessary.

It is important to remember that there are many opinions out in the market place and some of those opinions change frequently. You may also want to visit the federal EPA website ([www.epa.gov](http://www.epa.gov)) to gain more understanding of any of these issues.

<https://www.epa.gov/lead>  
<https://www.epa.gov/asbestos>  
<https://www.epa.gov/formaldehyde>  
<https://www.epa.gov/pcbs>  
<https://www.epa.gov/mercury>



## ENVIRONMENTAL CONCERNS

### Repair / Maintenance Item

#### Visible Mold - General Comment

Where suspended ceiling tile are stained and in few cases damp due to ongoing leakage, there s suspected fungal growth. In addition, the limited visible sections of roof deck in the south garage closet also show what is suspected as fungal growth.

Mold spores can be found anywhere. For mold spores to colonize and grow in any area they need a food source, oxygen, a temperature of 40 to 100 degrees F, and water. Noted in unit 1 Therefore all mold problems in the indoor environment are the result of a water issue.

Mold testing is beyond the scope of a standard Property Condition Assessment. If you are concerned about mold, it is recommended that you follow up with a specialist. Testing can be provided by a Certified Residential Mold Inspector from our office (419) 865-6238.

#### Asbestos Containing Material - General Comment

Acoustic ceiling tile installed originally (above the suspended ceilings and exposed in closets and the south garage) are suspected to contain asbestos fiber. A number of these tiles are damaged and in some cases missing. Safe handling is needed and should be planned for if future renovations are made.

Many materials manufactured prior to the 1970s may contain Asbestos. There is no way to know for sure without testing each of the materials individually. Where asbestos may be suspected, those materials are noted as a courtesy only. Neither the inspector nor the inspection company will accept liability for incorrect or incomplete reporting on this issue. It is recommended that you seek professional advice from the qualified environmental company if you have concerns with regard to this issue.

#### Lead Based Paint - General Comment

Any structure built prior to 1978 has the possibility of containing Lead Based Paint. Only testing will determine this for sure. The inspector will note this issue as a courtesy only if the building was constructed prior to 1978. Neither the inspector nor the inspection company will accept any liability for incomplete or inaccurate reporting on this matter since environmental specialties such as this are beyond the training of the inspector and the Standards of Practice of ASHI. Consult the EPA website for additional information on lead based paint and other potential hazards in buildings.

#### Rodent Activity - General Comment

An example location (not necessarily limited to) of visible rodent activity was observed: mouse droppings above some areas of the suspended ceiling.

With visible evidence of past rodent activity within the structure, it is advised that a professional pest control contractor be consulted on whether or not the building needs to be treated. Caution must be applied when handling any clean up of rodent droppings and nesting materials where discovered. Harmful viruses can be passed from the materials to anyone or anything that breathes the dust in the air and by rubbing eyes or skin after contacting the waste material.

## ENVIRONMENTAL CONCERNS

### Inspection Restriction/Limita tion

#### Underground Storage Vessel - General Comment

Identification of an underground storage vessel by visual inspection only is an inaccurate assessment. The inspector will note evidence of the potential for tanks / vessels that appears related to an underground vessel. It is not known if the storage tank off the south side of the building is abandoned or not. Based on building records, it is presumed that the building is on city sewer service and that the suspected underground vessel may be related to an old on site sewage system and / or grease collection and separator system.



## SPECIALTY SYSTEMS

#### SPECIALTY SYSTEM / EQUIPMENT - General Comment

"Specialty Systems" are generally those systems that require qualified professionals to inspect, service, and maintain. These systems are considered outside the scope of the standard for commercial property condition assessment. General commentary where applicable may be supplied relating to specialty systems. Always consult with a qualified and in many cases licensed professional regarding any specialty systems and/or components.

SPECIALTY SYSTEMS

Fire Suppression System - Fire Extinguishers

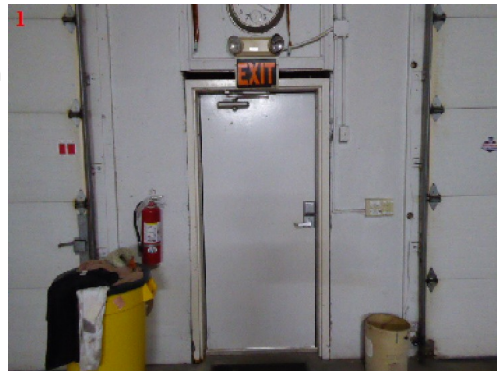




## SPECIALTY SYSTEMS

### Emergency Escape / Egress Lighting - General Commentary, Exit Door Signage and Lighting, Passage / Hall Lighting

The purpose of emergency lighting is to ensure that the lighting is provided promptly, automatically and for a suitable time when the normal power supply to the lighting fails to ensure that people within the building can evacuate safely in the event of an emergency.



## CONDITION ASSESSMENT DEFINITIONS/LIMITATIONS

### Inspection Description/Limitation - Information

#### ASSESSMENT DEFINITION / LIMITATION

Where a system or component of a system is described without reference or notation of deficiency, it was assessed in accordance with, and subject to, the limitations of the ASTM 2018-15 Standards for Property Condition Assessment. (PCA)

Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. As noted above, this assessment was based primarily on the ASTM standards for visual property condition assessments. The purpose of which is to identify major deficiencies that might affect your future decisions related to the building's systems and components. Unfortunately, we cannot take away all the risks of ownership. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his assessment under the ASTM guidelines. The limited condition assessment of the permanent systems and components is of readily accessible areas of these systems and components and is limited to visual observations only. The inspector will not move stored items, furnishings, personal or professional property, or dismantle any components aside from opening access doors to observe the specific systems and components housed within as applicable.

A Property Condition Assessment (PCA), limited in this particular case is intended to assist in evaluating the overall condition of the property based on observations of the apparent condition on the date and at the time of the assessment. The results of this assessment are not intended to make any representation regarding latent or concealed defects that may exist. Your inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report.

This report is not a guarantee or warranty, expressed or implied. Owners sometimes overlook important information and warnings that may be contained in their assessment report. This can result in failure of a system or other damage, which could have possibly been prevented if the inspector's advice, and recommendations had been followed. It is important for the client to understand the information in the report. The report is a fine tool, but does not replace the opportunity to ask questions directly to your inspector prior to settlement.

Naturally, all buildings will have some defects that may not be identified in the assessment report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting any issues or problems. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.

## SUMMARY

### Building Summary

#### SUMMARY - Preliminary Inspection Report

The property is a municipal office and maintenance facility. Building maintenance for the most part has been adequate for a building that has had its useful life extended with upgrades and temporary repairs.

**SITE:** The site and topography in general appear to be typical for the area. There are areas where grading has been eroded and improvements are advised. Access points from the roadway to the drive and parking areas are in fair to poor condition with the need for upcoming resurfacing to repair severely cracked sections of asphalt. Minor lot drainage improvements nearest catch basins in areas are needed to eliminate pooling water at and around these catch basins.

**BUILDING ENVELOPE:** The building envelope is a combination of EIFS cladding and vinyl siding. Evidence of EIFS detail needing improvement at wall junctures and penetrations is visible. Vinyl siding damage as well as detachment including loose siding and what may be water damage to furring behind the siding is in need of repair. Access doors and windows are showing signs of age with the need for steel door frame improvements as well as door slab maintenance where rusting has occurred. Expect overhead door panel replacement at a minimum for some of the doors where rusted sections have weakened the panels and creasing due to weight related sagging has occurred. Otherwise normal signs of the building's age are apparent.

**ROOF :** The roof covering over the primary building is built up roofing that has seen many layers of coating applied over its lifetime. Alligatoring or checking on the roof surface is substantial. Tear off and replacement of the roof covering and some sectional replacement of the wood roof decking is recommended. There is also a canopy style roof structure across the front of the building that is covered with fiberglass asphalt shingle roofing. Overall shingles appear in satisfactory condition. Roof water controls including downspouts and gutters are in need of improvement, particularly along the south eave line. Expect ongoing repairs and upcoming expenses to maintain the primary roof until it can be replaced.

**STRUCTURE:** The readily visible structural system appears in adequate repair with the need for roof structure work as well as keeping the basement seepage minimized. The drain tile discharge at the sump crock in the basement shows heavy fungal growth and it should be jetted to clear obstructive fungus to improve perimeter drainage.

**PLUMBING:** Plumbing supply and waste systems for the building, although access is limited, appear to function as expected. The unused showers in the basement should be fully abandoned and water supply disconnected.

**HVAC:** The HVAC system assessment is non exhaustive and cursory only. Interior climate control is supplied by a combination of one roof top HVAC unit for office and common areas and two unitary heaters, one in each garage / shop area. There is a suspected gas leak at the south garage unit heater that requires immediate attention. The unit heaters appear in serviceable condition. We do however recommend the replacement of the roof top HVAC unit due to the history of repairs coupled with the fact that the unit is at the end of its useful life.

**ELECTRICAL:** Multiple examples of less than professional electrical work exist including exposed termination splices, open junction and switch boxes, extension cord wiring, etc. This is fairly commonplace for a building of this age but any planned renovation will need to include electrical upgrades. Noting that it is impossible in an assessment such as this to determine adequacy for commercial demands, it appears as though the capacity of the system may be at or near its limit. Improvements and upgrades should be expected.

**INTERIOR:** The interior of the building in general, including office space, common areas and garage spaces are in fair condition with primarily cosmetic flaws noted.

**ENVIRONMENTAL:** Where roof, ductwork and wall seepage or leakage has occurred, there are areas of suspected fungal growth. As it relates to other environmental concerns, with the age of the building as well as visible indicators, there is the expectation for asbestos containing materials such as floor coverings and ceiling tiles and lead based paint concerns. Older layers of roof covering may contain coal tar pitch, a known carcinogen. Care should be used when dealing with any of these suspected concerns.