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TIGER GROUP, INC.

Home & Building Inspections

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Home Inspection Report

122 East Rd, Building 1
Local town, CT



Prepared for: Mr. Buyer

Date: October 1, 2014



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REPORT SUMMARY

122 East Road
Building 1
Localtown, CT

The following items are excerpts from the body of the report. A comment from each section of the report is provided. Potential capital expenditures and items that require further evaluation to determine the extent of concern are represented. Where approximate cost estimates are provided, it should be understood that they are provided as a general guide and are generated from regional pricing without determining exact scope of work.

Additional summary items may relate to existing problems that require immediate attention. Other maintenance and repair items appear in the body of the report. Please review the report in its entirety to be aware of the details and to accommodate improvements as you feel needed.

Inspection Information

INSPECTION TYPE:

Description:

Commercial building inspection. The subject site is improved by one two-story building that is currently vacant and last served as office space (referred to as "the building" in this report). The building is reported to have been vacant for approximately two years. There is also a separate small building (referred to as "the security building") housing a security office and associated equipment. Both buildings will be addressed in this report. The site is also improved by a third small structure housing an ATM machine and some electrical equipment that appears to be associated with a separate generator. This building is reported to not be a part of the property sale and so is not included in this report. Improvements also take the form of an entrance drive, parking area, and fencing. The main building was found to be in overall functional condition but in need of some repairs, maintenance and modifications. The summary and report text will detail those areas in need of improvement or upgrades. Access to the building was almost complete. There were, however, a few interior rooms that were locked and not accessible.

Site

DRAINAGE AND GRADING:

Drainage and grading:

Improvements suggested at the south and west sides of the structure, or install drainage where grades significantly pitch toward the structure.

DRIVE AND PARKING AREAS:

Parking area:

The rear parking area paving is slightly worn with cracking in areas. Recommend sealing the cracks to extend the life of the asphalt. Striping defining drive lanes and parking stalls is significantly worn. Recommend re-striping. Drainage from the parking lot is aided by an in-ground drain. Unable to confirm the proper operation of this drain; consult maintenance personnel or the owner to determine any history of drainage concerns.

Recommend repair to the damaged curbing at the oval island. Anticipate the likelihood of ongoing plow damage during heavy snow events.

Structure and Envelope

EXTERIOR ENVELOPE:

Wall cladding:

Exterior cladding is composed of Thermopane brand glass panels. There is one broken panel at the lower east side of the structure that should be replaced. Multiple areas of the sealing material between the panes has failed, in particular at the lower panels and on the west side. Recommend replacement of the sealant as needed throughout the exterior.

Throughout the base of the structure there are multiple area where the metal covers at the base of the overhang are loose; insulation at these areas is damaged. Recommend repairs to maintain a weather-tight surface.

WATER PENETRATION AND DAMPNESS:

Conditions:

No evidence at accessible areas at the time of inspection. The evidence, source or amount of water penetration may not always be observable, lack of maintenance or weather events can cause future water entry in any building.

Roof and Chimney

SURFACE:

Surface Conditions:

Roofing consists of an ethylene propylene diene monomer (EPDM) single-ply membrane, commonly referred to as "rubber roofing." The exact age of the membrane could not be determined, but it is older and likely near the end of its expected useful life of approximately 20 to 25 years, depending on exposure and maintenance. The membrane has been patched in numerous places and coated with a fibroid paint, likely in an effort to extend its life. Some patches are of questionable quality and others are failing. Numerous areas are soft to walk on, indicating damage to the insulation or recovery board beneath the membrane; much of this damage is likely due to water penetration beneath the membrane. Several 2nd floor ceiling tiles display leak stains, indicating recent leakage. In particular, leaking along the right edge appears

to have been significant. Although all accessible stained areas tested as dry during the inspection, it is probable that some stains represent active leaks. There are numerous protrusions from beneath the membrane, putting undue pressure on the membrane itself; these will cause tears and leaks in the membrane in the near future. Ponding was noted at areas of the roof, in particular at the right and left sides. This is due to uneven settlement of the roof framing or possibly compression of the recovery board/insulation beneath the membrane. Excessive wear was noted beneath some traffic pads.

Based on the apparent age of the membrane, its lack of reliability and its condition, reroofing is recommended. The existing membrane should be removed to inspect and repair any damaged recovery board/insulation and to better evaluate the corrugated steel decking for any significant rusting. It may be possible to postpone reroofing for a couple of years through immediate repairs and ongoing patching, but the cost of repairs/maintenance will increase over time. Recommend further evaluation by a roofer to obtain repair & maintenance costs vs replacement costs. Our cost estimates indicate a cost range of \$95,000 for replacement and 10,000 for repairs.

ROOF ASSEMBLY:

Parapet Walls:

Bird repellent tack rails have been fastened through the EPDM at the tops of the parapet walls, creating a potential for leaking at each fastener. These fasteners should be kept caulked as a temporary measure against leaks until the membrane is replaced or the parapets capped with metal flashing.

ROOF MOUNTED EQUIPMENT:

Type and Condition:

The single skylight outer plexiglass panel is cracked and is failing. Recommend replacement to help prevent leaks. Consider replacement with "fall-guard" glass or plastic as a safety precaution.

Plumbing

EXTERIOR PLUMBING SYSTEM(S):

Irrigation system:

There is an underground lawn irrigation system installed. Evaluation of this system is beyond the scope of inspection. Confirmation of yearly service is suggested. If none is available, further inspection by a specialist is recommended. As a courtesy to the buyer, the following was noted: some damage was evident at the irrigation system sub-surface control box at the west end of the building. Recommend repairs. The remainder of the system was not evaluated.

Heating, Ventilation and Air Conditioning

BOILER SYSTEMS:

General Comments:

Steam for the roof-mounted package units is supplied by an off-site steam boiler that could not be inspected. According to the buyer, this steam supply is to be eliminated as part of the property sale. An alternate source of steam or some other heat supply will be needed.

PACKAGE SYSTEMS:

Overall Condition:

Both units are older and future longevity is limited. Recent repairs are evident to both units. Based on age and reliability concerns, replacement of both units should be anticipated in the near future. Recommend obtaining replacement cost estimates from an HVAC contractor. Our onsite HVAC specialist has estimated replacement costs to be approximately \$50,000.00 per unit. If they are to remain in place, anticipate that ongoing repairs and component replacement will necessary.

DUCTWORK:*TYPE/CONDITION:*

Duct interiors are largely inaccessible. Those areas able to be accessed revealed dirty ductwork. Recommend further evaluation to determine the extent of needed cleaning.

SERVICE RECORDS:*Records Available:*

There are no records posted at the HVAC systems, suggest consulting the owner or current company for service history. If units have not been serviced within 1 year, they should be reviewed during your contractual inspection period.

ElectricGENERAL COMMENTS:*Comments:*

A representative number of panel boxes were opened by employees (electrical staff) at the time of the inspection. Pfizer regulations apparently prohibit others from opening/assessing electrical panels.

Where visible, the electrical components are in functional condition. Wiring, subpanels, outlets and switches are also in overall functional condition.

MAIN SERVICE DESCRIPTION:*Description:*

Power is brought to the building through underground cables and pad-mounted transformers. Power is currently supplied through company. Provision will need to be made to install a new feed from the local electric utility company. Recommend consulting the utility company to determine costs and installation timelines.

Main Ground:

Unable to locate the main ground connection for this system. Suggest confirmation through Pfizer or an electrician that an adequate ground connection is in place.

DISTRIBUTION PANELS:*Conditions:*

There is evidence of prior water penetration into one panel and raceways at the first floor west wall of the electrical room. The moisture appears to relate to the staining evident from prior leaking at the roof area above the second floor electrical room. Suggest obtaining documentation from the owners regarding the history of repairs. (See the Roof section of this report.) Recommend a thorough evaluation of the affected panel and raceways to check for

corroded contacts & connections, and repairs as necessary.

BRANCH CIRCUIT PANELS:

Subpanel:

One circuit breaker serving the pump in the man hole trips when reset, indicating an electrical concern in this circuit. Recommend further evaluation and correction.

OTHER COMMENTS:

Other Comments:

A small generator has been installed at the exterior behind the small building housing the ATM machine. Model # 94A02822-S. Serial # 2013585. 120/208 volt, 3-phase, 86.7 amp max. output. It is not clear that this generator conveys with the property. Recommend consulting the owner to determine its status. The generator was being repaired during the inspection and its suitability for use & reliability could not be determined. The evaluation of generators is beyond the scope of this inspection.

One two-stop elevator has been installed. The evaluation of elevators is beyond the scope of this inspection. Recommend evaluation and annual servicing by a specialist. Current municipal certification expires on 12/17/2015.

Life Safety and Fire Protection

GENERAL COMMENTS:

Comments:

The evaluation of life/safety/fire equipment and systems is limited to visual-only observations; testing or operating these systems is beyond the scope of this inspection. Further in-depth evaluation by a specialist is recommended. Any comments regarding these systems are included as a courtesy to the client and do not represent a thorough evaluation of the systems. Recommend consulting with the local municipal authorities to determine if modifications or upgrades to any existing systems will be necessary. All life/safety/fire equipment should be inspected by a specialist at least once a year; local municipal requirements may require additional inspections.

FIRE PROTECTION:

Sprinkler System:

There is a fire sprinkler system installed. It appears to be a wet, full-coverage system but this could not be confirmed. The system incorporates an exterior shut-off valve and one exterior siamese connection. The sprinkler system is not inspected or tested as a part of this inspection. Suggest confirmation of yearly service by specialist, if none available, have the system inspected by service company. The sprinkler system main valving is located in a room separately-accessed to the left of the front main entry. One valve is currently leaking and repair is recommended.

Fire Alarm System:

Evaluation of alarm systems is beyond the scope of this inspection. Recommend evaluation by a specialist.

Smoke Detectors:

Smoke detectors appear to be wired through the alarm system and so could not be tested. Recommend evaluation as part of the alarm system evaluation. Recommend also upgrading all smoke and CO detectors throughout the building to meet current standards.

EMERGENCY AND EXIT LIGHTING:*Conditions:*

Emergency egress light fixtures tested as functional where able to be accessed. Recommend review of current lighting requirements to determine what additional lighting will be necessary. Currently there is no emergency lighting in the interior bathrooms and in some interior office spaces.

Illuminated exit signs are installed in appropriate locations throughout the building. A few signs are no longer illuminated; recommend repair or replacement. Tenant fit-out may necessitate modifications to the sign locations.

ADDITIONAL COMMENTS:*Comments:*

Fire hydrants on the property were not tested for operability. Consult the local fire marshall for information on these hydrants.

InteriorGENERAL INTERIOR CONDITIONS:*Access/ Occupancy:*

Because the building has been vacant for some time, it is not possible to evaluate the plumbing system as thoroughly as if the building were occupied. It is possible that plumbing leaks and defects may become apparent only after fixtures are used regularly.

Ceiling and walls:

Ceilings and walls are in generally functional condition with the exception of the auditorium, which has been largely gutted. Restoring this area is needed.

The small area to the left of the main entry housing the sprinkler system main has also been gutted. Recommend repairs/renovation.

Water staining was noted to several locations at the interior. These appear due to roof membrane and roof drain leaks, as well as plumbing leaks at several bathroom fixtures. Confirm with the owner that all necessary repairs have been completed. See the Roofing section of this report for roof integrity concerns. Recommend replacement of the affected ceiling tiles and other materials.

BATHROOM(S):*Location/Label:*

There are three sets of men's and women's bathrooms. A number of fixtures are in need of repair due to leaks.

Power was shut off to the 2nd floor right bathrooms, hindering the evaluation of these bathrooms.

Several fixtures are leaking; this appears due to gaskets that have dried out and failed.

Plumbing repairs are needed.

Outbuilding - Security Building

EXTERIOR:

Roof Surface:

The roof membrane was largely covered with ballast and not visible. The visible portion was patched in several areas, indicating wear and limited reliability. Recommend further evaluation to determine the need for replacement. The ballast has numerous sharp-edged stones in it; these may damage the membrane. Recommend replacement of the ballast with "river rock," smooth-edged stones.

Please contact us with any questions. Thank you for the opportunity to provide you with your property inspection.

William Denslow

Inspection Information

INSPECTION TYPE:

Description:

Commercial building inspection. The subject site is improved by one two-story building that is currently vacant and last served as office space (referred to as "the building" in this report). The building is reported to have been vacant for approximately two years. There is also a separate small building (referred to as "the security building") housing a security office and associated equipment. Both buildings will be addressed in this report. The site is also improved by a third small structure housing an ATM machine and some electrical equipment that appears to be associated with a separate generator. This building is reported to not be a part of the property sale and so is not included in this report. Improvements also take the form of an entrance drive, parking area, and fencing. The main building was found to be in overall functional condition but in need of some repairs, maintenance and modifications. The summary and report text will detail those areas in need of improvement or upgrades. Access to the building was almost complete. There were, however, a few interior rooms that were locked and not accessible.

CLIENT & SITE INFORMATION:

DATE: October 1, 2014.
CLIENT: Mr. Buyer.
INSPECTION SITE: 122 East Rd, Building 1
 Local town, CT.
INSPECTOR: William Denslow.
PEOPLE PRESENT: Client. Security personnel. Contractors.

WEATHER CONDITIONS:

CURRENT: Clear, Temperature: 50-60 °F.
PRIOR DAY: Clear, Temperature: 50-60 °F.
SOIL CONDITIONS: Dry.

General Scope

The inspection is to be performed to the parameters set out in this proposal. The ASTM Standard Guide for Property Condition Assessments will be used as a guideline for defining customary practices. The primary purpose of the inspection is to identify visually apparent deficiencies in the building, structure, and site. The inspection will include a site visit to observe the building and site conditions, obtain information to provide description of components, identify physical deficiencies to the extent that they are observable, and review available maintenance records and any construction documents provided. There is no destructive probing or dismantling of any components including removal of suspended ceilings, furniture or other interior components.

We will perform a visual inspection of the interior and exterior components of the building. The following basic major components and systems will be included.

- Site- Description of components and observation of conditions for grading adjacent to the building, paved areas, adjacent sidewalks, building entrances. We will attempt to identify utility providers. The search, investigation or identification of underground storage tanks is beyond the scope of inspection.
- Structure and Building Envelope- Description and observation, to the extent it is visible, of conditions for material buildings on the property, foundation, framing, envelope, glazing systems, exterior balconies, doors and stairways. Exterior observations are limited to viewing from ladders, binoculars or at grade. The inspectors are not able to enter crawl space areas that are less than three feet or considered confined or unsafe. Determination of prior flooding or water penetration is limited to that which is easily visible at the time of inspection. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
- Roofing- Description and observation, to the extent it is visible, of exposed surface materials, flashing, parapets, slope, and drainage. Inspectors will inquire as to the age of the surface material and whether a warranty is in effect. Determination of roof design criteria is beyond the scope of inspection. Walking steep sloped roofs or roof areas that are deemed unsafe as well as gaining access to roofs without built-in access is beyond the scope of inspection. No destructive probing or dismantling will be performed.
- Plumbing- Description and observation, to the extent it is visible, of plumbing materials including piping, fixtures, domestic hot water production. Verification of adequate pressure, flow rate, fixture-unit valves and counts, and pipe sizing is beyond the scope of inspection. Identification of point of discharge for underground systems or the

- conditions of any underground piping is also beyond the scope of inspection. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
- Heating/Air Conditioning/Ventilation- Description and observation, to the extent it is visible, of conditions for material heat generating and distribution systems including the apparent or reported age of equipment, past replacements, level of maintenance and whether a maintenance contract is in place. When it is feasible the equipment will be operated with normal controls or if in use it will be observed in its current mode. If any equipment is shut down or not operational it will be described as such and an opinion of the conditions to the extent it can be observed will be provided- it will not be turned on with switches, disconnects or anything other than normal controls. Observation of flue connections, interior of chimneys or tenant owned equipment is beyond the scope of inspection. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
 - Electrical- Description and observation, to the extent it is visible, of the electrical service and distribution system including panels, transformers, meters, emergency generators, general lighting and related equipment. Where it is safe and feasible for one inspector to remove panel covers, a representative number of panel covers will be removed for observation. Technically exhaustive testing for ground, continuity, EMF, and operation of electrical devices is beyond the scope of inspection. Process related or tenant- owned equipment will not be inspected. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
 - Life Safety/Fire Protection- Description and observation, to the extent it is visible, of life safety systems including sprinklers, fire hydrants, fire alarm system, smoke detectors, fire extinguishers, emergency lighting. Determination of adequacy of systems as well as stairwell pressurization and smoke evacuation systems are beyond the scope of inspection. Determination of NFPA classification as well as classification or testing of fire rating assemblies is beyond the scope of inspection. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
 - Interior Components- Identification of the accessible common areas including but not limited to lobbies, corridors, assembly areas and restrooms. Description and observation, to the extent it is visible, of conditions within these areas through a representative sampling of the floors, walls, ceilings, windows, doors. Identification of a representative number of tenant spaces. Tenant spaces will be identified to define the representative sampling. Within tenant spaces the tenant owned or added components are assumed to be the responsibility of the tenant, therefore they are excluded from the inspection and only common elements will be inspected. Operation of all fixtures or appliances as well as determination of sound transmission or flammability concerns is beyond the scope of inspection. No destructive probing or dismantling will be performed, including removal of suspended ceilings, furniture or other interior components.
 - Elevators or vertical transportation are beyond the scope of inspection.

The information obtained at the site inspection or through any research will be held confidential to Tiger Group Inc. and our client.

Report

The report is an opinion of the current condition of the property, based on visual inspection of the readily accessible features of the building. When it is feasible we will attempt to determine a suggested remedy and the significance of the reported deficiency. The report is not a guarantee, warranty or insurance policy and it does not represent the future life expectancy or sudden failure of any components. Field notes will be completed on the day of inspection. The final report is a narrative description of building components including pictures and a summary. Pictures are included for areas of concern and representative components. Summary items will include a general description, apparent level of building maintenance, significant material physical deficiencies, and pending or completed capital improvements. Opinions of probable costs will be provided for items identified as significant deficiencies. When the inspector feels it is warranted, further evaluation by a specialist will be recommended to provide proposals for scope of work and costs for significant deficiencies. The report will be available within 7 business days of inspection date. An electronic copy will be delivered to the client. One printed/bound copy can provided by request.

The information in the report will be held confidential to Tiger Group Inc. and our client. The report is not transferable or assignable. No other party is entitled to rely on the report.

Site

GENERAL COMMENTS:

Comments:

The surrounding grounds were found to be in overall functional condition. Re-grading is needed at portions of the building exterior to encourage runoff away from the building.

DRAINAGE AND GRADING:

Drainage and grading:

Improvements suggested at the south and west sides of the structure, or install drainage where grades significantly pitch toward the structure.

Retaining walls:

Retaining walls are concrete in overall functional condition.

LANDSCAPE:

Landscape:

Growth of shrubs, vines and weeds close to the structure, suggest removal.

Fencing:

Rusting noted at areas of the metal fencing at the front of the building, suggest repairs and ongoing maintenance to help prevent further rusting. The loose/missing fittings at the front driveway fence panel are in need of repairs as the entire panel is loose.

DRIVE AND PARKING AREAS:

Driveway:

There is one asphalt-paved entrance drive at the front of the building that is in functional condition.

The rear parking area access is controlled by an automatic gate. Consult the owner to determine if this gate is to remain in place and in use.

Parking area:

The rear parking area is asphalt-paved. The paving is slightly worn with cracking in areas. Recommend sealing the cracks to extend the life of the asphalt. Striping defining drive lanes and parking stalls is significantly worn. Recommend re-striping. Drainage from the parking lot is aided by an in-ground drain. Unable to confirm the proper operation of this drain; consult maintenance personnel or the owner to determine any history of drainage concerns.

Recommend repair to the damaged curbing at the oval island. Anticipate the likelihood of ongoing plow damage during heavy snow events.

WALKWAYS:

Conditions:

Walks are concrete. Minor degradation noted at a couple of expansion joints.

Recommend repairs to provide a smooth walking surface.

Maintain sealers on an annual basis at cracks in the concrete walks.

ENTRY/STAIRS/DECKS:

Main:

Concrete.

Side:

Concrete.

Loading Docks:

Suggest replacement of the loose loading dock railings at the west side entry due to rust damage.

DECK/ ENTRY/ PORCH

Location and Type:

Front entry roof structure: Steel framing supporting the entry roof cover. Corrugated metal roofing with ballast stone above.

Overall Condition:

Preparation and re-sealing needed at the multiple areas of rusted fittings. The roof membrane was not visible for inspection, but it is likely to be older and patched in some spots, in keeping with the security and main building roofs. Anticipate the need for re-roofing in the near future.

Recommend repair to the rusted entry railings.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1:

Rust-damaged railing at exterior steps.



Photo #2:

Damaged/failed sealant at glass panels.



Photo #3:

Damaged exterior lower metal panel and loose insulation at foundation overhang.



Photo #4:

Broken exterior glass panel.



Photo #5:

Rusting at front entry canopy supports.



Photo #6:

Damaged asphalt curb in back parking area. Note worn striping.



Photo #7:

Deteriorated concrete walk at expansion joint.



Structure and Envelope

GENERAL COMMENTS:

Comments:

The building structure is in overall satisfactory condition where visible. Finished surfaces hindered the inspection of the structure.

EXTERIOR ENVELOPE:

Wall cladding:

Exterior cladding is composed of Thermopane brand glass panels. There is one broken panel at the lower east side of the structure that should be replaced. Multiple areas of the sealing material between the panes has failed, in particular at the lower panels and on the west side. Recommend replacement of the sealant as needed throughout the exterior.

Throughout the base of the structure there are multiple area where the metal covers at the base of the overhang are loose; insulation at these areas is damaged. Recommend repairs to maintain a weather-tight surface.

Entry doors:

The front entry airlock type doors are single-pane, full-light metal-framed doors in metal frames. Unable to fully check the doors; the unlocked doors are functional. Rusting noted at both the interior and exterior of varied exterior access doors. Recommend cleaning and painting.

FOUNDATION AND FLOOR:

Foundation:

The foundation consists of a concrete slab on grade. There is no access to the foundation below grade. No evidence of unusual settlement or shifting was noted at this time.

Floor:

The floor is a concrete slab. The inspection was hindered by floor finish materials and office furnishings. No evidence of unusual cracking or settlement was noted. Recommend repair at the southwest corner cracking concrete; this section appears to have been retrofit to the foundation. Recommend sealing the apparent through-holes in the foundation at the front of the building; these appear to feed into the manhole access sump within the structure but this could not be confirmed.

INTERIOR COMPONENTS:

Staircase:

Interior staircases are steel framed with concrete-filled pans. They are in overall satisfactory condition.

Lighting:

Lighting throughout the building is primarily florescent fixtures in generally operable condition. Some fixtures are not operational; this appears due to the prolonged vacancy of the building.

Electric Outlets:

A representative number of electric outlets were checked and found to be functional and properly grounded.

EXPOSED FRAMING:

Roof structure:

The roof structure is composed of steel beams and columns supporting open-web steel trusses. Roof decking is corrugated steel pans. Where visible, the roof framing is functional. There is a small amount of rusting at portions of the visible decking and supports; recommend cleaning and painting the affected areas. There is one section of decking that has recently been replaced along the right side near the most current roof leak. The repair appears adequate. Anticipate that additional sections of decking will require replacement during re-roofing.

Floor structure:

The upper levels floors appear to be lightweight concrete supported by steel beams and columns. No evidence of unusual cracking, movement or shifting was noted.

Girder(s):

Girders are steel I-beams in overall functional condition where visible.

Columns:

Columns are steel I-beams in overall functional condition where visible.

Exposed Wall Framing:

Exterior wall framing is a "curtain wall" design with steel beams & columns supporting the glass exterior walls. Some small areas are cement block. Both appear to be in functional condition where visible.

INSULATION:

Conditions:

Unable to view the roof construction beneath the membrane; unable to determine if insulation has been installed.

WATER PENETRATION AND DAMPNESS:

Conditions: No evidence at accessible areas at the time of inspection. The evidence, source or amount of water penetration may not always be observable, lack of maintenance or weather events can cause future water entry in any building.

Sump Pump: None noted at accessible areas at the time of inspection.

WOOD BORING INSECTS:

Wood Boring Insect: No evidence at the time of inspection.
A separate Wood Boring Insect report is provided with your inspection, either on site or by mail. Please review and follow through on directions as needed. Please contact our office if your financing requires additional paperwork.

ADDITIONAL COMMENTS:

Rodent or Animal activity: *The investigation for rodent, pest or animal evidence is beyond the scope of this inspection. If evidence is noted, suggest further evaluation by a specialist to determine need for and method of extermination.*

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1: Rust at roof trusses. Note newer roof pan at lower left.



Roof and Chimney

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a roofing contractor should be contacted for complete analysis and to provide specifications along with estimates. Any cost estimates provided do not include specification for type of material, method of work, or any destructive sampling to determine hidden conditions. All roof coverings require periodic maintenance and should be visually inspected once a year. Clients are encouraged to consult the sellers for the history of roofing installation/repairs or problems.

SURFACE:

Surface Conditions:

Roofing consists of an ethylene propylene diene monomer (EPDM) single-ply membrane, commonly referred to as "rubber roofing." The exact age of the membrane could not be determined, but it is older and likely near the end of its expected useful life of approximately 20 to 25 years, depending on exposure and maintenance. The membrane has been patched in numerous places and coated with a fibroid paint, likely in an effort to extend its life. Some patches are of questionable quality and others are failing. Numerous areas are soft to walk on, indicating damage to the insulation or recovery board beneath the membrane; much of this damage is likely due to water penetration beneath the membrane. Several 2nd floor ceiling tiles display leak stains, indicating recent leakage. In particular, leaking along the right edge appears to have been significant. Although all accessible stained areas tested as dry during the inspection, it is probable that some stains represent active leaks. There are numerous protrusions from beneath the membrane, putting undue pressure on the membrane itself; these will cause tears and leaks in the membrane in the near future. Ponding was noted at areas of the roof, in particular at the right and left sides. This is due to uneven settlement of the roof framing or possibly compression of the recovery board/insulation beneath the membrane. Excessive wear was noted beneath some traffic pads. Based on the apparent age of the membrane, its lack of reliability and its condition, reroofing is recommended. The existing membrane should be removed to inspect and repair any damaged recovery board/insulation and to better evaluate the corrugated steel decking for any significant rusting. It may be possible to postpone reroofing for a couple of years through immediate repairs and ongoing patching, but the cost of repairs/maintenance will increase over time. Recommend further evaluation by a roofer to obtain repair & maintenance costs vs replacement costs.

ROOF ASSEMBLY:

Flashing:

Visible flashings are EPDM in overall functional condition.

Parapet Walls:

Parapet walls are sealed with EPDM roofing wrapped up and over the walls. The parapets themselves are in satisfactory condition where visible. Bird repellent tack rails have been fastened through the EPDM, creating a potential for leaking at each fastener. These fasteners should be kept caulked as a temporary measure against leaks until the membrane is replaced or the parapets capped with metal flashing.

ROOF MOUNTED EQUIPMENT:

Type and Condition:

The single skylight outer plexiglass panel is cracked and is failing. Recommend replacement to help prevent leaks. Consider replacement with "fall-guard" glass or plastic as a safety precaution. The A.C. mount is steel in overall functional condition. Recommend cleaning the rust and painting to help extend its useful life.

ROOF DRAINAGE SYSTEM:

Conditions:

Roof drainage is managed by internal drains. Roof flooding protection is provided by two scuppers at the back parapet wall. The internal drains could not be checked for proper operation. No outward evidence of clogging was noted. Some interior ceiling staining appears associated with these drains. Recommend they be checked and repaired as necessary to help prevent further leaking & staining.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1:

Ponding noted on roof primarily at right & left sides.



Photo #2:

Worn roofing at back left corner.



Photo #3:

Failing roof membrane top-coat sealant.



Photo #4:

Numerous patches of questionable durability.



Photo #5:

Protrusions beneath roof membrane are breaking through. Patching will be needed as ongoing maintenance.



Photo #6: Cracked skylight panel.



Photo #7: Damaged roof scuttle hinge.



Photo #8: Worn roof membrane beneath traffic pads.



Photo #9: Roof internal drain overview. Note failing top-coat sealant.



Photo #10: Example of roof leak evidence - right side.



Plumbing

SUPPLY PLUMBING:

Water Service:

Potable water is obtained from the municipal water supply and is brought to a main water pipe & valve at the 1st floor utility closet. The visible portion of the main is approximately 6" diameter steel pipe in satisfactory condition. Unable to evaluate the underground portion of this pipe.

Interior Piping:

Interior piping where visible is copper in overall satisfactory condition.

Interior Water Flow:

Interior water flow is tested by monitoring visual effects of operating multiple fixtures simultaneously. Interior water flow appears adequate for current demands.

DRAIN/WASTE/VENT PLUMBING:

Sewage Disposal:

Verification of type of system and its condition is beyond the scope of inspection. Suggest verification of conditions beyond the building with the owner or through testing.

Materials and Condition:

Materials: Plastic. Cast iron. Visible drains are in functional condition. Unable to locate the main drain cleanout. Consult maintenance personnel or the owner for location.

Cross Connections

None noted at accessible areas. A cross connection is a situation where waste water could enter/siphon into the supply water.

Functional Drainage:

All accessible/operable fixtures and appliances were run and no backups occurred. See notes at individual areas.

WATER HEATER:

Overall Condition:

Two water heaters located. The larger 1st floor 80-gallon heater is leaking, rusted and well past its expected useful life. Recommend replacement.

The 2nd floor heater is a 19-gallon electric type. It was shut down and could not be checked for proper operation. Visually, it appears to be in satisfactory condition. It appears to be approximately 10 years old. The estimated useful life of this type of equipment is approximately 20 years from the date of installation. Recommended temperature is 120 °F.

EXTERIOR PLUMBING SYSTEM(S):

Irrigation system:

There is an underground lawn irrigation system installed. Evaluation of this system is beyond the scope of inspection. Confirmation of yearly service is suggested. If none is available, further inspection by a specialist is recommended. As a courtesy to the buyer, the following was noted:

some damage was evident at the irrigation system sub-surface control box at the west end of the building. Recommend repairs. The remainder of the system was not evaluated.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1:

Water main, main shut-off, meter and backflow prevention.



Photo #2:

Leaking, rusted water heater at first floor.



Heating, Ventilation and Air Conditioning

BOILER SYSTEMS:

General Comments:

Steam for the roof-mounted package units is supplied by an off-site steam boiler that could not be inspected. According to the buyer, this steam supply is to be eliminated as part of the property sale. An alternate source of steam or some other heat supply will be needed.

PACKAGE SYSTEMS:

Location:

The two steam-fed package units are mounted on the roof.

Type and Manufacturer:

Both units are similar in type, manufacturer and age.

Manufacturer: Trane.

Estimated age: at least 20 years old. The estimated useful life of this type of equipment is approximately 20 to 25 years from the date of installation, assuming adequate maintenance. These systems are aged and operating close to or at the end of their expected useful life.

System #1 - serves the 1st floor: Model # SSHCC404H14607BD3D015EJLMNRT8. Serial # J93E71076. Cooling capacity: approximately 40 tons.

System #2 - serves the 2nd floor: Model# SSHCC404H14607BD3D015EJLMNRT8. Serial # J93E71075. Cooling capacity: approximately 40 tons.

Fuel Source:

Heating: off-site steam generator.

Cooling: electric.

Overall Condition:

Both units are older and future longevity is limited. Recent repairs are evident to both units. Based on age and reliability concerns, replacement of both units should be anticipated in the near future. Recommend obtaining replacement cost estimates from an HVAC contractor. Our onsite HVAC specialist has estimated replacement costs to be approximately \$50,000.00 per unit. If they are to remain in place, anticipate that ongoing repairs and component replacement will be necessary.

The units could not be operated in cooling mode due to colder outdoor temperatures.

Unit #2 was shut down by maintenance personnel and could not be operated.

There is no evidence of recent servicing. Recommend a service call prior to use to ensure proper operation.

Unit #1 has had two of four compressors recently replaced. The internal fan drive belt is broken; recommend replacement and checking the remaining belts.

Unit #2 has had one of four compressor replaced. The indoor blower motor shaft seal is leaking oil and in need of repair (likely cause of the unit being shut down). The steam heat transfer coil has recently been replaced.

DUCTWORK:

TYPE/CONDITION:

Ductwork consists of flexible insulated and metal insulated ducts. Several interior variable air volume (VAV) units were observed above the suspended ceilings and are in overall functional condition. Where visible, the ductwork appears functional. Tenant fit-out will likely require modifications to the ductwork and VAV boxes.

Duct interiors are largely inaccessible. Those areas able to be accessed revealed dirty ductwork. Recommend further evaluation to determine the extent of needed cleaning.

AUXILIARY EQUIPMENT:

ADDITIONAL HEATING EQUIPMENT:

A ceiling-mounted electric space heater has been installed at the main lobby. It is functional but noisy. It does not appear to have the heating capacity to heat the entire lobby. Consider replacement. Electric baseboard heat has been installed at the front entry foyer.

ADDITIONAL COOLING EQUIPMENT:

A small-capacity Mitsubishi brand ductless A.C. system has been installed for the 1st floor computer/communications room. The condensing unit is mounted on the roof. Model # PUY-A12NHA2. Serial # 89U01011D. Manufacture date; estimated at 1989. Typical useful life, with proper maintenance is 15-20 years. This unit is older and future longevity cannot be predicted. Anticipate the need for replacement in the near future.

SERVICE RECORDS:

Records Available:

There are no records posted at the HVAC systems, suggest consulting the owner or current company for service history. If units have not been serviced within 1 year, they should be reviewed during your contractual inspection period.

Contact the current service provider to obtain information on the history of the units and

any inaccessible components. This report indicates the condition of the systems on the day of the inspection without regard to life expectancy; therefore, we suggest that you obtain a major service policy from a service company that should include annual servicing/safety check, efficiency testing, warranty and emergency service.

ENVIRONMENTAL CONCERNS:

Evidence of Asbestos:

Identification of asbestos containing materials is beyond the scope of inspection. If potential asbestos containing materials were noted at accessible areas during your inspection, further evaluation is suggested.

Underground Storage Tanks:

This inspection report does not include underground storage tank identification. Consult a "UST" contractor with specialized equipment for identification, testing and/or removal. Our inspection include a visual examination of above ground storage tanks only.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1:

Roof-mounted HVAC package units overview.



Photo #2:

Unit #2: recently replaced heat exchanger.



Photo #3:

Unit #1 & 2: recently replaced compressors.



Photo #4:

Unit #1 broken fan belt.



Photo #5:

Roof-mounted ductless split electric A.C. for computer room.



Electric

GENERAL COMMENTS:

Comments:

A representative number of panel boxes were opened by Pfizer employees (electrical staff) at the time of the inspection. Pfizer regulations apparently prohibit others from opening/assessing electrical panels. Where visible, the electrical components are in functional condition. Wiring, subpanels, outlets and switches are also in overall functional condition.

MAIN SERVICE DESCRIPTION:

Description:

Power is brought to the building through underground cables and pad-mounted transformers. Power is currently supplied through Pfizer. Provision will need to be made to install a new feed from the local electric utility company. Recommend consulting the utility company to determine costs and installation timelines. The building power currently consists of a single 600 amp, 120/208 volt, 3-phase main breaker panel. Power is then routed to several subpanels located in the electrical rooms on the 1st and 2nd floors. The subpanels' ampacities vary; all are 3-phase panels. Some power is then routed through an internal air-cooled step-down transformer in the 2nd floor electrical room and to wiring throughout the building.

Main Ground:

Unable to locate the main ground connection for this system. Suggest confirmation through Pfizer or an electrician that an adequate ground connection is in place.

DISTRIBUTION PANELS:

Type and Size:

Multiple 225 and 125 amp 3-phase subpanels in place at the first and second floor electrical rooms.

Conditions:

There is evidence of prior water penetration into one panel and raceways at the first floor west wall of the electrical room. The moisture appears to relate to the staining evident from prior leaking at the roof area above the second floor electrical room. Suggest obtaining documentation from the owners regarding the history of repairs. (See the Roof section of this report.) Recommend a thorough evaluation of the affected panel and raceways to check for corroded contacts & connections, and repairs as necessary.

BRANCH CIRCUIT PANELS:

Conditions:

Wiring within the opened panels was found to be copper in overall satisfactory condition. Observed branch wiring was found to be BX (metal-sheathed) wiring in overall satisfactory condition. It is possible that some Romex (plastic-sheathed) wiring is present, but none was observed.

Subpanel:

One circuit breaker serving the pump in the man hole trips when reset, indicating an electrical concern in this circuit. Recommend further evaluation and correction.

EXTERIOR ELECTRICAL:

Lighting:

Multiple exterior lights at the front entry area 'sculpture' are in need of repairs due to some damaged fixtures. Building and surrounding lot light fixtures could not be operated at this time. Visually, they are in satisfactory condition.

Wiring:

The exposed wiring at the subsurface conduit in the yard at the right front face of the building appears to be abandoned. Recommend verification from the owners regarding the wiring's disposition. If it is abandoned, it should be disconnected and removed.

OTHER COMMENTS:

Other Comments:

A small generator has been installed at the exterior behind the small building housing the ATM machine. Model # 94A02822-S. Serial # 2013585. 120/208 volt, 3-phase, 86.7 amp max. output. It is not clear that this generator conveys with the property. Recommend consulting the owner to determine its status. The generator was being repaired during the inspection and its suitability for use & reliability could not be determined. The evaluation of generators is beyond the scope of this inspection.

One two-stop elevator has been installed. The evaluation of elevators is beyond the scope of this inspection. Recommend evaluation and annual servicing by a specialist. Current municipal certification expires on 12/17/2015.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please

refer to the report details.

PHOTO LOG:

Photo #1: 600 amp main electrical switchgear overview.



Photo #2: Example of interior electrical subpanel with cover off for inspection.



Photo #3: Interior transformer.



Photo #4: Exterior main feed transformer.



Photo #5: Interior wiring in conduit - overview.



Photo #6: Abandoned wiring in sump.



Photo #7: Manhole access to wiring sump.



Photo #8: Non-functional small generator behind ATM building.



Life Safety and Fire Protection

GENERAL COMMENTS:

Comments:

The evaluation of life/safety/fire equipment and systems is limited to visual-only observations; testing or operating these systems is beyond the scope of this inspection. Further in-depth evaluation by a specialist is recommended. Any comments regarding these systems are included as a courtesy to the client and do not represent a thorough evaluation of the systems.

Recommend consulting with the local municipal authorities to determine if modifications or upgrades to any existing systems will be necessary. All life/safety/fire equipment should be inspected by a specialist at least once a year; local municipal requirements may require additional inspections.

FIRE PROTECTION:

Sprinkler System:

There is a fire sprinkler system installed. It appears to be a wet, full-coverage system but this could not be confirmed. The system incorporates an exterior shut-off valve and one exterior siamese connection. The sprinkler system is not inspected or tested as a part of this inspection. Suggest confirmation of yearly service by specialist, if none available, have the system inspected by service company. The sprinkler system main valving is located in a room separately-accessed to the left of the front main entry. One valve is currently leaking and repair is recommended.

Fire Alarm System:

Evaluation of alarm systems is beyond the scope of this inspection. Recommend evaluation by a specialist. Fire alarm pull stations are located near exit points. Strobe/audible alarms appear appropriately placed throughout the building.

Smoke Detectors:

Smoke detectors appear to be wired through the alarm system and so could not be tested. Recommend evaluation as part of the alarm system evaluation. Recommend also upgrading all smoke and CO detectors throughout the building to meet current standards.

Fire Extinguishers:

Portable fire extinguishers have been installed near exit points. They were last checked in July of 2014; no company name was available. Recommend annual servicing of the extinguishers and all life/fire/safety equipment.

EMERGENCY AND EXIT LIGHTING:

Conditions:

Emergency egress light fixtures tested as functional where able to be accessed. Recommend review of current lighting requirements to determine what additional lighting will be necessary. Currently there is no emergency lighting in the interior bathrooms and in some interior office spaces. Illuminated exit signs are installed in appropriate locations throughout the building. A few signs are no longer illuminated; recommend repair or replacement. Tenant fit-out may necessitate modifications to the sign locations.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Recommend upgrades to provide GFCI protection at all outlets near sources of water throughout the building and at the exterior.

ADDITIONAL COMMENTS:

Comments:

Fire hydrants on the property were not tested for operability. Consult the local fire marshall for information on these hydrants.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

PHOTO LOG:

Photo #1: Sprinkler system main valving overview.



Photo #2: Leak at one valve of sprinkler main valving.



Photo #3: Alarm pull station and notification equipment.



Photo #4: Typical illuminated exit sign.



Photo #5: Portable fire extinguishers in place.



Photo #6:

Front entry alarm annunciator panel.



Exterior valve for fire sprinkler system.



Interior

GENERAL INTERIOR CONDITIONS:

<i>Access/ Occupancy:</i>	Because the building has been vacant for some time, it is not possible to evaluate the plumbing system as thoroughly as if the building were occupied. It is possible that plumbing leaks and defects may become apparent only after fixtures are used regularly.
<i>Ceiling and walls:</i>	Ceilings are primarily suspended ceiling tiles. Walls are primarily wallboard. Ceilings and walls are in generally functional condition with the exception of the auditorium, which has been largely gutted. Restoring this area is needed. The small area to the left of the main entry housing the sprinkler system main has also been gutted. Recommend repairs/renovation. Water staining was noted to several locations at the interior. These appear due to roof membrane and roof drain leaks, as well as plumbing leaks at several bathroom fixtures. Confirm with the owner that all necessary repairs have been completed. See the Roofing section of this report for roof integrity concerns. Recommend replacement of the affected ceiling tiles and other materials.
<i>Windows:</i>	Windows are fixed panes. See the Structure section of this report for comments.
<i>Floors:</i>	Floors are primarily carpet, vinyl and tile in overall functional condition.
<i>Door:</i>	Interior doors are functional.
<i>Lighting/switches:</i>	Numerous lights do not function. This is likely due to circuit breakers being shut off, and lack of fixture maintenance during the past two years.
<i>Kitchenette:</i>	The kitchenette sink is slow to drain and the drain is corroded. Recommend repairs. The ejector pump serving the sink drain cycled properly at this time. If power to the pump is lost, sink drainage will be very limited.

BATHROOM(S):

<i>Location/Label:</i>	There are three sets of men's and women's bathrooms. A number of fixtures are in need of repair due to leaks. Power was shut off to the 2nd floor right bathrooms, hindering the evaluation of these bathrooms. The bathrooms are in overall functional condition with the exception of the items detailed below. Several fixtures are leaking; this appears due to gaskets that have dried out and failed. Plumbing repairs are needed.
<i>Sink:</i>	2nd floor front women's room: one sink faucet leaks.
<i>Toilet:</i>	2nd floor right men's room: one toilet is not functional; another leaks. 2nd floor front men's room: one urinal leaks; one toilet leaks. 2nd floor front women's room: two toilets are not functional. 1st floor men's room: one urinal leaks; one toilet leaks.
<i>Electrical Outlets:</i>	GFCIs in place.
<i>Lighting:</i>	Unable to check in rooms without power.
<i>Floor:</i>	Flooring is tile. 2nd floor right men's room: damaged floor tiles noted.
<i>Walls/Ceiling:</i>	Water staining noted at a few ceilings, due apparently to roof and plumbing fixture leaks. All accessible stains tested as dry today. Leaks may become apparent only after repeated use of the plumbing fixtures.
<i>Heat Source:</i>	Heat is supplied through warm air diffusers.
<i>Ventilation Fans:</i>	Vent fans are in place. Unable to check in areas without power. 1st floor men's bathroom: the vent fan is not operating properly; recommend repair or replacement. 1st floor women's bathroom: fan is not functional; recommend repair or replacement.

Representative photos are provided for your convenience, they do not indicate summary items or level of concern. Please refer to the report details.

Outbuilding

ACCESSIBLE STRUCTURE:

<i>Type:</i>	Security building.
<i>Construction materials:</i>	The security building walls appears to be cement block in overall satisfactory condition.
<i>Foundation:</i>	Concrete slab on grade. No access to underground components including footings. No outward evidence of unusual movement noted.
<i>Roof Framing:</i>	Roof framing is steel with corrugated steel pans supporting an EPDM membrane and stone ballast.
<i>Evidence of Water Entry:</i>	Water staining noted at the ceiling indicating roof leak(s). Recommend further evaluation of the membrane. Anticipate the need for membrane replacement.

DOORS:

<i>Entry door(s).</i>	The entry door is in functional condition.
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INTERIOR COMPONENTS:

<i>Finished Ceiling/Walls:</i>	Interior surfaces are in over all functional condition.
<i>Outlets/Lighting</i>	Exterior lighting could not be evaluated at this time. Confirm proper operation with the owner or security personnel.
<i>Windows:</i>	Windows are in functional condition.

EXTERIOR:

<i>Roof Surface:</i>	The roof membrane was largely covered with ballast and not visible. The visible portion was patched in several areas, indicating wear and limited reliability. Recommend further evaluation to determine the need for replacement. The ballast has numerous sharp-edged stones in it; these may damage the membrane. Recommend replacement of the ballast with "river rock," smooth-edged stones.
<i>Siding/Trim:</i>	Siding is largely metal in overall functional condition,
<i>Exposed Gutters System:</i>	Internal drain serves the roof runoff. The drain cover is missing. Recommend installation to help prevent clogging.

ELECTRICAL and MECHANICAL:

<i>Subpanel:</i>	Unable to remove the subpanel covers in this building; wiring could not be thoroughly inspected. The panels appear to serve the main building or are associated with the small onsite generator, but this could not be confirmed. Recommend further review to determine the areas served by these panels during electrical modifications to the main building and to the incoming electrical service. The panels are rated at 125 amps, 3-phase each.
<i>Interior Outlets:</i>	Suggest addition of GFCI protection to current standards.
<i>Heat Source:</i>	Heat is provided by electric baseboard units that are functional. A.C. is provided by one Sanyo brand electric A.C. unit mounted above the ceiling. Model # C2422. Serial # 0058324. Manufacture date: estimated at 2012. The unit could not be operated due to outdoor temperatures. The unit was in operation at the is time and appears functional. Recommend annual servicing to maintain efficiency. The condensing unit cabinet is rusting and the condensing coils are dirty. Recommend a service call for cleaning and to ensure adequate drainage from the condensing unit interior. Anticipate a limited future life due to the rusting cabinet.

BATHROOM:

<i>Location/Label:</i>	There is one hal bath in this building. Water supply to the sink has been shut off. The toilet is functional. Heat is provided by a wall-mounted electric heater that is functional. The vent appears to be passive and functional.
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Photos

Photos are provided for areas of significant deficiencies and representative components. They should not be relied upon to indicate levels of concern, the entirety of summary items, or the complete representation of a deficiency. Please refer to the report and summary details.

Photo Log:

Photo 1:

Outbuildings: security building on left; ATM building on right.



Photo 2:

Security building: electrical panels overview.



Photo 3:

Security building: water stains at ceiling.



Photo 4:

Security building: A.C. overview.



Photo 5:

Security building: sharp-edged stones as ballast on membrane roofing.



Photo 6:

Security building: missing roof drain cover.

