

PROPERTY CONDITION

ASSESSMENT



PROPERTY CONDITION ASSESSMENT REPORT OF

Sample Town, CT

PREPARED FOR

Sample Client

Date of Report : 11-1-2018
On-site Date : 10-25-2018
Prepared by : Joe Delaurentis III,
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TABLE OF CONTENTS

Contents

Table of Contents.....	2
Certification.....	4
1 Executive Summary.....	5
1.1 Summary of Findings	5
1.2 Site.....	5
1.3 Structural	5
1.4 Roof	5
1.5 Windows and Doors	6
1.6 HVAC	6
1.7 Plumbing.....	6
1.8 Electric	6
1.9 Fire Safety	6
1.10 Interior.....	7
1.11 Opinions of Probable Costs	7
Methodology.....	7
Immediate Repairs and Short Term Costs	8
2 Purpose and Scope.....	9
2.1 Purpose.....	9
2.2 Scope	9
2.3 ASTM Guide (ASTM E2018-01) Cost Threshold.....	11
2.4 Additional Scope Considerations.....	11
2.5 Property's Remaining Useful Life Estimate	11
2.6 Personnel Interviewed	11
2.7 Inspection Conditions.....	12
3 Code Information and Accessibility.....	13
3.1 ADA Accessibility	13
3.2 Mold.....	13
4 Site Improvements.....	14
4.1 Site.....	14
5 Building Architectural and Structural Systems	15
5.1 Structural	15
6 Roof.....	16
7 Windows and Doors.....	17
8 Building Mechanical and Electrical Systems	18
8.1 Building Heating, Ventilating, and Air Conditioning (HVAC).....	18
8.2 Plumbing.....	20
8.3 Electrical.....	20

9 Fire and Life safety 22

10 Interiors 23

 10.1 Interior Finishes 23

11 Appendices.....24

12 Appendix A - Photo Record 25

 12.1 Site..... 25

 12.2 Structure 27

 12.3 Roof 28

 12.4 Windows and Doors 29

 12.5 HVAC 30

 12.6 Plumbing..... 31

 12.7 Electric 32

 12.8 Fire Safety 33

 12.9 Interiors 34

13 Appendix B 35

CERTIFICATION

Tiger Group Inc (TGI) has completed a Property Condition Assessment (PCA) of the subject property, located at Sample-town, CT.

The PCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E2018-01, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. Within this Property Condition Report (PCR), TGI's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains TGI for the preparation of a baseline PCA of the subject property. A User may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and TGI.

This report is not for the use or benefit of, nor may it be relied upon by, any other person or entity, without the advance written consent of TGI.

The opinions TGI expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. TGI assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent TGI's professional judgment based on information obtained during the course of this assignment. TGI's evaluations, analyses, and opinions are not representations regarding either the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

TGI certifies that TGI has no undisclosed interest in the subject property, that TGI's relationship with the Client is at arms-length, and that TGI's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

TGI's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a PCR in accordance with ASTM E2018-01 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This PCR was prepared recognizing the inherent subjective nature of TGI's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that TGI's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. TGI's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

Any questions regarding this report should be directed to at or at 800.328.4677.

Prepared by Joe De Laurentis III and Montee Doverspike

1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with TGI to conduct a Property Condition Assessment (PCA) in order to prepare a Property Condition Report (PCR) of the subject property. The PCA was performed on October 25, 2018.

Property Summary	
Item	Description
Property Type	Office
Number of Buildings	One
Number of Floors	Two
Number of Tenants	One
Overall Condition	Good
Recent Capital Improvements	Has not required improvements

There are limited costs recommended over the near future to bring the building to current standards. These needs are identified in the Executive Summary presented in this Section for each Inspected Division. An *Opinions of Probable Cost* table is provided as part of the Executive Summary.

1.2 SITE

- There are landscaping beds with vegetation in good order. Cut back trees from electric service entry.
- Remove wood from soil contact at front of building to prevent negative impact of moisture and insect infestation.
- Railings are rusted and in need of repair or replacement.

1.3 STRUCTURAL

- Exterior cladding metal and wood. Extensive repairs are needed due to damaged panels. Deteriorated panels from moisture damage, delamination, nesting, open voids. Multiple areas of prior patching noted. Also, consider alternative cladding materials, potential application over plywood siding. Paint wear noted at siding and trim, plan for preparation and painting after carpentry repairs.
- Multiple areas of deteriorated trim noted. Repair in preparation for painting.
- Some windows do not have proper drip cap at joint to siding panels. Monitor.

1.4 ROOF

- Roof has varying conditions due to shading and sun exposure, growth and staining at shaded areas. Recommend cleaning and treating the roof and consider adding metal strips to control growth and staining.
- Soffit and eaves are aged and in need of scraping and painting to maintain the integrity of the wood material.
- Gutters are in need of repairs, damaged left rear gutter noted. Extend front downspouts from behind retaining walls to remove water from foundation area.

- Block/metal chimney in place at exterior of right end. Chimney has pulled away from the building 1-2 inches and has also shifted forward. The chimney should be re-supported or replaced depending on comparative costs. Flue liner is damaged 5-8 feet down from top. In need of repairs relining or rebuilding to section to address flue liner issue. See Opinions of Probable Cost for alternative pricing.

1.5 WINDOWS AND DOORS

- The window sills at the rear first level windows exhibit significant rot and decay. It cannot be determined if this process has been halted by the installation of the storm windows.
- Anticipate wall damage below the sills. Suggest intrusive inspection at the sills and the portion of wall below to determine the extent of the damage not accessible to this inspection due to finished surfaces.

1.6 HVAC

- The pipe fittings at the boiler are corroded and in need of maintenance or replacement.
- Suggest adding insulation to heat piping from boiler to attic air handlers.
- The larger air handler in the attic is an aged Trane unit dated 1988, appears to be 3.5 tons. Evidence of prior condensation leaking in pan. Emergency float switch has been added. Unable to run cooling to check condensate drain. Anticipate replacement of aged system and refrigerant.
- Fiberglass duct board in place on return ducting only, make upgrades as needed.

1.7 PLUMBING

- The condensate drain above the men's bathroom is connected to the vertical waste vent piping via a "drilled hole" in the waste pipe. This connection is leaking. Recommend a qualified plumber prepare a scope of work and cost to make a proper connection.

1.8 ELECTRIC

- There is a feeder/branch circuit subpanel in the mechanical room that is fed from the main distribution panel. The subpanel was inspected by removing the dead front and viewing the interior components. Issues in subpanel are: Double-tapped circuit breakers (breaker is serving branch circuit conductors in excess of manufacture's recommendation), and no ground bond to the subpanel. Suggest obtaining a scope of work and cost to bring the panel to current standards.

1.9 FIRE SAFETY

- Emergency lights
Consider bringing the building to current standards required for a public access facility
- Exit lights
Consider bringing the building to current standards required for a public access facility.

1.10 INTERIOR

- The lower level ceiling tiles in the rear right office are water stained. The water stains appear to be caused by the buildup of condensate on uninsulated duct that distributes condition air to the office and other locations. Condensate has collected in the area on the duct, trim, drywall and ceiling tiles. The history of the leaking and condensation is a potential mold concern. Suggest testing and/or mold remediation as needed after repairs to the leak or condensate issue. The stain is not wet at the time of inspection. Suggest insulating the duct work, replacing the tiles and monitoring the duct.
- Stairs
The main stairway is original and does not meet current safety standards. Consider upgrades of baluster spacing, open risers, and railing requirements depending on the planned use.

1.11 OPINIONS OF PROBABLE COSTS

The following items need further consideration:

Opinions of Probable Costs						
Property Name: 130 Elm Street, Old Saybrook. CT		Reset		0		
Location: 130 Elm Street, Old Saybrook. CT		Number Buildings:		1		
Date of Site Visit: 10/25/2018		Reserve Term /Years:		0		
Tiger Project Number: 100618		Building Age /Years:		0		
Component or System	Comments	Quantity	Unit	Unit Cost	Immediate Total \$	Short Term Total \$
Wood siding. Replace.		700	SF	\$5.00	\$3,500	\$0
Chimney	Demo cmu chimney, install metalbestos piping	36	LF	\$175.00	\$6,300	\$0
Short Term Repairs not required						
Total Repair Cost					\$9,800	\$0

These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, TGI's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Methodology

Based upon site observations, research, judgment, and the referencing of Expected Useful Life (EUL) tables from various industry sources, TGI opines as to when a system or component will most likely require replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL, less its effective age.

Where quantities could not be derived from an actual take-offs, lump sum costs and/or allowances are used. Estimated costs are based on professional judgment, and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Immediate Repairs and Short Term Costs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) existing or potential, unsafe, material conditions, (2) material building or fire code violations, or (3) conditions that if left un-remedied, have the potential to result in, or contribute to, critical element or system failure within one year, or will most probably result in a significant escalation of its remedial cost.

Short term costs are opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but that require repairs or replacements, in addition to routine preventive maintenance, that should be undertaken on a priority basis. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis, should this be deemed warranted by the consultant. The performance of such additional services is beyond the PCA scope of work. Generally, the time frame for such repairs is within one to two years.

Replacement costs are solicited from ownership/property management, TGI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

TGI's evaluation period is defined as the effective age plus the reserve term. Additional information concerning systems' or components' respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives, were estimated so that a funding schedule could be prepared.

2 PURPOSE AND SCOPE

2.1 PURPOSE

The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. For this PCA, representative samples of the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors, representative interior areas, and the interior of the building. The estimated cost for repairs and/or capital reserve items are included in the cost estimates presented in the previous section. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

The physical condition of building systems and related components is typically defined as being in one of three conditions: Good, Fair, or Poor. For the purposes of this Report, the following definitions are used:

Good	=	Satisfactory as-is. Requires only routine maintenance during a standard lease occupancy period. Repair or replacement may be required due to a system's estimated useful life.
Fair	=	Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.
Poor	=	Immediate repair, replacement, or significant maintenance is required.

Each building system or component is further identified with the following references if costs or other actions are applicable:

RM	=	Routine maintenance
IR	=	Immediate Repair recommended
BR	=	Budget Replacement during the evaluation term
NA	=	Not applicable

2.2 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.

Property Condition 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 be 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.

2.3 ASTM GUIDE (ASTM E2018-01) COST THRESHOLD

TGI's probable cost threshold is based on the Guide's threshold of \$3,000. Therefore, TGI's opinions of probable costs that are individually less than a threshold amount of \$3,000 are summed and presented if the aggregate cost is at or above this threshold. Comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

2.4 ADDITIONAL SCOPE CONSIDERATIONS

Items required by ASTM E2018-01 are included within the Property Condition Assessment (PCA) and the associated Property Condition Report (PCR). Additional "non-scope" considerations were addressed as part of TGI's PCA/PCR. These additional items are identified as follows:

- A limited visual assessment and review of the property for mold growth, conditions conducive to mold growth, and evidence of moisture in accessible areas of the property
- Provide a statement on the property's Remaining Useful Life
- Provide cross-reference indexing between cost tables and report text
- Provide *Opinions of Probable Cost* summary table

2.5 PROPERTY'S REMAINING USEFUL LIFE ESTIMATE

Subject to the qualifications stated in this paragraph and elsewhere in this report, the Remaining Useful Life (RUL) of the property is estimated to be not less than 35 years. The Remaining Useful Life estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of TGI's visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other "acts of God" that may occur subsequent to the date of TGI's site visit.

The Remaining Useful Life for the property is further based on the assumption that: (a) the immediate repairs, short term repairs, and future repairs for which replacement reserve funds are recommended are completed in a timely and workman-like manner, and (b) a comprehensive program of preventive and remedial property maintenance is continuously implemented using an acceptable standard of care. The Remaining Useful Life estimate is made only with regard to the expected physical or structural integrity of the improvements on the property, and no opinion regarding economic or market conditions, the present or future appraised value of the property, or its present or future economic utility, is expressed by TGI.

2.6 PERSONNEL INTERVIEWED

The following personnel from the facility were interviewed in the process of conducting the PCA:

Name and Title	Organization	Phone Number
Staff	Tenant	unknown

The PCA was performed with the assistance of occupying staff, who were cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on-site contact is completely knowledgeable about the subject property and answered most questions posed during the interview process.

2.7 INSPECTION CONDITIONS

Inspector(s) performing the inspection and weather conditions at the time of the site visit are listed below in the Inspection Summary table.

Inspection Details	
Item	Description
Lead inspector	Joe DeLaurantis III
Inspectors	Montee Doverspike Joe DeLaurantis III
Current Weather	Clear
Current Temperature (F)	50-60
Soil Conditions	Dry

3 CODE INFORMATION AND ACCESSIBILITY

3.1 ADA ACCESSIBILITY

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the PCA, a limited visual observation for ADA accessibility compliance was conducted. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of TGI's undertaking. Only a representative sample of areas was observed and actual measurements were not taken to verify compliance. ADA compliance issues inside tenant spaces are not within the scope of the survey.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act concerns civil rights issues as they pertain to the disabled and its Accessibility Guidelines are not a construction code, although many local jurisdictions have adopted them as such.

3.2 MOLD

The assessment of mold is not part of this inspection. However, potential mold issues if visually noted, will be presented in this PCR. Prior to remediation by personnel specifically trained in the handling of hazardous materials, a mold assessment should be conducted by a health and safety professional with experience performing microbial investigations. In addition, the source of moisture should be addressed in order to prevent future mold problems. The estimated costs of corrective action is not part of this inspection.

4 SITE IMPROVEMENTS

4.1 SITE

Item	Description	Action	Condition
Drainage Systems and Erosion Control	Surface flow on hardscape.	RM	Good
Improvements and Appurtenances	Signage Site Lighting Building Lighting	RM	Fair
Parking, Paving, and Flatwork	Site access Driveway surface Parking Paving Curbs and gutters	RM	Good
Topography and Landscaping	Landscaping	RM	Good
Utilities	Electric service	RM	Good

Observation and Comments

Drainage Systems and Erosion Control

Drainage and erosion control are functional. Site drainage is sloped to the rear of the lot. Note that proximity to marshlands indicates possibility of storm surge high water.

Improvements and Appurtenances

Exterior and building lighting are in fair condition. Parking lot lighting is limited. Large light on left side of building and two lights on front corners of building. Suggest increasing lighting in the parking lot and at the front of the building entry to provide a better lit travel path to building.

Parking, Paving, and Flatwork

Site access off of Street is functional. Asphalt parking is in need of maintenance, crack filling. Rear half of parking lot is gravel. Drainage is in working order. Minimal curbing wear noted.

Topography and Landscaping

There are landscaping beds with vegetation in good order. Cut back tree from electric service entry.

Remove wood from soil contact at front of building to prevent negative impact of moisture and insect infestation.

Utilities

Electrical service is in serviceable condition. Suggest cut back trees from overhead wires to prevent damage.

5 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

5.1 STRUCTURAL

Item	Description	Action	Condition
Building Envelope	Glass curtain Exterior trim Sealants Wood	IR	Fair
Exterior stairs, Patios, Terraces, and Balconies	Exterior stairs	RM	Good
Foundations and Footings	Foundations	RM	Good

Observation and Comments

Building Envelope

Glass and metal. Extensive repairs are needed due to damaged panels. Deteriorated panels from moisture damage, delamination, nesting, open voids.

Multiple areas of prior patching noted. Also, consider alternative repair materials, potential application siding.

Paint wear noted at siding and trim, plan for preparation and painting after carpentry repairs.

Multiple areas of deteriorated trim noted. Repair in preparation for painting.

Some windows do not have proper drip cap at joint to siding panels. Monitor.

Exterior stairs, Patios, Terraces, and Balconies

Stairs leading into the building at the entry are in serviceable condition. Railings are in need of repair or replacement.

6 ROOF

Item	Description	Action	Condition
Access	Walked	RM	Good
Type	Fflat	RM	Good
Surface	EPDM	RM	Fair
Age	Between 1/4 and 1/2 of EUL	RM	Fair
Soffits and eaves	Exposed	RM	Fair
Drainage	Gutters and downspouts	RM	Fair
Flashing	Sheet metal	RM	Good
Ventilation	Rooftop vent	RM	Good
Attic	Metal joists, insulated plenum	RM	Good
Chimney	Metal	RM	Poor

Observation and Comments

Surface

Roof has varying conditions due to shading and sun exposure, growth and staining at shaded areas. Recommend cleaning and treating the roof and consider adding metal strips to control growth and staining.

Soffits and eaves

Soffit and eaves are aged and in need of scraping and painting to maintain the integrity of the wood and metal material.

Drainage

Gutters are in need of repairs, damaged left rear gutter noted. Extend front downspouts from behind retaining walls to remove water from foundation area.

Ventilation

Ventilation- Power vent fan in place, roof vents in place. The power fan did not operate due to temperatures in the attic, test when exterior temps are higher. No evidence of soffit venting through insulation at front. Consider adding soffit vents when repairing siding/trim. Soffits are clear with channels in place.

Attic

Attic is two areas, front section is original building, rear section is an addition.

Roof framing is metal open web joists, 24" on center are in place. Evidence that prior roof repair was removed indicated at metal nail holes, confirms single layer of EPDM in place at the time of inspection. Roof decking in working order.

Multiple small areas of missing fiberglass batt insulation noted. Fiberglass batt proximately 6 in. at front section and 9 in. at rear section.

The power fan did not operate due to temperatures in the attic, test when exterior temps are higher.

Multiple aged water stains noted at attic area, no evidence of recent active leaking.

Rear attic space accessible through rafter bay. Rear section of building is an addition different framing 24" web joists 24" on center. Large LVL purlins in place.

Insulation R30 fiberglass, missing areas at joint between two ages of buildings.

Evidence of rodents noted in both attic spaces. Suggest extermination.

Chimney

Metal chimney in place at exterior of right gable end. Chimney has pulled away from the building 1-2 inches and has also shifted forward. The chimney should be re-supported or replaced depending on comparative costs. Flue liner is damaged 5-8 feet down from top. In need of repairs relining or rebuilding to section to address flue liner issue.

7 WINDOWS AND DOORS

Item	Description	Action	Condition
Windows	Thermal, single pane Metal, Wood Operable Fixed	RM	Poor
Doors	Metal and wood, wood jambs	RM	Good
Door hardware	Knob handles Deadbolts Hinges	RM	Good

Observation and Comments

Windows

Several sashes appear to have been replaced at the rear of the building. The windows in place are a combinations of fixed storefront thermal glazed, wood framed with metal raceways and balancers in place.

The window sills first level windows exhibit significant rot and decay. It cannot be determined if this process has been halted by the installation of the storm windows.

Anticipate wall damage below the sills. Suggest intrusive inspection at the sills and the portion of wall below to determine the extent of the damage not accessible to this inspection due to finished surfaces.

There are thermal windows in place at the rear of the first level (the addition) and fixed single pane windows in place at the lower level on the sides and rear exterior walls.

8 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

8.1 BUILDING HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

Item	Description	Action	Condition
Fuel type	Oil	RM	Good
Fuel storage	Exterior fuel tank	RM	Good
Boiler	Hot water to air handlers	RM	Good
Air handler	Indoor air handler - evaporator coil/hydro air	RM	Fair
Outside Condenser	Cooling	RM	Good

Observation and Comments

Boiler

MFG: Buderus

Model# G115/5

Serial # 08186165-01 000125

Age # 2008

The pipe fittings at the boiler are corroded and in need of maintenance or replacement.

Suggest adding insulation to heat piping from boiler to attic air handlers.

Fuel Storage

MFG: Roth - DWT Series

Model# Z-40.21-161

Serial # 08102053-10619

Age # 2008

Size – 275 US gallons

Air Handler System

There are two air handlers in attic and one in the mechanical room in the lower level.

Attic Air Handlers:

1. The larger air handler in the attic is an aged Trane unit dated 1988, appears to be 3.5 tons. Evidence of prior condensation leaking in pan. Emergency float switch has been added. Unable to run cooling to check condensate drain.

Last cooling service - Wilcox fuel, Phone: 860-399-6218, dated June 15th 2018.

Fiberglass duct board in place on return ducting only, make upgrades as needed.

MFG: Trane -1988

M# TWH742A740AD

S# 009332799

2. The second air handler is located in rear of attic. Condensate pan has evidence of prior moisture. Emergency float switch in place. Drain appears to exit side of building or route down through ceiling, trap in place.

Open junction box should have cover at platform.

MFG: Trane

M# BS2224D3WMOR30259

S# 6098K55128

Mechanical Room

3. The air handler in the mechanical room in the lower level serves the lower level via uninsulated metal duct. Most recent service tag is dated 2018. Wilcox Energy. 860-399-6218
Duct modification noted at lower level front corner office. Make upgrades to balance or diffusers as needed.
MFG: ADP
M# BAC6260D4WM0R30293
S# 6098K40210
Age : 1998.

Outdoor Condensers:

MFG: Maratherm - dated -7/2012, R22.

M# R2A342GKR2

S# X122968102

Typical EUL 15-18 years

Trane - dated 2016, R22

M# 2TTB3060A1000NA

S# 16055KAC5F

Trane - dated 1998

M# TTRO25C1000A3

S# N274TTEAF

Note: Due for replacement.

Refrigerant will require upgrade to current standards.

8.2 PLUMBING

Item	Description	Action	Condition
Water meter	Lower level	RM	Good
Domestic water supply cutoff	Lower level	RM	Good
Supply piping	Plastic Copper	RM	Good
Domestic waste	Septic	RM	Good
Waste piping	Plastic Cast iron	RM	Good
Domestic water heater	Less than 1/4	RM	Good

Observation and Comments

Water meter

There is no ground jumper across the meter. Recommend installing a ground bond jumper across the water meter. Upgrade to current standards.

Waste piping

History of leaking at the plumbing vent pipe flashing. The pipe has been cut and an interior check vent installed. The roof has been sealed.

The condensate drain above the men's bathroom is connected to the vertical waste vent piping via a "drilled hole" in the waste pipe. This connection is leaking. Recommend a qualified plumber prepare a scope of work and cost to make a proper connection.

Domestic water heater

Water heater info:

Fuel type: Electric

MFG - State Industries

Model# ES66SOMSK 200

Serial # 1530J013519

Age : 2015

Gallons: 6 US

8.3 ELECTRICAL

Item	Description	Action	Condition
Electric Service and equipment (service disconnect)	Overhead Disconnect interior	RM	Good
Feeder- Main panel-distribution equipment	Breakers	RM	Fair
Branch Equipment and Conductors	Breakers	RM	Good

Observation and Comments

Electric Service and equipment (service disconnect)

Service disconnect is a 200amp, 240/120V, breaker in the main distribution panel in the lower level. The panel was inspected by removing the dead front and viewing the interior components. Panel is in serviceable condition. Service conductors are aluminum and have anti-oxidant paste in place at the main line lugs.

Feeder- Main panel-distribution equipment

There is a feeder/branch circuit subpanel in the mechanical room that is fed from the main distribution panel. The subpanel was inspected by removing the dead front and viewing the interior components. Issues in subpanel are: Double-tapped circuit breakers (breaker is serving multiple branch circuit conductors in excess of manufacture's recommendation), and no ground bond to the subpanel. Suggest obtaining a scope of work and cost to bring the panel to current standards.

9 FIRE AND LIFE SAFETY

Item	Description	Action	Condition
Fire extinguishers	Present	RM	Good
Fire Alarms	Present	RM	Good
Emergency lights	Not present	RM	Poor
Exit lights	Not present	RM	Poor
Sprinkler	Present	RM	Good
Smoke detectors	Present	RM	Good

Observation and Comments

Fire extinguishers

Fire extinguishers are in place.
Service tag: Shoreline Fire Equipment
Date: 2018

Fire Alarms

There is a fire alarm in place and appears to be part of the security of system in place. Audible /visual strobe alarms on the lower level at the entry and the upper level at the stairwell. The testing of the fire alarm system is not part of this inspection. Suggest retaining a safety fire expert to obtain a scope and cost of work to bring the system into current standards.

Emergency lights

Consider bringing the building to current standards required for a public access facility.

Exit lights

Consider bringing the building to current standards required for a public access facility.

Sprinkler

There is sprinkler system in place in the mechanical room only. It was not tested as part of this inspection. There are no service records available for this system. Consider contacting the ownership and obtaining records as to the condition and servicing of the system.

Smoke Detectors

Smoke detectors are present in the main office areas. These appear to be part of a central alarm system. Inspection and testing of this system is beyond the scope of this inspection. Suggest obtaining documentation from the local fire marshal and verify the current and certified operation of the system.

10 INTERIORS

10.1 INTERIOR FINISHES

The following table generally describes the interior finishes:

Item	Description	Action	Condition
Finishes	Ceiling walls doors floors	RM	Good
stairs	Rails balusters construction	RM	Fair
bathrooms	plumbing fixtures finishes floors ventilation	RM	Good

Observation and Comments

Finishes

Ceilings are in fair condition. There are several areas that are water stained. Suggest repair of the cause and replace the ceiling tiles and monitor.

On the first level, there are water stains on the ceiling tiles in the men's bathroom and in the mid- left office. The bathroom stains are from a leaking condensate drain that has been connected to the waste vent without a plumbing connection. The connection was made by drilling a hole in the waste stack and gluing the condensate line at its entry in the hole. Suggest obtaining from a qualified plumber a scope and cost of work to make a proper connection.

The water stains at the ceiling tiles in the mid-office appear to be where the addition was constructed. The stains appear to be from past leaks at the former eave of the building before the addition was added. Suggest replacing the ceiling tile and monitor.

The lower level ceiling tiles in the rear right office are water stained. The water stains appear to be caused by the buildup of condensate on an uninsulated duct that distributes condition air to the office and other locations. Condensate has collected in the area on the duct, trim, drywall and ceiling tiles. The history of the leaking and condensation is a potential mold concern. Suggest testing and/or mold remediation as needed after repairs to the leak or condensate issue.

The stain is not wet at the time of inspection. Suggest insulating the duct work, replacing the tiles and monitoring the duct.

Stairs

The main stairway is original and does not meet current safety standards. Consider upgrades depending on the planned use such as baluster spacing, open risers, and railing requirements.

Bathrooms

Women's bathroom on the first floor has GFCI which test operational. The fixtures, the toilet, sink, floors, walls, and doors are all serviceable. A water stain has developed at the suspended ceiling due to a leaking connection to the condensate drain into the main ABS vent stack. See Plumbing section.

Men's bathroom does not have an outlet. Consider installation of a GFCI for an upgrade. The fixtures, floor, walls, and ceiling are all serviceable.

11 APPENDICES

APPENDIX A: Photographic Record

APPENDIX B: ASTM E2018-01 Acronyms

12 APPENDIX A - PHOTO RECORD

12.1 SITE

Rust failing at the exterior rails



Damaged / failed sealant at glass panels.



Damaged exterior lower metal panel and loose insulation at foundation.



Deteriorated concrete walk at expansion joint.



12.2 STRUCTURE

Rust at roof trusses. Note fewer roof pan at lower left., and sealing.



Rusting at front entry canopy supports



12.3 ROOF

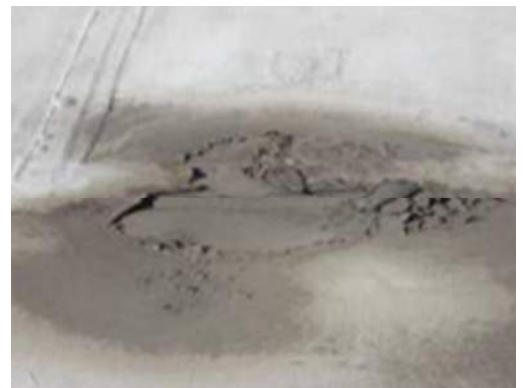
Ponding noted on the roof primarily at right and left sides.



Worn roofing at back left corner



Failing roof membrane top-coat



Numerous patches of questionable durability



12.4 WINDOWS AND DOORS

Window sills at the rear of the building deteriorated. Suggest repair to insure water infiltration is eliminated.



Window at the rear upper level offices-overview.



12.5 HVAC

Corroded condensate pan at attic unit.



Attic HVAC unit



Corroded fittings at the boiler in the lower level mechanical room.



12.6 PLUMBING

No conducting jumper at the water meter.



Condensate line connection at the waste vent



12.7 ELECTRIC

Overview of the main disconnect/distribution panel.



Overview of the subpanel in the mechanical room. No panel ground bond.



12.8 FIRE SAFETY

Fire extinguisher in place.



Sprinkler head in the mechanical room.



12.9 INTERIORS

Potential mold at the ceiling at the rear, right office in lower level.



Potential mold at the ceiling at the rear, right office in lower level.



Water stain at the bathroom on first floor.



Open balusters on interior stairs.



13 APPENDIX B

ASTM E2018-01 ACRONYMS

ADA - The Americans with Disabilities Act
ASTM - American Society for Testing and Materials
BOMA - Building Owners & Managers Association
BUR - Built-up Roofing
DWV - Drainage, Waste, Ventilation
EIFS - Exterior Insulation and Finish System
EMF - Electro Magnetic Fields
EMS - Energy Management System
EUL - Expected Useful Life
FEMA - Federal Emergency Management Agency
FFHA - Federal Fair Housing Act
FIRMS - Flood Insurance Rate Maps
FRT- Fire Retardant Treated
FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL - Freedom of Information Letter
FM - Factory Mutual
HVAC - Heating, Ventilating and Air Conditioning
IAQ - Indoor Air Quality
MEP - Mechanical, Electrical & Plumbing
NFPA - National Fire Protection Association
PCA - Property Condition Assessment
PCR - Property Condition Report
PML - Probable Maximum Loss
RTU - Rooftop Unit
RUL - Remaining Useful Life
STC - Sound Transmission Class
UBC - Uniform Building Code

Ref #	Section 8: ASTM E 2018-01 Out of Scope Items
8.4.1.8	Utilities: Operating conditions of any systems or accessing manholes or utility pits.
8.4.2.2	Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3.2	Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4.2	Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5.2	Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant-owned or maintained equipment.
8.4.6.2	Air Conditioning and Ventilation: Evaluation of process related equipment or condition of tenant owned/maintained equipment.
8.4.7.2	Electrical: Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or tenant owned equipment.
8.4.8.2	Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9.1	Life Safety / Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10.2	Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1	Activity Exclusions - The activities listed below are generally excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this <i>guide</i> . These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a PCA requirement under this <i>guide</i> .
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; <i>dismantling</i> or operating of equipment or appliances; or disturbing personal items or <i>property</i> which obstructs access or visibility.
11.1.2	Preparing <i>engineering</i> calculations (civil, structural, mechanical, electrical, etc.) to determine any <i>system's</i> , <i>component's</i> , or equipment's adequacy or compliance with any specific or commonly accepted design requirements or <i>building codes</i> , or preparing designs or specifications to remedy any <i>physical deficiency</i> .
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the <i>owner</i> or <i>users</i> such as: size and dimensions of the <i>subject property</i> or <i>subject building</i> , any legal encumbrances such as easements, dwelling unit count and mix, building <i>property</i> line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the <i>field observer's walk-through survey</i> or such information is provided to the <i>consultant</i> by the <i>owner</i> , <i>user</i> , property manager, etc. The <i>consultant</i> is not required to provide a <i>suggested remedy</i> for treatment or remediation, determine the extent of infestation, nor provide <i>opinions of probable costs</i> for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal <i>systems</i> , wells; <i>systems</i> that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or <i>systems</i> that are not permanently installed.
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of <i>dangerous or adverse conditions</i> with respect to the <i>field observer</i> or to perform any procedure, which may damage or impair the physical integrity of the <i>property</i> , any <i>system</i> , or <i>component</i> .
11.1.7	Providing an opinion on the condition of any <i>system</i> or <i>component</i> , which is <i>shutdown</i> , or whose operation by the <i>field observer</i> may significantly increase the registered electrical demand-load. However, <i>consultant</i> is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of <i>systems</i> or <i>components</i> .

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1.9	Providing an opinion on matters regarding security of the <i>subject property</i> and protection of its occupants or <i>users</i> from unauthorized access.
11.1.10	Operating or witnessing the operation of lighting or other <i>systems</i> typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.11	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	<i>Warranty, Guarantee and Code Compliance Exclusions</i> - By conducting a PCA and preparing a PCR, the <i>consultant</i> is merely providing an opinion and does not warrant or guarantee the present or future condition of the <i>subject property</i> , nor may the PCA be construed as either a warranty or guarantee of any of the following:
11.2.1	any <i>system's</i> or <i>component's</i> physical condition or use, nor is a PCA to be construed as substituting for any <i>system's</i> or equipment's warranty transfer inspection;
11.2.2	compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, <i>building codes</i> , safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous <i>material</i> present violations <i>observed</i> or reported based upon <i>actual knowledge</i> of the <i>field observer</i> or the <i>PCR reviewer</i> , they should be identified in the PCR;
11.2.3	compliance of any material, equipment, or <i>system</i> with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	Additional/General Considerations:
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the <i>subject property</i> that the parties may wish to assess in connection with a <i>commercial real estate transaction</i> that are outside the scope of this <i>guide</i> . Such issues are referred to as non-scope considerations and if included in the PCR, should be identified under Section 10.9.
11.3.2	<i>Non-Scope Considerations</i> - Whether or not a <i>user</i> elects to inquire into non-scope considerations in connection with this <i>guide</i> is a decision to be made by the <i>user</i> . No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this <i>guide</i> .