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Confidential Property Condition Assessment Report



**Prepared for: Sample Client
Prepared By: Robert Gaudreault**

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Dear Client.

At your request, a visual inspection of the above referenced property was conducted on May 12, 2025. An earnest effort was made on your behalf to discover visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

When assessing the building we normally add comments related to maintenance and in this case I should mention that the maintenance of the mechanical systems and electrical are above par compared to most buildings we have examined in the past. I suggest you carry on with the routine maintenance that is being conducted. There are some areas of concerns that should be addressed however as you will find in reading through the report.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

STRUCTURE:

EXTERIOR CLADDING:

4.2 CONDITION:

1. "Ghosting" in the context of stucco refers to the visible outlines of the underlying wall framing, often appearing as a darker or different shade of color on the stucco surface. This can occur due to various factors, primarily related to moisture, heat, and the accumulation of airborne particles. Some slight stucco cracking at north side center section. These cracks seem to be cosmetic in nature. Further evaluation needed. Consult commercial stucco contractor. It would behoove you to have a qualified specialist determine what the underlying cause of the discoloration, referred to as shadowing or ghosting, is and remedy.

PAINT SURFACE:

4.5 CONDITION:

2. Exterior finish or painted surfaces are in a condition that calls for refinishing. Mismatched sections and general wear due to age. Roof top wind barrier exhibits paint wear. The lifespan of paint on a building depends on whether it's interior or exterior, the type of paint, the surface it's applied to, and the climate. Generally, interior paint can last 5-10 years, while exterior paint may last 5-7 years. Further evaluation needed. Consult licensed painting contractor specializing in painting of multi story buildings. Painting alone generally won't fully correct ghosting effects on stucco. While painting can help blend the areas, it might not eliminate the visual difference entirely, especially if the stucco itself is different.

4.6 ACTION:

3. Painting to roughly 85000 sf of exterior stucco. Painting is based on using an engineered suspended scaffold. Not an entire scaffold from grade to roof.



EXTERIOR DOORS:

4.7 CONDITION:

4. 9th floor West and east balcony access doors exhibit fading and metal seam separation.

4.8 ACTION:

5. Restoration to 16 exterior balcony access doors and transoms needed. Services of a commercial door installer should be consulted.

WINDOWS:

4.9 CONDITION:

6. East and some at north side ground level store front windows have worn and damaged gasket seals. When gasket seals are compromised the entire gasket needs to be removed and glazing would be recaulked with approved glazing caulking.

4.10 ACTION:

7. Replace weather seal to roughly 50 percent of ground level store front windows lower. Contact window installer for further assessment and estimates.

DECKS:

4.21 CONDITION:

8. There is concrete material used. Cracking and evidence of leak as seen from ceiling of loading dock.

4.23 ACTION:

9. Seal cracks and resurface 18000 sf of lower west concrete decking.

BALCONIES:

4.24 TYPE & CONDITION:

10. Ceramic tile is used at 9th floor balconies. Patching noted due to prior apparent leak issues. Tile is aged and starting to exhibit displacement or grout cracks.

4.25 RAILINGS:

11. The railings are in place; however, client should be aware that spacing between rails exceed current child safety standards. Only moderate pressure was applied to these railings to test resistance.

4.26 ACTION:

12. Conditions noted that could affect use. Consult qualified licensed contractor for further evaluation and advice. Removal and replacement of roughly 1100 sf of tile decking indicated. Sub deck waterproof membrane may be failing.

ELECTRICAL:

MAIN SWITCH BOARD:

6.9 PANEL CONDITION:

1. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock and there is evidence of annual thermal inspections and equipment seems well maintained. While not all GTE Sylvania 3-phase commercial switchgear can be problematic as stated by some electricians, models incorporating Zinsco designs are high-risk due to breaker failures, overheating, arcing, and fire hazards. Non-Zinsco Sylvania switchgear however can be reliable with proper maintenance, but age, obsolescence, and code compliance remain concerns.

Another consideration is that typically, electric panels last 30-40 years, more or less. That means even the electrical panel built as recently as the late 80s could be worn out. Implications are potential failure of devices and components. Consult licensed electrician or two for advice and obtain estimates.



6.13 ACTION:

2. The main switchgear appears satisfactory and maintained however consider upgrades in the not to distant future. In the mean time continue annual inspections.

SUMMARY OF SUB PANELS:

6.28 LOCATION:

3. Various locations. A representative sampling of sub panels/panel boards was achieved. A higher than expected standard of care and maintenance was observed of those that were visually examined. Annual thermal surveys and testing was indicated on panel-boards, switch-gear and transformers as well as electric pumps. Nonetheless anticipate and budget for replacement of older GTE-Sylvania sub panels

HEATING, VENTILATION & AIR CONDITIONING:

AIR HANDLING EQUIPMENT:

8.27 CONDITION:

1. VAV 15 in unit 360 has a displaced cover and one VAV in unit 400 seems to have leaked onto ceiling panel. VAV5 in unit 510 did appear to have a leak though looks as though it was recently repaired. Corrosion was also noted to section of water line at VAV 20 in suite 580. Most of the VAVs at 7th, 8th and 9th floor appear to be from original installation and are more than likely near or at the end of their serviceable lives.

HVAC FINDINGS:

8.29 ASSESSMENT OF HVAC:

2. The existing system is being maintained as indicated above. The average life expectancy of a Variable Air Volume (VAV) system in a high-rise building typically ranges from 15 to 25 years, depending on components, maintenance, and usage. Key factors include:

VAV Boxes: These terminal units, which control airflow to different zones, last 15-20 years with regular maintenance. Actuators and dampers may need repairs or replacement sooner, around 10-15 years. Therefore based on the existing age anticipate upgrades in the next few years. Such as VAV replacement, reconditioning cooling tower, replacing at least one chiller etc.

PLUMBING SYSTEM:

WASTE DISPOSAL:

9.7 MATERIAL:

1. Type, The predominant waste line material is cast iron. There is also some galvanized, brass and copper waste piping installed. The normal life span of cast iron or galvanized waste pipe is generally 55 to 65 years. This older pipe tends to corrode from the inside restricting waste flow and back ups become more and more frequent. Upgrades should be anticipated

9.8 CONDITION:

2. Waste disposal installation and waste vent installation is not visible for the most part. Inspector is solely judging adequacy of drainage by one person operating and viewing one fixture at a time. However corrosion can be seen to some of the interior fixtures as indicated in bathrooms and kitchens interiors section of report. Mostly at 9th floor.

9.9 ACTION:

3. Further evaluation needed. Contact and schedule a licensed plumber. Some sections may need replacing that are unseen in our assessment.

WATER HEATER 2 & 3:

9.30 VENT/FLUE CONDITION:

4. There is evidence of poor drafting at left water heater. This means that the gases are spilling back down rather than



expelling to the exteriors. Drafter diverter is displace resulting in condensation spillage which can shorten the life of this water heater.

9.31 WATER PIPES:

5. Corrosion and leak noted above water heaters.

9.36 ACTION:

6. Further evaluation needed. Contact and schedule a licensed plumber to inspect issues and or conduct necessary corrections.

Other relatively moderate items that should be addressed are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability or use and the majority are the result of normal wear and tear.

Thank you for selecting our firm to be part of your due diligence and to perform a Property Condition Assessment or inspection. If you have any questions regarding the inspection report or the property, please feel free to call us.

Sincerely,

Robert Gaudreault
Alliance



GENERAL INFORMATION:

Client/User Information:

1.1 Date of Walkthrough:

5/12/2025.

1.2 Time:

9:00 AM.

1.3 Site:

123 Sample Street, Los Angeles, CA 90000

1.4 Field Observer:

Robert Gaudreault. UCLA (Cert) degree in construction management: Disciplines of study entailed, project engineering, estimating projects, overall management of construction process from documents, coordination and scheduling to final completion. General B contractors licensed and C designation (Inactive). ITC certified in thermo imaging, member of the California Real Estate Inspection Association as master inspector and a member of ICC (International Code Council) designated under property inspector.

1.5 Purpose of Report:

Purchase.

1.6 Note:

The photos in this report are not all inclusive but are only a representative sampling.

Property Characteristics and Type:

1.7 Main Entry Faces:

North.

1.8 Building Type:

TYPE IV--Heavy Timber (also known as "mill" construction; to qualify all wooden members must have a minimum nominal dimension of 8 inches.) Usually but not verified of 2 Hr. Exterior Walls* 1 Hr. Structural Frame or Heavy Timber
Heavy Timber Floor/Ceiling/Roof Assemblies.

1.9 Building Group:

Business (Group B) - places where services are provided. Examples: banks, insurance agencies, government buildings (including police and fire stations), and doctors offices.

1.10 Stories:

9 Stories high rise. A high-rise building is typically defined as a structure with 7 or more stories or a height exceeding 75 feet (23 meters), according to the International Building Code (IBC) and many municipal building codes.



1.11 Space Below Grade:

Ground floor living area.

Climatic Conditions:

1.12 Weather:

Overcast.

1.13 Outside Temperature (F):

70-80.

Utilities:

1.14 Water Source:

Public.

1.15 Sewage Disposal:

Public.

1.16 Electric:

Municipal.

1.17 Utility Status:

All utilities on.



Purpose Scope:

1.18 ASTM E 2018:

The purpose, as defined by ASTM E 2018 and use of this guide, is to define good commercial practice in the USA for conducting a baseline property conditions assessment (PCA) of the improvements located on a parcel of commercial real estate by performing a walk-through survey and conducting research as outlined within the guide. The goal is to identify and communicate physical deficiencies to a use. The term physical deficiencies includes the conspicuous defects and material deferred maintenance of a subject property's material systems, components or equipment as observed during completion of the PCA.

This definition excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

1.19 Deviation From Standards:

No code violation research with local building department, nor any fire code violations with local fire department were conducted. Although Alliance typically provides the Subject Property *POC* with a Pre-survey Questionnaire along with a request that it be completed, the Questionnaire was not supplied to the *POC* as one was not given.

1.20 PROJECTED EXPENDITURES:

No replacement deferred expenditures, such as a 5 year or 10 year, was perform or provided in this assessment unless requested for an addition fee. Only immediate needs.

1: Deferred Maintenance and Physical Deficiencies: Allocate the totals of the derived cost estimates to remedy Physical Deficiencies into categories classified as either Immediate or Short Term.

2: Replacement Reserve Expenditures: Determine the present value, at a discount rate to be provided, of the annual required replacement reserve expenditures over the reserve term.

SITE:

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

GROUNDS:

2.1 DRAINAGE:

Surface and sub drainage. is noting satisfactory as viewed during a dry period. Inspector can not fully determine adequacy of drainage. Consult seller or pertinent party as to any known problems with site drainage.

2.2 SUMP PUMP:

The sump pump installed at north west portion of front patio is functional.



2.3 ACTION:

Monitor and maintain.

LANDSCAPE:

2.4 CONDITION:

Planter box adjacent to structure is not properly flashed which can be a source of water entry into substrate. Wee screed lacks adequate clearance.



2.5 ACTION:

Further evaluation needed. Repair weep screed clearance along east planter.

PAVING:

2.6 MATERIAL:

Concrete.

2.7 CONDITION:

Satisfactory - The material is in satisfactory condition with only normal wear and minor cracking due to age and use.

2.8 ACTION:

No Action as a result of this assessment.

WALKWAYS:

2.9 TYPE:

Concrete and tile.

2.10 CONDITION:

Uplifted or uneven areas of walkway can pose a potential trip hazard. Smooth out as needed. Any variation more than one inch and less than 3 inches can pose a trip hazard.



2.11 ACTION:

Repairs needed by a concrete contractor. Smooth out raised sections that could pose a trip hazard along east side.

STAIRS & RAMPS:

2.12 LOCATION:

Various locations. Stairs that lead to upper walk and ramp from parking area that leads to main building.

2.13 CONDITION:

Satisfactory.

PATIO:

2.14 MATERIALS:

Brick.



2.15 CONDITION:

Satisfactory.



TRASH ENCLOSURE:

2.16 LOCATION:

South side.

2.17 MATERIAL USED:

Concrete masonry units.

2.18 CONDITION:

Satisfactory.



FOUNDATION:

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

TYPE OF FOUNDATION:

3.1 TYPE & MATERIAL:

Monolithic Slab - Refers to a one-piece slab foundation for a building with assumed footing supporting bearing loads. Poured in one continuous pour with footings supporting key structural columns.

3.2 CONDITION:

The foundation is performing the job it was intended to do in supporting the structure.

3.3 FOUNDATION SLAB:

The monolithic slab as viewed from common observation appears to be performing as intended. It needs to be understood that a slab foundation can not be adequately inspected due to floor coverings. There is always a possibility that significant cracks can go unseen.



STRUCTURE:

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector will not enter any section of the building or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

EXTERIOR CLADDING:

4.1 TYPE OF CONSTRUCTION:

Conventional steel, with concrete floors poured over corrugated metal deck and stucco cladding.

4.2 CONDITION:

"Ghosting" in the context of stucco refers to the visible outlines of the underlying wall framing, often appearing as a darker or different shade of color on the stucco surface. This can occur due to various factors, primarily related to moisture, heat, and the accumulation of airborne particles. Painting alone generally won't fully correct ghosting effects on stucco. While painting can help blend the areas, it might not eliminate the visual difference entirely, especially if the stucco itself is different. Another alternative is to fog coat with like color. Fog coating is a cement-based coating used to refresh and recolor exterior stucco walls. It's a spray-applied cementitious product that blends discolored areas and changes the color of the stucco, offering a more durable and breathable alternative to traditional paint. Fog coating is made from the same materials as stucco and natural earth pigments

Some slight stucco cracking at north side center section. These cracks seem to be cosmetic in nature.



Ghosting



Stucco cracks



4.3 ACTION:

Further evaluation needed. Consult commercial stucco contractor. It would behoove you to have a qualified specialist determine what the underlying cause of the discoloration, referred to as shadowing or ghosting, is and remedy.

4.4 METAL WIND SCREEN OBSERVATIONS:

Discoloration seen commensurate with age and wear. Refinishing needed.



4.5 ACTION:

Refinish roughly 5000sf of metal stand and seem material along roof top.

PAINT SURFACE:

4.6 CONDITION:

Exterior finish or painted surfaces are in a condition that calls for refinishing. Mismatched sections and general wear due to age. Roof top wind barrier exhibits paint wear. The lifespan of paint on a building depends on whether it's interior or exterior, the type of paint, the surface it's applied to, and the climate. Generally, interior paint can last 5-10 years, while exterior paint may last 5-7 years. Further evaluation needed. Consult licensed painting contractor specializing in painting of multi story buildings.



4.7 ACTION:

Painting to roughly 85000 sf of exterior stucco. Painting is based on using an engineered suspended scaffold. Not an entire scaffold from grade to roof.

EXTERIOR DOORS:

4.8 CONDITION:

9th floor West and east balcony access doors exhibit fading and metal seam separation.



4.9 ACTION:

Restoration to 16 exterior balcony access doors and transoms needed. Services of a commercial door installer should be consulted.

WINDOWS:

4.10 CONDITION:

East and some at north side ground level store front windows have worn and damaged gasket seals. When gasket seals are compromised the entire gasket needs to be removed and glazing would be recaulked with approved glazing caulking.



4.11 ACTION:

Replace weather seal to roughly 50 percent of ground level store front windows lower. Contact window installer for further assessment and estimates.

EXITS & ESCAPE PATH:

4.12 CONDITION:

Satisfactory. Exit signs present providing direction to escape paths. Key exit doors are provided with panic hardware, there are two sets of exit stairs at either end of building and exits are equipped with back up lighting. No calculations are performed however from a simple visual observations exit doors seem to be wide enough in relation to occupant load.

INSULATION/VAPOR BARRIERS:

4.13 INSULATION:

Insulation was noted at the following locations: Fiberglass batt type insulation was noted in some areas checked. The inspector was unable to determine if this insulation is in all wall cavities.

LOADING DOORS:

4.14 TYPE & CONDITION:

Standard swing doors only.

LOADING DOCK:

4.15 CONDITION:

Satisfactory though not pump stops installed. Loading dock height is 22.5 wick is meant for smaller lower profile trailers, trucks or vans.



FRAMING:

4.16 FRAMING MEMBERS.

The exposed percentages of wall framing members is minimal. Therefore, no assumption should be made as to the condition of the unexposed framing members. This is only a comment on the visible portions of the wall framing.

4.17 FLOOR/CEILING FRAMING:

The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

INTERIOR FINISHES:

4.18 WALL COVERING:

The wall covering material is sheetrock.

4.19 CEILING MATERIAL:

The ceiling covering material is Drop down ceiling tile, Secondary ceiling covering material is sheetrock.



FIRE SUPPRESSION:

4.20 FIRE SPRINKLERS:

There is a fire sprinkler system installed. It is recommended that it be checked by a certified professional with appropriate experience. The type of system installed is referred to as a Wet Pipe System. Determining NFPA hazard classifications; Identifying, classifying, or testing fire rating of assemblies; Determining the necessity for or presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications is limited and generally beyond the scope of this assessment. Any comment made would simply be as a courtesy.

DECKS:

4.21 LOCATION:

Lower level west and south.



4.22 CONDITION:

There is concrete material used. Cracking and evidence of leak as seen from ceiling of loading dock.





4.23 RAILINGS:

Satisfactory - The railings as installed are functional. Within tolerance. Only moderate pressure was applied to test resistance of these railings.





4.24 ACTION:

Seal cracks and resurface 18000 sf of lower west concrete decking.

BALCONIES:

4.25 TYPE & CONDITION:

Ceramic tile is used at 9th floor balconies. Patching noted due to prior apparent leak issues. Tile is aged and starting to exhibit displacement or grout cracks.





4.26 RAILINGS:

The railings are in place; however, client should be aware that spacing between rails exceed current child safety standards. Only moderate pressure was applied to these railings to test resistance.



4.27 ACTION:

Conditions noted that could affect use. Consult qualified licensed contractor for further evaluation and advice. Removal and replacement of roughly 1100 sf of tile decking indicated. Sub deck waterproof membrane may be failing.



ROOF SYSTEM:

Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.

ROOF COMPONENTS:

5.1 CONFIGURATION & MATERIAL:

Flat. Flat low slope. While seemingly flat, "flat roofs" actually have a slight slope, typically around 1/4 inch per foot (or 1:40), to ensure proper water drainage and prevent pooling. Rolled Asphalt. Rolled roofing material is a cellulose mat impregnated with asphalt and colored fiber surface. It is 36 inches wide rolled horizontally with at least a 2" overlap. It is generally covered with a granular surface to retard ultraviolet deterioration.

Also, EPDM, stands for ethylene propylene diene monomer, which is a bit of a mouthful, so it's commonly shortened to EPDM or EPDM rubber. EPDM gets its name from the chemicals (monomers) that are mixed together in various proportions to form it. These are ethylene, propylene and diene.

5.2 METHOD OF INSPECTION:

The roof covering was inspected by walking on the roof. Roof system appears to be approximately 9 years of age. Expected life expectancy of 3 ply rolled roofing is generally 15 to 20 years.

FLAT ROOF:

5.3 CONDITION:

The roof covering material is in a condition that is consistent with its age and method of installation, with minor wear commensurate with age. Signs of routine maintenance noted.





5.4 FLASHINGS:

Satisfactory.

5.5 ACTION:

Monitor and maintain as needed.

ROOF DRAINAGE:

5.6 Gutters & Downspouts:

Satisfactory.



ELECTRICAL:

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

PRIMARY POWER SOURCE:

6.1 SERVICE VOLTAGE:

The incoming electrical service to this structure is 277/480 3 phase. 3000 amps.

ELECTRICAL SERVICE:

6.2 SERVICE TYPE & CONDITION:

Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

6.3 ACTION:

No action as a result of this assessment.

MAIN TRANSFORMER:

6.4 LOCATION & CONDITION:

Inaccessible. Power to the building was supplied through a transformer installed in an underground vault located outside the building. Ownership not determined.

6.5 SIZE:

Not determined. No calculation is made by this agency as to KVA size.

MAIN SWITCH BOARD:

6.6 LOCATION:

Electrical room adjacent to lower parking.



6.7 MANUFACTURER:

GTE Sylvania.



6.8 PANEL ACCESSIBLE?

Switch gear is in a location that makes it readily accessible. There are two exits from this utility room and it is well illuminated.

6.9 PANEL CONDITION:

The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock and there is evidence of annual thermal inspections and equipment seems well maintained. While not all GTE Sylvania 3-phase commercial switchgear can be problematic as stated by some electricians, models incorporating Zinsco designs are high-risk due to breaker failures, overheating, arcing, and fire hazards. Non-Zinsco Sylvania switchgear however can be reliable with proper maintenance, but age, obsolescence, and code compliance remain concerns.

Another consideration is that typically, electric panels last 30-40 years, more or less. That means even the electrical panel built as recently as the late 80s could be worn out. Implications are potential failure of devices and components. Consult licensed electrician or two for advice and obtain estimates.



6.10 LEGEND:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

6.11 PANEL COVER REMOVED?

No. Consultant or inspector does not remove dead front covers from 3 phase panel enclosures or sub panels while business is being conducted or when building is occupied. Removing a panel cover can inadvertently trip a vital breaker and disrupt operation.

6.12 GROUNDING:

The ground driven rod, solid conductor, and connection were located.

6.13 ACTION:

The main switchgear appears satisfactory and maintained however consider upgrades in the not to distant future. In the mean time continue annual inspections.

OTHER SWITCH BOARDS:

6.14 LOCATION:

First level and roof top equipment. 1200 to 3000 amp 3 phase.



6.15 MANUFACTURER:

GTW Sylvania.

6.16 PANEL CONDITION:

These power panels, as a containers for safely covering electrical circuitry and components, are functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified.

6.17 ACTION:

Although the other two larger switch boards, 1200 to 3000 amp panels seemed to be well maintained they are nearing the end of their serviceable life. Anticipate upgrades in the not to distant future.



SUB PANELS:

6.18 LOCATION:

Main electrical room.



6.19 SIZE:

100 to 225 amp panels.

6.20 PANEL ACCESSIBLE?

Yes - The electrical panel is in a location that makes it readily accessible.

6.21 CONDITION:

The power panels, as a containers for safely covering electrical circuitry and components, are functioning as intended, minimizing the risk of electrical shock. Balance of multi wire components not verified.

SUB PANELS 1st & 2nd FLOOR:

6.22 LOCATION:



6.23 PANEL ACCESSIBLE?

The electrical panels are in a location that makes it readily accessible.

6.24 CONDITION:

The power panels, as a containers for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Except one panel lacks cover fasteners.



SUB PANELS 3rd FLOOR:

6.25 LOCATION:
Common hall utility closet.



SUB PANELS 8th FLOOR:

6.26 LOCATION:



SUB PANELS 9th FLOOR:

6.27 LOCATION:

Common hall utility closet.



SUMMARY OF SUB PANELS:

6.28 LOCATION:

Various locations. A representative sampling of sub panels/panel boards was achieved. A higher than expected standard of care and maintenance was observed of those that were visually examined. Annual thermal surveys and testing was indicated on panel-boards, switch-gear and transformers as well as electric pumps.

6.29 SIZE:

100 to 200 amp. 1200 to 3000 3 phase panel boards.

6.30 CONDITION:

Typically, electric panels last 30-50 years, more or less. That means even the electrical panel in a building



built as recently as the late 80s could be worn out, putting you at risk of an electrical fire. There are roughly 20 plus electrical panels that are that are coming due for upgrades.

6.31 ACTION:

Although the sub panels are mostly functional at time of this walkthrough some, roughly 25, are nearing the end of their life expectancy. Anticipate and budget for replacement.

BUILDING TRANSFORMER(S)

6.32 LOCATION & TYPE:

Dry type. Located in main electrical room. Roof top chiller room and transformer indicated at T-2A-DS2. AI Overview

Learn more

Dry Type Transformers by ElSCO Transformer. The typical life expectancy of a dry-type electrical transformer is between 20 to 30 years. However, with proper maintenance and ideal operating conditions, they can last much longer, potentially exceeding 35 years,

First level.





6.33 CONDITION:

Satisfactory. Transformers seemed to be monitored annually and performing as intended. At least two are older however and will be due for replacing within the next few years. Transformer T-2A and 225 transformer at roof top chiller room.



BACK UP GENERATORS:

6.34 LOCATION:

Exterior storage parking garage. Fire pump and diesel generator. Fire pump and generator equipment is well beyond the scope of this assessment other than to note that it exist and seems to have maintenance and inspection records that are current.



6.35 ACTION:

Obtain service records from owner or operator.

WIRING TYPE & CONDITION:

6.36 WIRING TYPE:

Copper - The structure is wired using plastic insulated copper single conductor. Mostly all within conduit and flex conduit. Less than 1% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection.

6.37 CONDITION:

The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

6.38 EXTERIOR ELECTRICAL:

The exterior lighting appears functional. Also, this is a benefit for security.



OUTLETS & SWITCHES:

6.39 RECEPTACLES:

A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

6.40 GROUND FAULT CIRCUIT INTERRUPTERS:

Satisfactory when tested at accessible locations.

6.41 SWITCHES:

A representative sampling of switches was achieved. These tested appeared to be operating properly.

6.42 LIGHTING:

A representative sampling of lighting was achieved. These tested appeared to be operating properly.



HEATING & AIR CONDITIONING 799:

The heating and air conditioning components are not dismantled except to remove simple access covers for general visual means of inspection. The inspector does not use any specialized instruments. A thermometer may be used as a general guide to range temperature readings from return air to register air in the process of heating and cooling though it should be understood that this is not the most reliable means of testing an HVAC system. Client should understand that the inspector is not a specialist as relates to the HVAC system but rather a generalist. When items are noted as needing attention and further evaluation client should understand that other issues may arise in the course of said specialist inspection that have gone unnoted in the report. This should be expected as the further evaluation of the components by the specialist is hopefully far more detailed than the general visual inspection.

HVAC 1 & 2:

7.1 LOCATION:

Ceiling of unit 799.

7.2 AIR CONDITIONER:

Refrigerator/Split System. Electricity-powered.

7.3 LOCATION:

Storage area adjacent to lower parking north side.



7.4 Model/ Serial Number/ Size:

Trane AC model TWA090D30 which are 3-ton, two-stage air conditioning units with a 30,000 BTU cooling capacity. The model number indicates a capacity of 30,000 BTU, which translates to 2.5 tons when divided by 12,000 BTU per ton each.

**7.5 AGE:**

10 year old systems.

7.6 REFRIGERANT LINES:

Satisfactory.

7.7 PLACEMENT:

Satisfactory.

7.8 CONDITION:

Satisfactory.

7.9 SERVICE DISCONNECT:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

HVAC 3:**7.10 LOCATION:**

799. Indicated as lobby.

7.11 AIR CONDITIONER:

Refrigerator/Split System. Electricity-powered. Single phase.

7.12 LOCATION:

Storage adjacent to parking garage lower level north.

HVAC 4:**7.13 TYPE:**

Air-to-Air type heat pump is installed as the primary heating system.



7.14 AIR CONDITIONER:

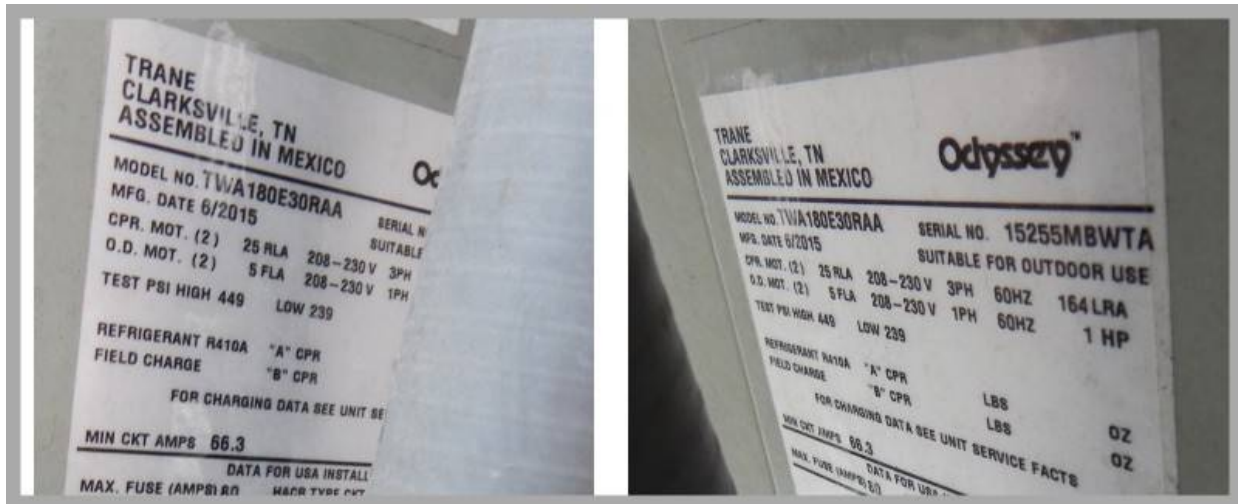
Refrigerator/Split System. Electricity-powered. Three phase.

7.15 LOCATION:

Exterior storage adjacent to lower parking garage.



7.16 Model/ Serial Number/ Size:



7.17 SIZE:

15 ton.

7.18 AGE:

10 years old. The normal life span of a condensing unit is generally 10 to 15 years. More if maintained well and less if poorly maintained.

7.19 CONDITION:

Damage to fin coils excessive. Extensive damage can lead to decreased efficiency and potential problems. While



some bending or flattening is normal, severe damage affecting a large portion of the surface area or causing airflow obstruction can impact cooling capacity and energy efficiency.



7.20 SERVICE DISCONNECT:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

7.21 LEVEL OF MAINTENANCE?

Somewhat lacking.

7.22 ACTION:

Replacement should be achieved. A licensed HVAC agency should be scheduled to conduct a full inspection of the system and noted aforementioned defects.



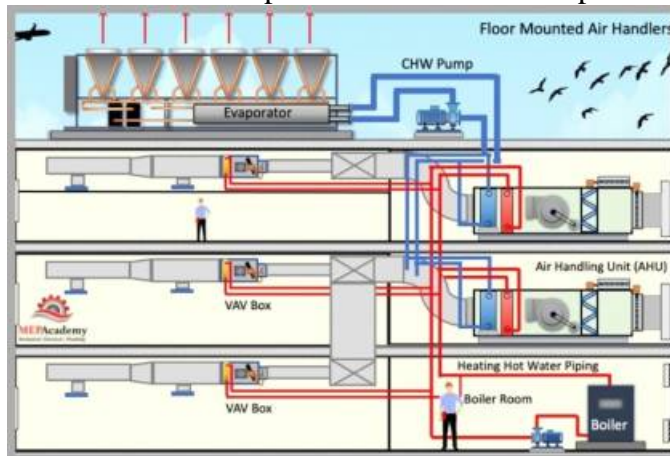
HEATING, VENTILATION & AIR CONDITIONING MAIN BUILDING:

The inspector can only readily open access panels provided by the manufacturer or installer for routine owner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore, no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

HVAC:

8.1 TYPE:

Air to water system. In a water HVAC system, a chiller removes heat from water, a cooling tower rejects that heat to the atmosphere, and a boiler heats the water. VAV boxes (variable air volume boxes) adjust air flow to specific zones based on temperature needs. Refer to plumbing section as relates to condition of boilers.



8.2 SECONDARY AIR:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

8.3 CONTROLS:

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden. Also pneumatic for upper floors. Compressor for pneumatic controls was off at time of assessment.



8.4 ACTION:

Monitor and maintain. Recommend obtaining service records and service technicians information that maintain the systems.

COOLING TOWER:

8.5 Model/ Serial Number/ Size:

System is BAC. Baltimore Aircoil Company. 274 Ton Approximately 7 to 8 years. A BAC (Baltimore Aircoil Company)) cooling tower, specifically the PT2 model, typically has a life expectancy of 15-20 years with proper maintenance and water treatment.

8.6 LOCATION:

Roof top.



8.7 CONDITION:

Operational maintained and in good repair. Annual thermal survey indicated. Routine maintenance evident.

8.8 SERVICE DISCONNECT:

The installed service disconnect is located within sight and not more than 50 feet from the unit.

8.9 CONDENSATE LINE:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

8.10 Evidence of Maintenance?

There is evidence of maintenance. Water treatment records should be obtained from building engineer.

8.11 PUMPS:

At least one 5 HP although operational near the end of its life cycle.



8.12 ACTION:

Monitor and maintain two of the pumps at cooling tower. Anticipate and budget for replacement in the not to distant future.

BLOWER:

8.13 LOCATION:

Viewed from roof top access utility room. Based on the age of the system anticipate and budget rof replacement of the return and supply fan wall. In an HVAC system, the supply wall refers to the location of the vents that deliver conditioned air from the HVAC unit to different areas of the building. The return wall refers to the location of the vents that suck in air back into the HVAC system, allowing it to be reconditioned and recirculated.

8.14 APPROXIMATE AGE:

Appears original.

8.15 CONDITION:

Visible rust and corrosion seen at base of interior coils. System otherwise maintained. Monitoring and cleaning should be routine.



EVAPORATORS/CHILLERS:

8.16 Model/ Serial Number/ Size:

System is Daikin & McQuay . 8 year old and 20 year old.

8.17 LOCATION:

Roof top utility room.



8.18 PLACEMENT:

Satisfactory.

8.19 CONDITION:

Operational and maintained.

8.20 SERVICE DISCONNECT:

The installed service disconnect is located within sight and not more than 50 feet from the unit.



8.21 CONDENSATE LINE:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

8.22 PUMPS:

Satisfactory. Pumps are in good repair and operating as intended.



8.23 DUCTWORK TYPE AND CONDITION:
The visible ductwork appears to be properly installed and supported.

AIR HANDLING EQUIPMENT:

8.24 TYPE:
Blower and VAV boxes.

8.25 VAV LOCATION:
Ceiling plenum at various office spaces.





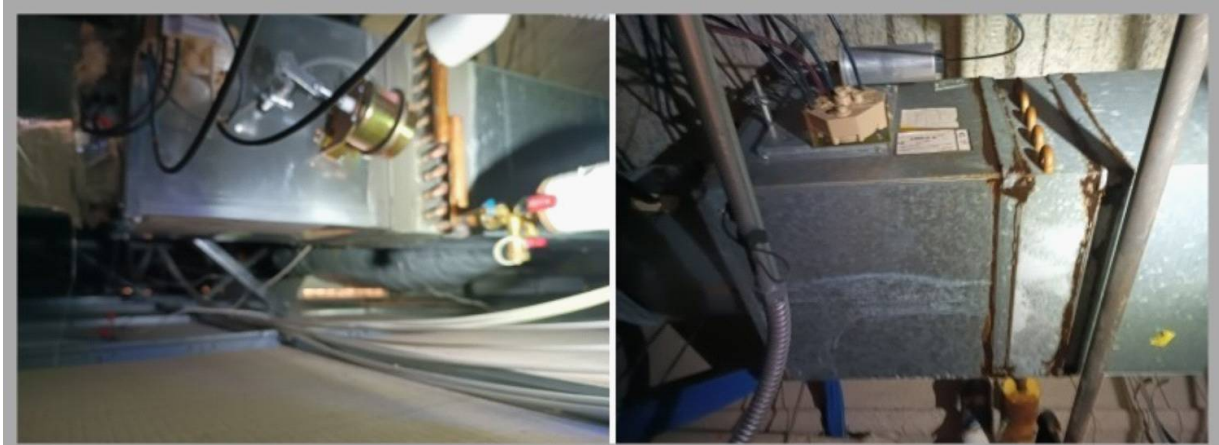
Unit 300



Unit 400 & 510



Unit 797



Unit 808

8.26 APPROXIMATE AGE:

Varies. Some at upper floors appear to be roughly 30+ years. Most however appear to be 8 to 10 years.

8.27 CONDITION:

VAV 15 in unit 360 has a displaced cover and one VAV in unit 400 seems to have leaked onto ceiling panel. VAV5 in unit 510 did appear to have a leak though looks as though it was recently repaired. Corrosion was also noted to section of water line at VAV 20 in suite 580. Most of the VAVs at 7th, 8th and 9th floor appear to be from original installation and are more than likely near or at the end of their serviceable lives.





8.28 CONTROLS:

Replacement of the DDC system for upper floor systems 7th, 8th and 9th antiquated and not operational.

8.29 ACTION:



Based on a representative sampling it is estimated that you should anticipate and budget for replacement of roughly 75% of the VAV systems at 7th, 8th and 9th floor.

HVAC FINDINGS:

8.30 ASSESSMENT OF HVAC:

The existing system is being maintained as indicated above. The average life expectancy of a Variable Air Volume (VAV) system in a high-rise building typically ranges from 15 to 25 years, depending on components, maintenance, and usage. Key factors include:

VAV Boxes: These terminal units, which control airflow to different zones, last 15-20 years with regular maintenance. Actuators and dampers may need repairs or replacement sooner, around 10-15 years. Therefore based on the existing age anticipate upgrades in the next few years. Such as VAV replacement, reconditioning cooling tower, replacing at least one chiller etc.



PLUMBING SYSTEM:

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. In other words inspector or consultant will not operate the main shut off valve. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

WATER SUPPLY:

9.1 SOURCE:

City. Local utility provider.

9.2 CONDITION:

Supply line appears to be in satisfactory condition.

BUILDING WATER SUPPLY:

9.3 PIPE SIZE:

1/2", 3/4" to 1" in diameter pipe seen at visible areas.

9.4 MATERIAL:

The interior supply piping in the structure is predominantly copper. Only 10% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

9.5 CONDITION:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

WASTE DISPOSAL:

9.6 SEWAGE DISPOSAL TYPE:

The sewer line from the building to the street sewer is not visible in this type of general visual inspection. Inspector can not determine condition or adequacy of this waste pipe. We always recommend contracting with a qualified sewer line inspector who uses a scope and camera to view the system and render a report as to its condition.

9.7 MATERIAL:

Type, The predominant waste line material is cast iron. There is also some galvanized, brass and copper waste piping installed. The normal life span of cast iron or galvanized waste pipe is generally 55 to 65 years. This older pipe tends to corrode from the inside restricting waste flow and back ups become more and more frequent. Upgrades should be anticipated.

9.8 CONDITION:

Waste disposal installation and waste vent installation is not visible for the most part. Consultant is solely judging adequacy of drainage by one person operating and viewing one fixture at a time. There may be hidden deficiencies that can go unnoted. There is however corrosion which can be seen at some of the interior fixtures as indicated in bathrooms and kitchens interiors section of report. Mostly at 9th floor.



9.9 ACTION:

Further evaluation needed. Contact and schedule a licensed plumber. Some sections may need replacing that are unseen in our assessment.

9.10 DRAIN TRAPS:

Replace corroded bathroom sink drains.

WATER HEATER 1:

9.11 LOCATION:

Roof top utility room.

9.12 AGE & CAPACITY:

1 year old. Average life span of a water heater is 12 to 15 years.



9.13 FUEL SOURCE:

The water heater is gas-fired.

9.14 CONDITION:

Unit was working at time of inspection.

9.15 COMBUSTION AIR:

There appears to be an adequate amount of fresh air supply to ensure complete combustion.

9.16 DRIP LEG?

No - There is no drip leg (sediment trap) installed on the incoming gas line to the water heater. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.

9.17 VENT/FLUE CONDITION:

The exhaust flue appears to be correctly installed.

9.18 FILL VALVE?

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

9.19 TEMPERATURE CONTROL:

Not operated or tested.

9.20 DRAIN VALVE?

Yes - There is a drain valve installed on the lower side of the water heater.

9.21 TPRV:

The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

9.22 BRACING:

Water heater strapping is not braced per standards. There should be a strap at upper one third of tank and one



strap at lower third.

WATER HEATER 2 & 3:

9.23 LOCATION:

Exterior storage area adjacent to lower level parking garage.



9.24 MODEL & SERIAL NUMBERS:



9.25 AGE & CAPACITY:

10 and 11 year old 100 gallon water heaters.

9.26 FUEL SOURCE:

The water heaters are gas-fired.

9.27 CONDITION:

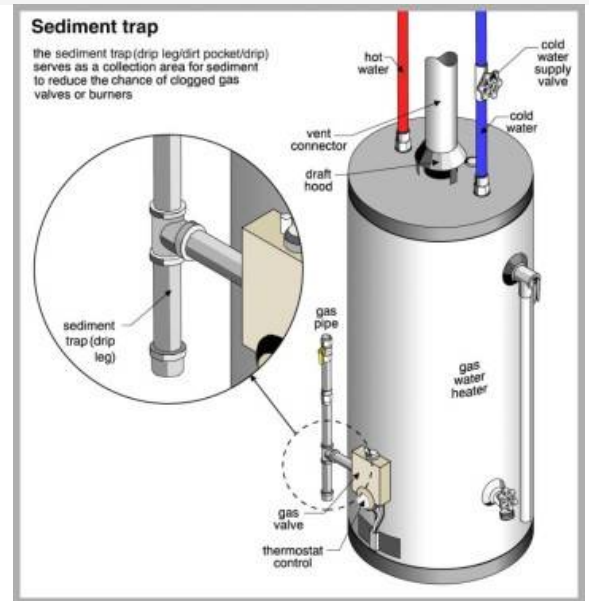
Operational at time of walkthrough.

9.28 COMBUSTION AIR:

Satisfactory. Air obtained from exteriors.

9.29 DRIP LEG?

There is no drip leg (sediment trap) installed on the incoming gas line to the water heaters. Installation of a drip leg is recommended to prevent debris from getting into the gas valve.



9.30 VENT/FLUE CONDITION:

There is evidence of poor drafting at left water heater. This means that the gases are spilling back down rather than expelling to the exteriors. Drafter diverter is displaced resulting in condensation spillage which can shorten the life of this water heater.



9.31 WATER PIPES:

Corrosion and leak noted above water heaters.



9.32 TEMPERATURE CONTROL:

Not operated or tested.

9.33 TPRV:

The temperature and pressure relief valves are installed and it has a drain tube that terminates to approved location.

9.34 WATER PIPE INSULATION:

Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

9.35 BRACING:

Satisfactory.

9.36 ACTION:

Further evaluation needed. Contact and schedule a licensed plumber to inspect issues and or conduct necessary corrections.

BOILERS:

9.37 LOCATION:

Roof top utility room.





9.38 AGE & CAPACITY:

126,000 BTUs. 20 to 21 years. The typical service life for a forced air natural gas boiler is 18 - 30 years. Higher if maintained regularly.



9.39 FUEL SOURCE:

The water heater is gas-fired.

9.40 CONDITION:

Unit was working at time of inspection.

9.41 COMBUSTION AIR:

There appears to be an adequate amount of fresh air supply to ensure complete combustion.

9.42 VENT/FLUE CONDITION:

The exhaust flue appears to be correctly installed.

9.43 WATER PIPES:

Corrosion noted to section of water pipe. Repairs are needed to prevent any potential for leaks.



9.44 PUMPS:

Operational however one 1/2 HP pump is near the end of its serviceable life.



9.45 TEMPERATURE CONTROL:

Not operated or tested.

9.46 TPRV:

The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

9.47 ACTION:

Monitor and maintain. Budget and anticipate for replacement of at least on 1/2 HP pump and have plumber repair any corrosion at water pipes.

GAS SERVICE:

9.48 METER LOCATION:

Located at exteriors north west. An automatic seismic gas shut off valve is installed.



BATHROOMS:

Shower pans are not tested by this inspection agency as this should only be done by a termite inspection agency who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.

1st FLOOR BATHROOMS:

3.1 LOCATION:

Lobby. Men's & Women's.



1st Floor Men's & Women's

3.2 VANITY CABINETS:

Vanity cabinets and tops are satisfactory. Some blemishes noted at mirror.

3.3 BASIN & DRAIN:

Deteriorated Lines - There is deterioration of the drain pipes under the basins of both restrooms. Replacement needed, faucets not operational likely due to leaks.



3.4 FAUCET:

A faucet in each restroom was not operational at the time of inspection.

Deficient installation of the auto faucet mechanism noted in Men's restroom.



1st floor Men's

3.5 TOILET(S):

The toilets in these bathrooms needs repair. The toilets are not secure to the wall allowing them to wobble and possibly leak. Action should be taken to re-secure and caulk.



Men's & Women's loose & lack caulking

3.6 STALLS:

All stalls inspected in the restrooms were found to be satisfactory.

3.7 DISPENSERS:

Dispensers inspected in the restrooms were found to be in tact and functional.

3.8 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.9 FLOOR:

Tile Flooring is satisfactory.

3.10 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.11 EXHAUST:

Satisfactory. All restroom fans are a part of the building exhaust system. None of the fans are operated locally.

3.12 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

3.13 ACTION:

Further evaluation needed by a licensed plumber and qualified professional/electrician for the auto faucet components.

2nd FLOOR BATHROOMS:

3.14 LOCATION:

Hallway. Men's & Women's.



2nd floor Men's & Women's

3.15 VANITY CABINETS:

Vanity cabinets and tops are satisfactory. Some blemishes noted at men's mirror. Replacement should be considered.



2nd floor Men's

3.16 FAUCET:

Poor flow noted at women's faucet.



2nd floor Women's

3.17 TOILET(S):

Men's & women's: The toilet is not secure to the floor/wall, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor.



2nd floor Men's & Women's

3.18 STALLS:

Satisfactory.

3.19 DISPENSERS:

Satisfactory.

3.20 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.21 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.22 LIGHTING:

The ceiling light and fixture are in satisfactory condition.



3.23 EXHAUST:

Satisfactory.

3.24 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

3rd FLOOR BATHROOMS:

3.25 LOCATION:

Hall. Men's & women's.



3.26 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

3.27 BASIN & DRAIN:



Evidence of a leak noted from fixture within cabinet of women's bath.



3.28 FAUCET:

Faucets and supply lines appear satisfactory. Improve wiring to auto fixtures. Ideally wiring either low voltage or higher voltage should be contained with a box to prevent shock risk.



3.29 TOILET(S):

Toilets functional and appear to be low flow.

3.30 STALLS:

Satisfactory.

3.31 DISPENSERS:

Satisfactory.

3.32 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.33 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.34 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.35 EXHAUST:

Satisfactory.

3.36 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

4th FLOOR BATHROOMS:

3.37 LOCATION:

Hall. Men's & Women's.



3.38 WATER HEATER

Under men's sink: Sub-standard wiring of auto faucet.



3.39 BASIN & DRAIN:

There is deterioration of the drain pipes under the basin in women's restroom. Although there is currently no leak, expect replacement in the future.



Women's 4th floor

3.40 FAUCET:

Faucets and supply lines appear satisfactory.

3.41 TOILET(S):

Maintenance of urinal seal needed.



4th floor Men's

3.42 STALLS:

Satisfactory.

3.43 DISPENSERS:

Satisfactory.

3.44 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.45 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.



3.46 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.47 EXHAUST:

Satisfactory.

3.48 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

5th FLOOR BATHROOMS:

3.49 LOCATION:

Hall. Men's & Women's restrooms were in satisfactory condition.



3.50 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

3.51 BASIN & DRAIN:

Fixtures are satisfactory.

3.52 FAUCET:

Faucets and supply lines appear satisfactory.

3.53 TOILET(S):

The toilet is functional.

3.54 STALLS:

Stalls are loose.

3.55 DISPENSERS:

Satisfactory.

3.56 WALLS/CEILINGS:



The walls in this bathroom are satisfactory.

3.57 FLOOR:

Flooring is satisfactory.

3.58 LIGHTING:

Men's restroom automatic light did not function as intended; light took some time before coming on.

3.59 EXHAUST:

Satisfactory.

3.60 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

3.61 ACTION:

Further evaluation needed by a licensed electrician.

6th FLOOR BATHROOMS:

3.62 LOCATION:

Not inspected.

7th FLOOR BATHROOMS:

3.63 LOCATION:

Hall. Men's & Women's restrooms were found to be in satisfactory condition.



3.64 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

3.65 BASIN & DRAIN:

Fixtures are satisfactory.



3.66 FAUCET:

Faucets and supply lines appear satisfactory.

3.67 TOILET(S):

Toilets functional and appear to be low flow.

3.68 STALLS:

Satisfactory.

3.69 DISPENSERS:

Satisfactory.

3.70 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.71 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.72 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.73 EXHAUST:

Satisfactory.

3.74 GFCI(S)

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

8th FLOOR BATHROOMS:

3.75 LOCATION:

Hall. Men's & Women's.



3.76 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

3.77 BASIN & DRAIN:

Deteriorated Line - There is deterioration of the drain pipes under the basins and slow drainage noted in women's restroom.



3.78 FAUCET:

Faucets and supply lines appear satisfactory.

3.79 TOILET(S):

Caulking separation noted at toilet to wall connection. Possibly due to fixture movement.



3.80 STALLS:

Satisfactory.

3.81 DISPENSERS:

Satisfactory.



3.82 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.83 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.84 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.85 EXHAUST:

Satisfactory.

3.86 GFCI(S)

There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow or did not reset after testing. Replacement is necessary.



Men's 8th floor

3.87 ACTION:

Further evaluation needed by a licensed plumber and electrician.

9th FLOOR BATHROOMS:

3.88 LOCATION:

Hall. Men's & Women's.



3.89 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.

3.90 BASIN & DRAIN:

The angle stop and drainage fixture needs attention. There is corrosion on the angle stop and drain line. This is an early warning of future failure. It may be currently leaking (bucket under drain) and it will need to be replaced. Noted in men's & women's.



9th floor Men's & Women's

3.91 FAUCET:

No hot water to some of the fixtures.

3.92 TOILET(S):

Caulk maintenance needed at toilets.

3.93 DISPENSERS:

Dispensers are damaged or missing.



3.94 WALLS/CEILING:

Broken tiles noted throughout. Stains on wall paper and ceiling also noted.



Men's 9th floor



9th floor Men's & Women's

3.95 FLOOR:

Cove base tiles broken and missing.



9th floor Men's

3.96 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.97 EXHAUST:

Satisfactory.

3.98 GFCI(S)

Recommend - This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6 feet of a water source. No power noted to receptacle.



Men's 9th floor

GYM BATHROOMS

3.99 LOCATION:

Back of gym.

3.100 VANITY CABINETS:

Vanity cabinets and tops are satisfactory.



3.101 BASIN & DRAIN:

There is corrosion on the trap or drain line in Men's bathroom. This is an early warning of future failure. It may not be currently leaking, but it will need to be replaced in the near future.



Corrosion drain & angle-stop

3.102 FAUCET:

Angle stop shut off valve located under sink is corroded or exhibit excessive oxidation, Men's bathroom.

3.103 TOILET(S):

Toilet in Men's bathroom in need of caulking.



Men's

3.104 DISPENSERS:

Satisfactory.

3.105 SHOWER FIXTURES:

The shower, shower head, and mixing valves are all performing as intended.

3.106 TUB & SHOWER WALLS:

The walls appear to be in satisfactory condition.

3.107 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.108 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

REGENCY RESTROOMS 1 & 2

3.109 LOCATION:

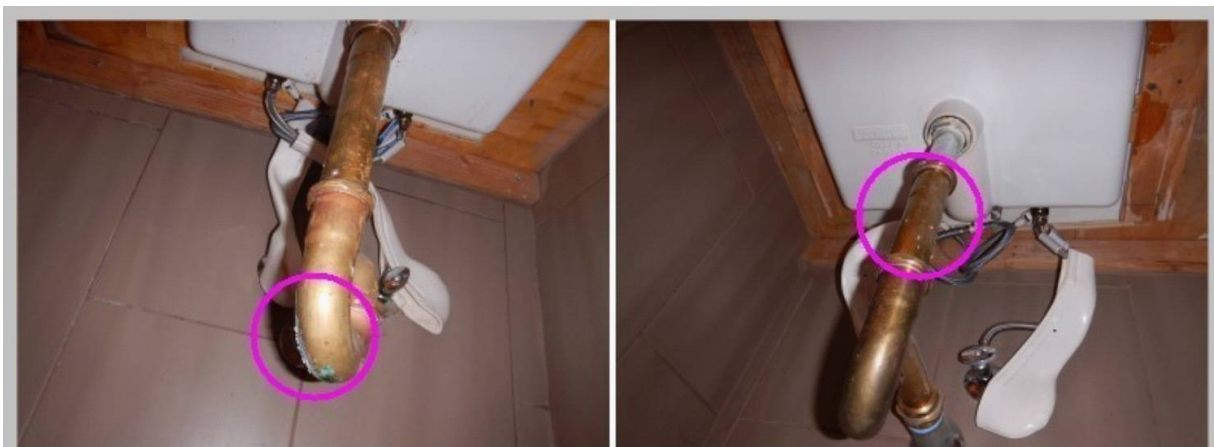
Two restrooms labeled "PRIVATE".



Regency Restrooms

3.110 BASIN & DRAIN:

There is corrosion on the traps or drain line. They are not be currently leaking but will need to be replaced in the near future.



Regency Both

3.111 FAUCET:

Faucets and supply lines appear satisfactory.



3.112 TOILET(S):

Toilets functional and appear to be low flow.

3.113 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.114 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.115 EXHAUST:

Satisfactory.

REGENCY RESTROOMS 3 & 4

3.116 LOCATION:

Hall. Men's & Women's.

3.117 BASIN & DRAIN:

There is deterioration of the drain pipes under the basin. Although there is currently no leak, expect replacement in the future.



Men's & Women's

3.118 FAUCET:

Poor flow noted at both faucets; maintenance needed.

3.119 TOILET(S):

The toilet in Men's restroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor. Base of the toilet should be caulked. The base of a toilet should be caulked, according to the International Plumbing Code and the International Residential Code. Caulking the toilet to the floor helps to create safety and provide sanitary protection. It's also generally recommended to caulk or seal the bottom of the toilet if there is a gap between the toilet and the floor.



Men's

3.120 WALLS/CEILINGS:

The walls in this bathroom are satisfactory.

3.121 FLOOR:

Flooring is satisfactory. The floor covering material is ceramic or glazed tile.

3.122 LIGHTING:

The ceiling light and fixture are in satisfactory condition.

3.123 EXHAUST:

Satisfactory.

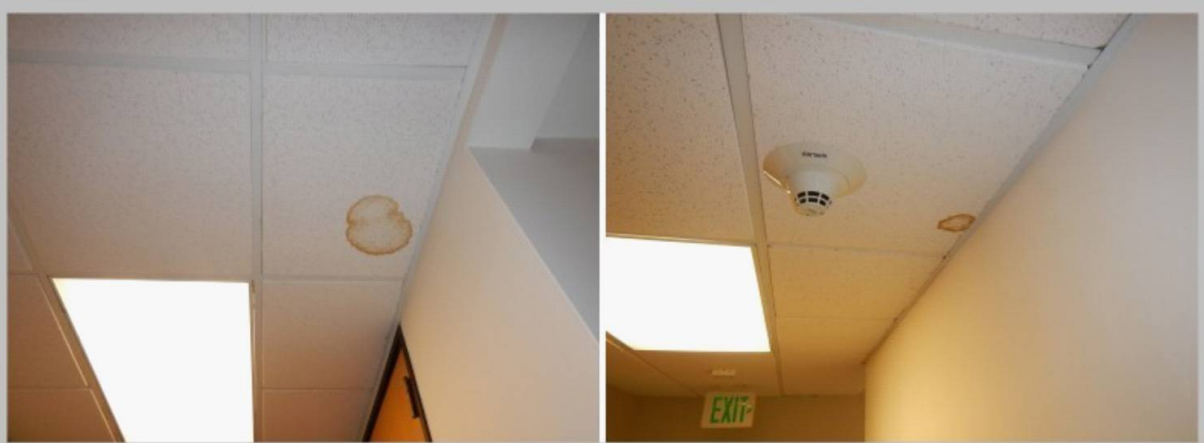
COMMON INTERIORS:

The standards of an interior inspection will only include examining walls, ceilings, floors, steps, stairways, railings, countertops, a representative number of cabinets, doors, and windows, while not being required to inspect paint, wallpaper, floor coverings, or window treatments; essentially focusing on the structural integrity and functionality of the interior components without delving into cosmetic finishes. The inspector does not move furniture or items, if present, when conducting the inspection. Some adverse conditions may be hidden as a result.

COMMON AREAS:

4.1 CEILING

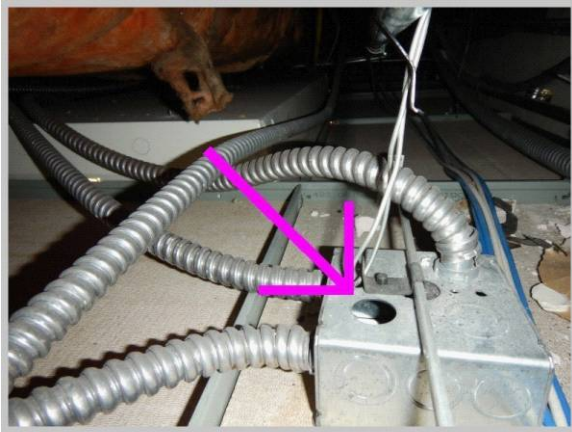
Water stains noted on 8th floor. Apparent leaks noted in drain pipes above the stained tiles. Open pull boxes seen compromising safe installation. All enclosures should seal tight to prevent dust and animal entry.



8th floor hall



8th floor hall above ceiling tiles



8th Floor hall ceiling

4.2 2nd FLOOR HALLWAYS:

Overall satisfactory. Some staining noted on carpet by patio door and some paint damage in 2nd floor hall noted.



2nd floor

4.3 7th & 5th FLOOR HALLWAYS:



7th & 5th floor halls

DOORS:

4.4 EXIT DOORS:

A representative sampling of exterior doors was achieved. Those operated were in serviceable condition.

4.5 INTERIOR DOORS:

A representative sampling of doors was achieved. Those operated were in serviceable condition.

OFFICE BALCONIES

4.6 RAILING

Client should be aware that the spacing between rails is not to the child safety standards of 4 inches apart. Consider improvements. Typical of all office balconies observed.



4.7 CONDITION:

Water stains noted on some of the balcony floors indicating poor slope. Some of the floors have poor slope which can allow water into the substrate; corrections needed.



4.8 ACTION:

Further evaluation needed. Services of an qualified professional needed.

FLOORS:

4.9 TYPE:

Carpet is used for floor finish.

4.10 CONDITION:

Serviceable with moderate wear commensurate with age.

STAIRS:

4.11 CONDITION:

Emergency access stairways are available on each floor with adequate signage.



OTHER FINDINGS:

4.12 NOTE:

Hand held fire suppression devices installed in various locations. All establishments must comply with the California Code of Regulations Title 19, Division 01. It states that monthly fire extinguisher inspections are



warranted on part of commercial, industrial and business establishment through certified inspectors. Federal and state rules require that businesses must undertake yearly fire extinguisher inspection. This inspection does not determine if these extinguishers are adequate to comply with local fire codes. Consult with the Local Authority Having Jurisdiction. **Last annual service: Jan 2025.**

4.13 NOTE

There is a communication conduit closet in the Men's restroom. Repairs needed to ceiling to maintain fire separation. 2nd & 3rd floor restroom communications closet.



2nd & 3rd Floor Men's restrooms



GENERAL INTERIORS BY FLOOR:

The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are given a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are mostly cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.

1st FLOOR

5.1 NOTE:

A representative sampling of offices and interior spaces was achieved. First floor lobby and gym: Satisfactory. Overall good repair. Only light wear if any.



5.2 Doors:

A representative sampling of interior doors was achieved. Those operated were in serviceable condition.

5.3 Window Condition:

Serviceable.

5.4 Floor Condition:

Satisfactory.



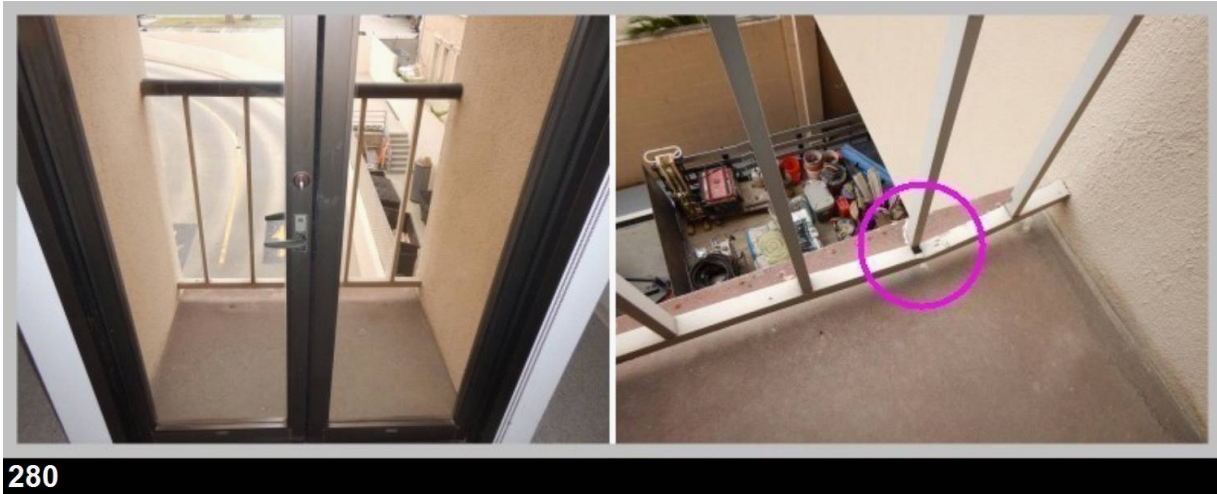
2nd FLOOR

5.5 Unit 280

Multi-office unit with kitchenette, no restrooms. Typical of all units inspected.

5.6 Doors:

Many of the balcony doors would not open; stuck lock/latches, missing hardware (typical of all offices on all floors) inspected. It is possible that this can affect emergency egress, repairs should be made. Damage noted to balcony railings; safety hazard, repairs needed.



280

5.7 Window Condition:

Serviceable.

5.8 General Interiors:

Satisfactory with light wear.

5.9 Floor Condition:

Stains area seen throughout. Inspector does not make any determination on whether or not these stains can be removed. Some damage to carpet also noted.



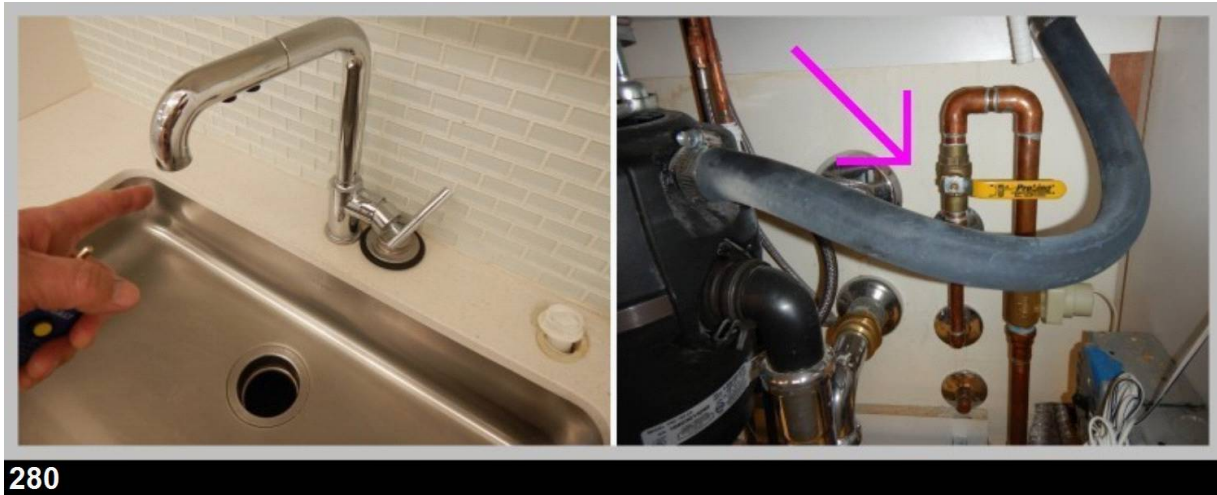
5.10 KITCHENETTE:

Kitchens, incidental components and appliances affiliated with sole use of that business, such as and not limited to, refrigeration, dishwashers, ovens, ventilation are not part of our evaluation or inspection and are therefore disclaimed from report.



5.11 Fixtures:

Water off at the time of inspection; reason not known; further evaluation needed, inspector does not turn on water valves which have been turned off.



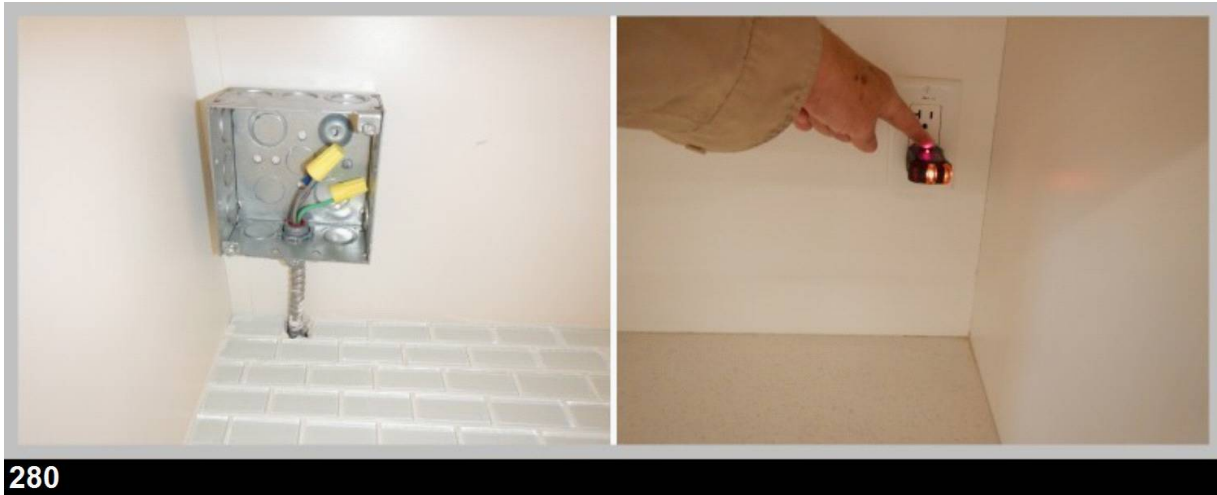
280

5.12 Kitchen Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

5.13 Kitchen Electrical:

Exposed wiring; no j-box cover; shock hazard; repairs needed. This kitchen does not have Ground Fault Circuit Interrupt outlets installed at all locations; the age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.



280

5.14 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

5.15 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

5.16 Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The



inspector was unable to determine if the unit will grind food waste adequately.

5.17 Water Heater

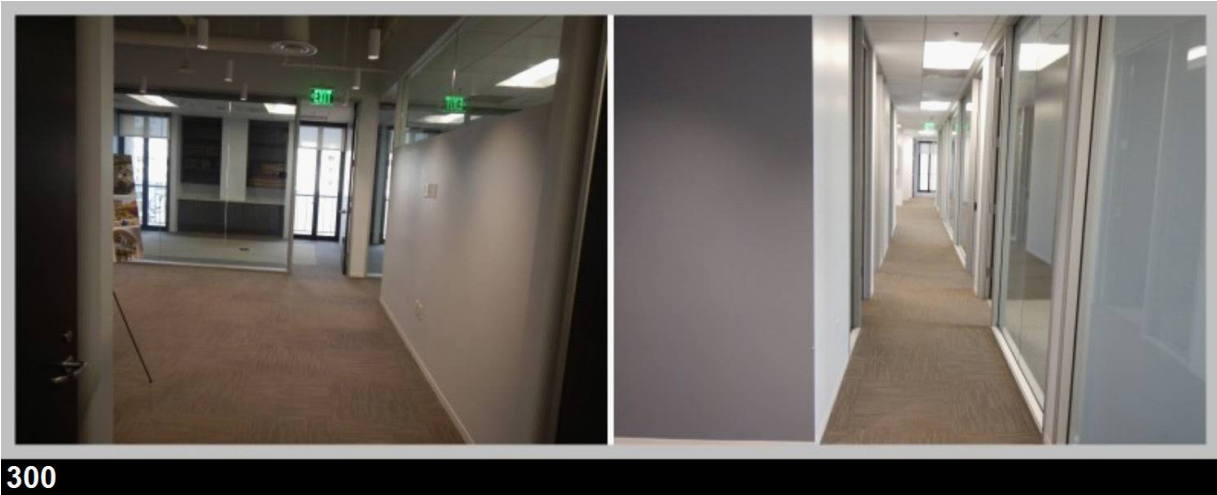
Point of use heater under sinks. Chronomite brand; Model: M-30/277. Typical of most kitchenettes inspected, some used the M-40. Age not determined.



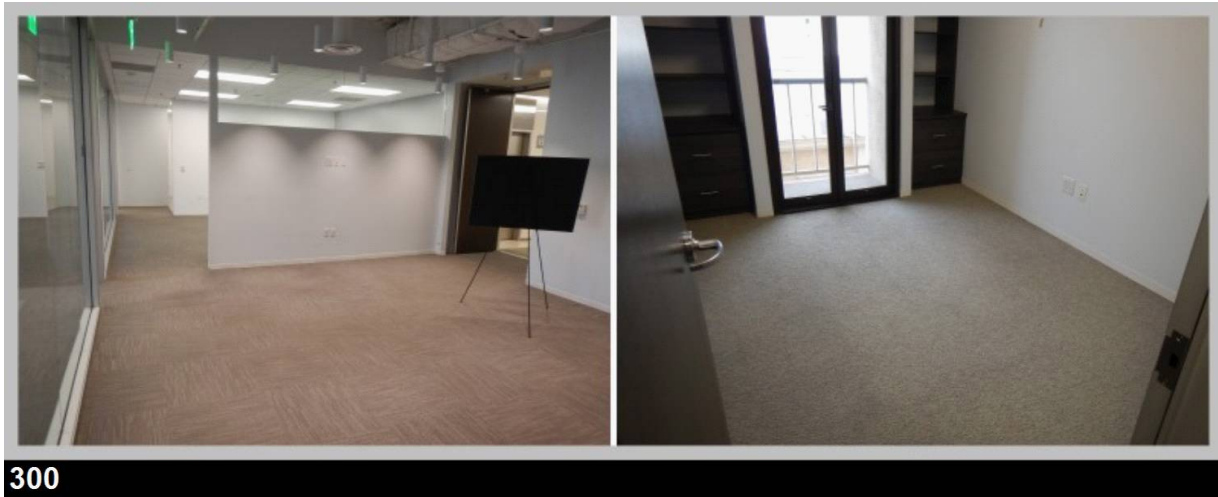
280

3rd FLOOR

5.18 300



300



300

5.19 360



360

5.20 General Interiors:

300: Satisfactory with general wear from previous tenant. 360: Unit interiors due for tenant improvement upgrades; damaged walls noted.



300



360

5.21 Floor Condition:

Stains area seen throughout. Inspector does not make any determination on whether or not these stains can be removed.



300



360

5.22 KITCHENETTES:

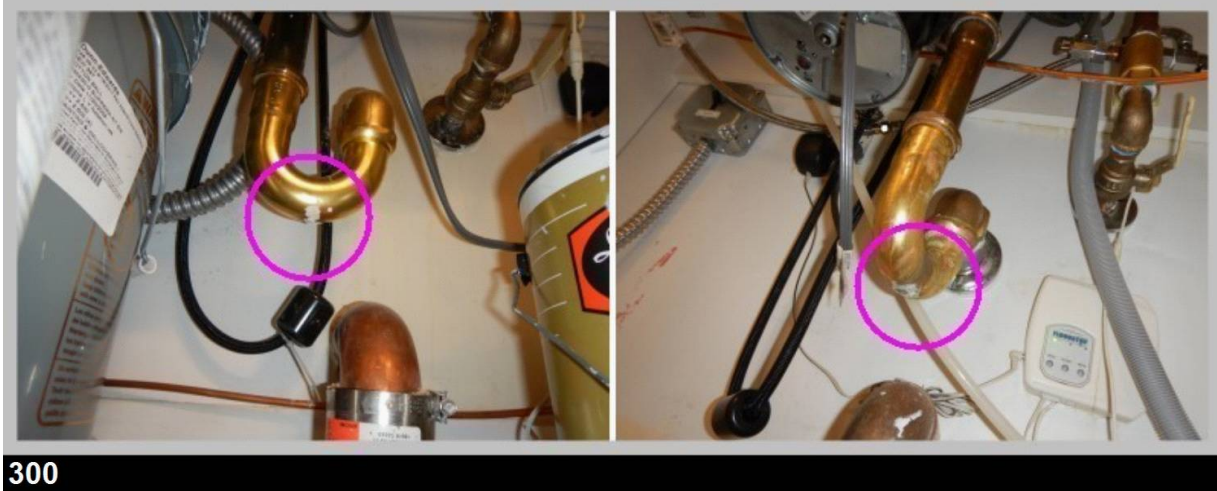
300 has two kitchenettes.



300

5.23 Fixtures:

There is deterioration of the drain pipes under both sinks. Although there is currently no leak, there may be one in the future. When replacing the pipes, I recommend replacing with plastic piping which is not as affected by age and deterioration.



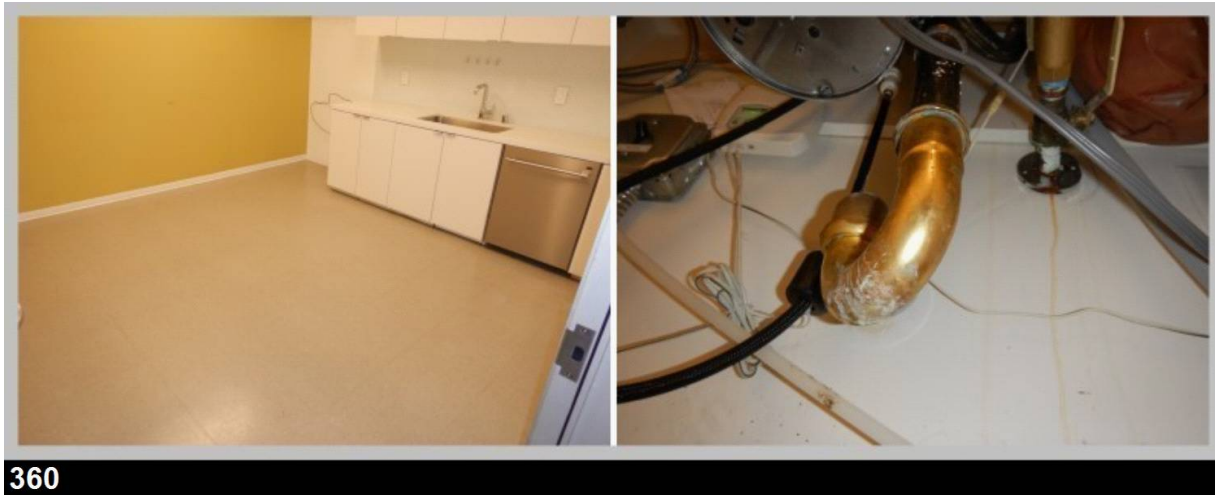
5.24 Kitchen Electrical:

This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.



5.25 KITCHENETTE 360

No hot water to faucet. Deteriorated drain, expect replacement/repairs.



360

5.26 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

4th FLOOR

5.27 Doors:

A representative sampling of interior doors was achieved. Those operated were in serviceable condition.

5.28 General Interiors:

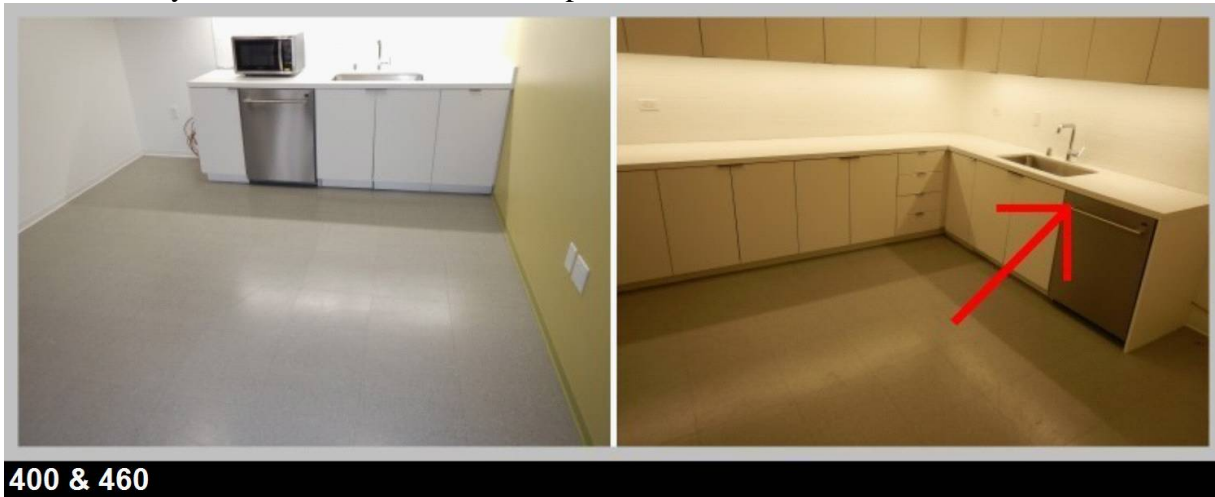
Satisfactory with general wear.

5.29 Floor Condition:

The general condition of flooring is fair with some wear due to age and use.

5.30 KITCHENETTES:

Overall in satisfactory condition. Dishwashers not operated.



400 & 460

5.31 Kitchen Floor:



Satisfactory - The flooring in the kitchen is satisfactory.

5.32 Countertops:

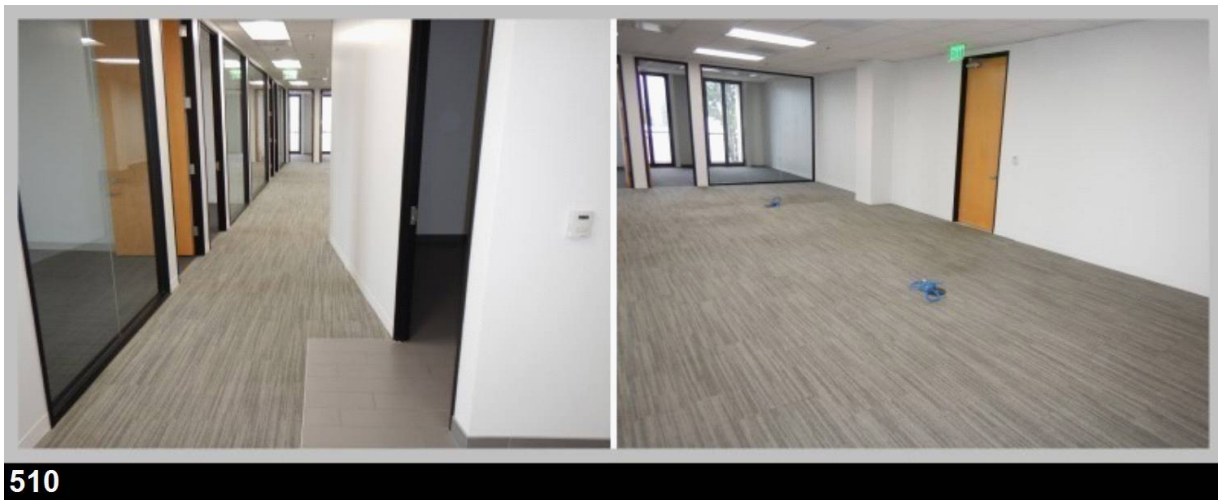
Satisfactory - The countertops in the kitchen are satisfactory.

5.33 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

5th FLOOR

5.34 510 & 580

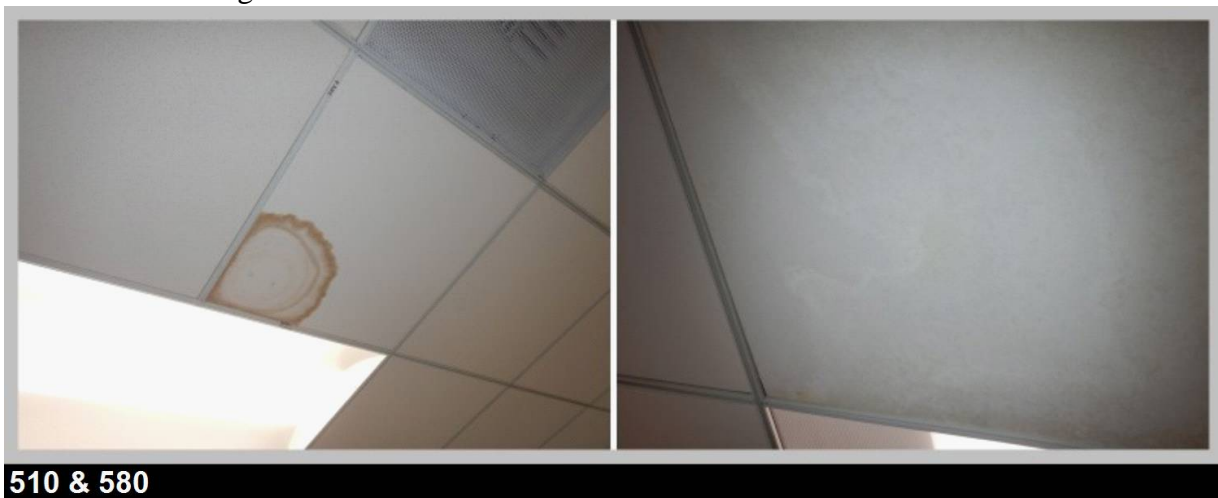


5.35 Doors:

A representative sampling of interior doors was achieved. Those operated were in serviceable condition.

5.36 General Interiors:

Water stains seen in ceiling of both 510 & 580.





5.37 Floor Condition:

The general condition of flooring is fair with some wear due to age and use. Minor stains seen. Consultant does not make any determination on whether or not these stains can be removed.



510

5.38 KITCHENETTES:

General Overview:



510 & 560

5.39 Fixtures:

There is deterioration of the drain pipes under the 510 sink. No water noted during inspection. Recommend replacement.



5.40 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

5.41 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

5.42 Refrigerator:

There is a refrigerator installed in 580. The inspection does not include any nonpermanently installed appliances or fixtures.

7th FLOOR

5.43 Doors:

Some of the interior doors are missing hardware from one of the offices.



5.44 General Interiors:

Unit interiors due for improvement and upgrades, such as paint and ceiling tiles (water stains and missing tiles).

**797 Walls****797 Water Stains****5.45 Floor Condition:**

There is some general wear and stains due to age and use. Expect maintenance.

5.46 KITCHENETTE:

General Overview:

5.47 Fixtures:

No hot water at faucet. Light corrosion views at P-trap or drain.



797

5.48 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

5.49 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

5.50 RECEPTACLES/SWITCHES:

Some of the lighting was not functional during inspection; could be bad tubes or ballasts; further evaluation needed.



5.51 ACTION:

Further evaluation needed by licensed electrical and plumbing contractor.



8th FLOOR

5.52 808



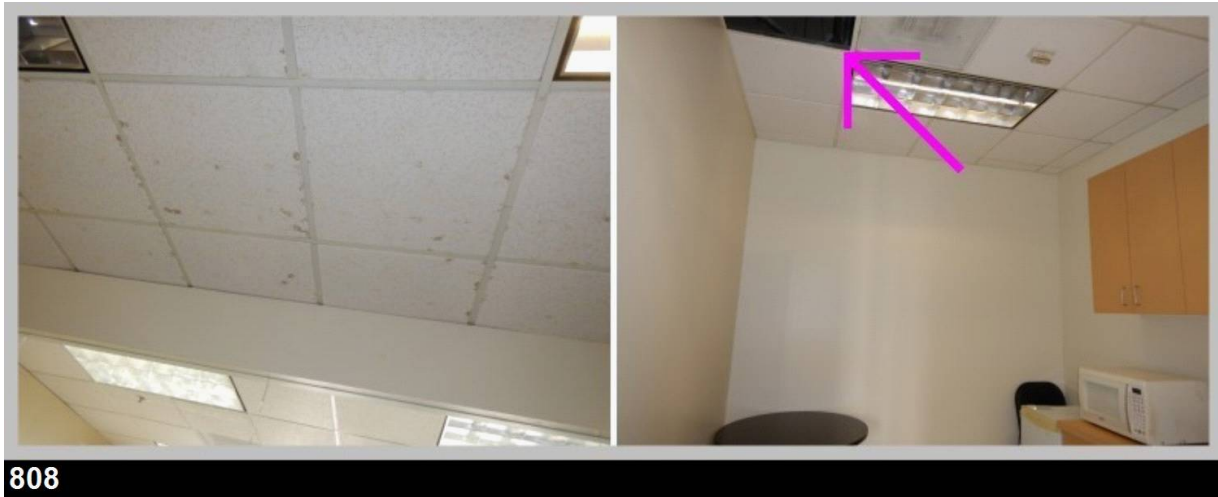
808

5.53 General Interiors:

Water stains seen in ceiling tiles. Damaged & missing ceiling tiles also noted.



808 Water stains



808

5.54 Floor Condition:

Stains area seen throughout. Consultant does not make any determination on whether or not these stains can be removed.



5.55 KITCHENETTE:

No hot water to faucet. Stains noted on flooring. Repairs needed.



5.56 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

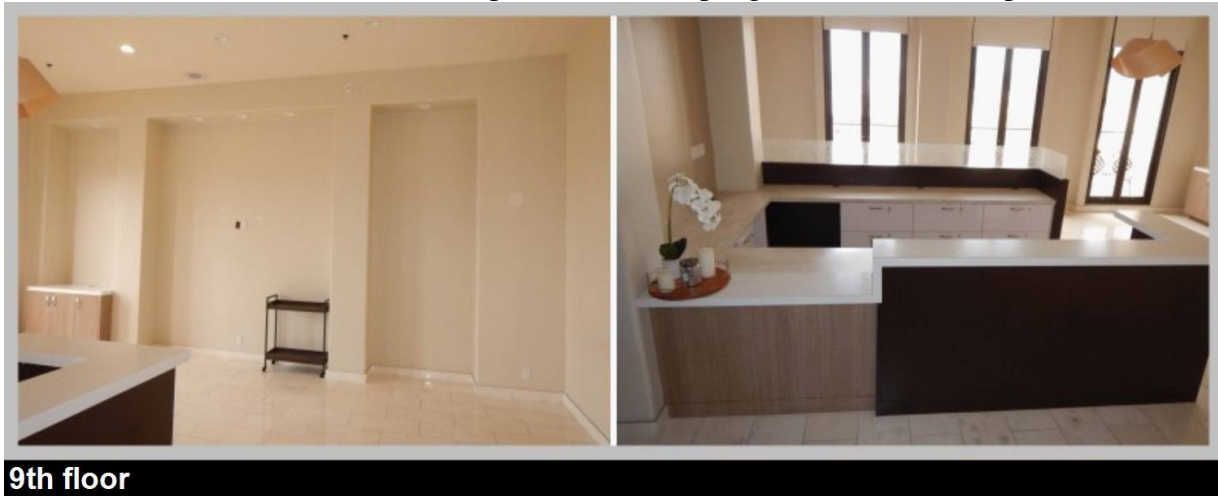
5.57 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory.

9th FLOOR

5.58 TYPE OF UNIT

The 9th floor consisted of several offices; a representative sampling of offices were inspected.





9th floor hall & office



9th floor halls

5.59 Doors:

A representative sampling of interior doors was achieved. Those operated were in serviceable condition.

5.60 General Interiors:

Water stains noted on ceiling tiles; expect repairs.



5.61 Floor Condition:

The general condition of most of the flooring is fair with some wear due to age and use. Stains area seen on carpets.



5.62 KITCHEN:ETTE

Corrosion noted to drain located under sink. Consider replacement to reduce risk of leak.



5.63 Cabinets, Drawers, and Doors:

Water damage noted to cabinet bottom and there is a hole in the wall that was never patched; repairs needed.



GYM:

5.64 General Interiors:

Satisfactory.

5.65 Floor Condition:

Satisfactory.

5.66 SUB PANELS:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.



5.67 HVAC:
Ceiling. VAV units.



5.68 System Type:
Part of the building HVAC elements. Water to air system.

5.69 Condition:
Satisfactory.

5.70 Refrigerant Lines:
Satisfactory.

5.71 Condition:
Satisfactory.

5.72 WATER HEATER:



5.73 Location:

Interior closet.

5.74 Age & Capacity:

10 year old 85 gallon water heater.

5.75 Fuel Source::

The water heater is electrically heated.

5.76 Electrical Service:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

5.77 Condition:

Unit was working at time of inspection.

5.78 TPRV:

The temperature and pressure relief valve is installed and it has a drain tube that terminates to approved location.

5.79 Bracing:

Water heater straps should not go over tank insulation. Tank should be strapped then insulation applied over straps.

Unit 799 Regency

5.80 TYPE OF UNIT

Multiple personal care units; each unit/office has a source of water installed for hair/hand sinks. This is a general overview.



5.81 Doors:

A representative sampling of interior doors was achieved. Those operated were in serviceable condition.

5.82 General Interiors:

Units were well maintained and clean. Water stains noted in hall ceiling near the Private restrooms; further evaluation needed.



5.83 Floor Condition:

Satisfactory The general condition of flooring appears well maintained.

5.84 BREAK ROOM

General Overview:

5.85 Fixtures:

There is deterioration of the drain pipes under the sink. Recommend replacement before leaks occur.



5.86 Kitchen Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

5.87 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

5.88 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

5.89 Laundry

There is a laundry in this Break Room. Washer/Dryer are not tested as part of this inspection.

Door should remain open during dryer operation for adequate combustion air and ventilation. Another option would be to add a louver in the door or have a 1" gap between door and floor.

Washer hook ups provided. These valves are not tested. Inspector simply notes the presence of fill valves and drainage.

There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

There is a gas line provided for a gas dryer. Exhaust duct for this clothes dryer is not visible for inspection as it is concealed within the structure. Inspector for this reason is disclaiming clothes dryer exhaust. The clothes dryer exhaust system is an unpf flow installation. This does require continual maintenance from a duct cleaning company to prevent lint build up. We recommend cleaning duct out at least once a year.



No pan under washer

5.90 ACTION:

Further evaluation needed by licensed plumber and qualified professional.

5.91 SINKS

A representative sampling of sinks were inspected and found satisfactory.

5.92 Conditions:

Unit 25: Deterioration of the drain visible. Loose faucet and poor flow also noted.



25

5.93 RECEPTACLES/SWITCHES:

Cover plate missing in unit 7. Install at this time to prevent any safety concerns.



Vertical Transportation

We are simply conducting a visual observation of the elevator and some of this components. Our observation should not be mistaken for a certifiable inspection as we are not qualified to conduct this type of service. We recommend that you obtain the services of a certified elevator inspection agency during your inspection contingency.

BUILDING ELEVATOR:

10.1 LOCATION:

Main lobby. Inspection date is current.

10.2 TYPE:

Hydrologic conventional.

10.3 INTERIOR OF CARS:

Satisfactory and well maintained.

10.4 EQUIPMENT:

Satisfactory. Equipment room clean and maintained. Service log present and disconnects are in a visible and accessible location.





10.5 VISUAL OBSERVATION:

Satisfactory upon a visual assessment only.



Minimal Environmental Notes & Disclaimers:

Let it be understood that we are not conducting a phase 1 environmental assessment. We are simply stating, based on age, historical references and some observable conditions, that there may be additional environmental issues that client should be aware of. We highly recommend obtaining the services of a recognized approved agency and conducting a phase 1 assessment.

ENVIRONMENT:

11.1 High voltage towers?

There are no high voltage towers nearby subject property.

11.2 EMF testing?

No-Inspector did not conduct a test for electro magnetic field. Electromagnetic field radiation is invisible and prevalent throughout. Subtle energies constantly swirl in and around our bodies, whether or not we are aware of them. Electromagnetic Fields (EMF) are energy waves with frequencies below 300 hertz or cycles per second. The electromagnetic fields we encounter daily come from every day things such as power lines, radar and microwave towers, television and computer screens, motors, fluorescent lights, microwave ovens, cell phones, electric blankets, building wiring and hundreds of other common electrical devices. Those EMF readings of most concerns are usually when high voltage power lines are nearby.

11.3 Radon:

Inspector did not perform any radon testing. Radon is found in some geographical areas. Radon is a cancer causing, radioactive gas that comes from the decay of radium in the soil, which is a decay product of uranium. Radon is a colorless, odorless, invisible gas that occurs naturally. Chronic exposure to elevated radon levels has been linked to an increased incidence of lung cancer in humans. The risk increases for those who smoke. Most areas of Los Angeles are under Zone 2

A Map was developed by the EPA using five factors to determine radon potential: indoor radon measurements; geology; aerial radioactivity; soil permeability; and, foundation type. Radon potential assessment is based on geologic provinces. Radon Index Matrix is the quantitative assessment of radon potential. Confidence Index Matrix shows the quantity and quality of the data used to assess radon potential. Geologic Provinces were adapted to county boundaries for the Map of Radon Zones. You can find additional information on the EPA web site.

11.4 Asbestos?

The structure more than likely does not have asbestos as it dates post 1978. Asbestos was no longer used in the construction industry when building was constructed. Asbestos is the name given to a group of naturally occurring minerals used in certain products, such as building materials, such as roofing material, siding and duct insulation to name a few. Asbestos includes chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.



11.5 Lead Paint?

More than likely not as structure post dates when lead was used in paint. Most structures built prior to 1978 did not use lead base paint products.

11.6 Urea-Formaldehyde

Formaldehyde is a pungent, colourless gas commonly used in water solution as a preservative and disinfectant. It is also a basis for major plastics, including durable adhesives. It occurs naturally in the human body and in the outdoor environment. Formaldehyde is used to bond plywood, particleboard, carpets and fabrics, and it contributes to "that new building smell." Formaldehyde is also a by product of combustion; it is found in tobacco smoke, vehicle exhaust and the fumes from furnaces, fireplaces and wood stoves.

While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations. Symptoms of overexposure to formaldehyde include irritation to eyes, nose and throat; persistent cough and respiratory distress; skin irritation; nausea; headache; and dizziness.

Health Canada has determined that 0.1 parts per million (ppm) is a safe level of formaldehyde in the building. Sensitivity to this level may vary based on individual age and health

11.7 Pest Infestation?

Our inspection agency does not perform a pest control report. This can and should only be performed by a qualified licensed pest control operator.

11.8 Mold or other bio organisms?

Molds are forms of fungi that are found naturally in the environment. Molds are in the soil, and on dead and decaying matter. Outdoors, molds play a key role in the breakdown of leaves, wood and other plant debris. Molds come in a variety of colors, including green, black, white, brown and orange. Molds can appear fuzzy or in slimy streaks. There is often a musty or earthy odor around molds.

Molds make tiny spores to reproduce, just as some plants produce seeds. Indoors, these mold spores move through the air and settle on surfaces. When mold spores land on a damp spot, they may begin to grow and multiply.

Molds need moisture and a food source. Good food sources for molds are cloth, wood, wallboard and insulation, but molds can grow on almost anything. Water or moisture is the factor that limits mold growth. When there is a wet surface or material that is not dried or discarded promptly (for example, water discharged from a burst pipe), molds can grow within 24 to 48 hours in the area. Additional data can be found via web site or by a qualified mold specialist.

Our view of the this structure is limited. We do not conduct a mold test or visually look for mold, unless it is in full view of an area that was accessed. Mold inspections can and should only be done by qualified mold experts as they use special instruments and means of testing that are beyond the scope of this PCA-PCR.



RESOURCES/DEFINITIONS:

STANDARD TERMS:

12.1 GENERAL DEFINITIONS:

Property Conditions Assessment. The PCA performed per ASTM standards is site-specific in that it relates to the physical condition of real property improvements on a specific parcel of commercial real estate. Consequently, this guide does not address many additional issues in real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions.

PCR (Property Conditions Report): This is the report that generates the Property Conditions Survey conducted by observer or consultant

The consultant (Observer); is the qualified professional conducting the walk through assessment of the property, structure

Principles-The following principles are an integral part of this guide. They are intended to be referred to in resolving ambiguity, or in exercising discretion accorded the user or consultant in conducting a PCA, or in judging whether a user or consultant has conducted appropriate inquiry or has otherwise conducted an adequate PCA

Uncertainty Not Eliminated: No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive: Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.



Representative Observations: The purpose of conducting representative observations is to convey to the user the expected magnitude of commonly encountered or anticipated conditions. Recommended representative observation quantities for various asset types are provided in Annex A1; however, if in the field observer's opinion such representative observations as presented in Annex A1 are unwarranted as a result of homogeneity of the asset or other reasons deemed appropriate by the field observer, the field observer may survey sufficient units, areas, systems, buildings, etc. so as to comment with reasonable confidence as to the representative present condition of such repetitive or similar areas, systems, buildings, etc. To the extent there is more than one building on the subject property, and they are homogeneous with respect to approximate age, use, basic design, materials, and systems, it is not a requirement of this guide for the field observer to conduct a walk-through survey of each individual building's systems to describe or comment on their condition within the PCR. The descriptions and observations provided in the PCR are to be construed as representative of all similar improvements

Physical Deficiencies: In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

System refers to the complexities of a part of the structure. For example the electrical system has many parts, the plumbing and HVAC system have many components parts that make up the whole system

HVAC: Heating Ventilation and Air Conditioning

Plumbing: This is the water supply lines, water heaters and sanitary waste and ventilation part of the structure

Cladding: This is the actual skin of the structure. It can be glass, brick veneer, stone, stucco etc.

Main disconnect: This is the main electrical shut off for the structure.



RESOURCES:

12.2 Cost to Cure Source:

Cost estimates are obtained from a multitude of sources, such as R. S. Means, the National Contractor estimator 55th Edition, local contractors and specialty tradesman, the web site, manufacturers and installers. Also cost are based on historical references. It should be understood that this PCR should not be used as a bid and it is not intended for this purposes. Any client should obtain their own estimates. It should also be understood that estimates can vary greatly to a greater or lesser degree. Other variables that can affect estimates are and not limited to, weather, strikes, union or non union bids and availability of resources, such as material and supplies.

12.3 Immediate Needs Cost Source:

All the immediate repair costs will be itemized in section 1. These are cost per the opinion of the consultant performing the PCA that are safety concerns, at the end of their serviceable life and should be replaced or suffering from extensive deferred maintenance.

12.4 5 to 12 year Expected Cost Expenditures:

The reserve budget is based off of a 12 year cycle and is noted in section 2 of report. The form noted as section 2 is estimated and broken down into remaining life span of each system, component or item. Life span of any component can vary to a greater or lesser degree depending on the routine maintenance the system, component or items receive. Periodic maintenance or replacement parts are not estimated in this section.



BEST/WORST COST OPINION

LANDSCAPE:, 2.5 ACTION:	
Further evaluation needed. Repair weep screed clearance along east planter.	\$2,560.00 - \$3,840.00
WALKWAYS:, 2.11 ACTION:	
Repairs needed by a concrete contractor. Smooth out raised sections that could pose a trip hazard along east side.	\$960.00 - \$1,440.00
Total for SITE:	\$3,520.00 - \$5,280.00
STRUCTURE:	
EXTERIOR CLADDING:, 4.5 ACTION:	
Refinish roughly 5000sf of metal stand and seem material along roof top.	\$24,720.00 - \$37,080.00
PAINT SURFACE:, 4.7 ACTION:	
Painting to roughly 85000 sf of exterior stucco. Painting is based on using an engineered suspended scaffold. Not an entire scaffold from grade to roof.	\$778,240.00 - \$1,167,360.00
EXTERIOR DOORS:, 4.9 ACTION:	
Restoration to 16 exterior balcony access doors and transoms needed. Services of a commercial door installer should be consulted.	\$7,232.00 - \$10,848.00
WINDOWS:, 4.11 ACTION:	
Replace weather seal to roughly 50 percent of ground level store front windows lower. Contact window installer for further assessment and estimates.	\$6,160.00 - \$9,240.00
DECKS:, 4.24 ACTION:	
Seal cracks and resurface 18000 sf of lower west concrete decking.	\$7,280.00 - \$10,920.00
BALCONIES:, 4.27 ACTION:	
Conditions noted that could affect use. Consult qualified licensed contractor for further evaluation and advice. Removal and replacement of roughly 1100 sf of tile decking indicated. Sub deck waterproof membrane may be failing.	\$30,000.00 - \$45,000.00
Total for STRUCTURE:	\$853,632.00 - \$1,280,448.00
ELECTRICAL:	
MAIN SWITCH BOARD:, 6.13 ACTION:	
The main switchgear appears satisfactory and maintained however consider upgrades in the not to distant future. In the mean time continue annual inspections.	\$140,000.00 - \$210,000.00
OTHER SWITCH BOARDS:, 6.17 ACTION:	
Although the other two larger switch boards, 1200 to 3000 amp panels seemed to be well maintained they are nearing the end of their serviceable life. Anticipate upgrades in the not to distant future.	\$53,600.00 - \$80,400.00
SUMMARY OF SUB PANELS:, 6.31 ACTION:	
Although the sub panels are mostly functional at time of this walkthrough some, roughly 25, are nearing the end of their life expectancy. Anticipate and budget for replacement.	\$104,000.00 - \$156,000.00
Total for ELECTRICAL:	\$297,600.00 - \$446,400.00
HEATING & AIR CONDITIONING 799:	
HVAC 4:, 7.22 ACTION:	
Replacement should be achieved. A licensed HVAC agency should be scheduled to conduct a full inspection of the system and noted aforementioned defects.	\$16,800.00 - \$25,200.00
Total for HEATING & AIR CONDITIONING 799:	\$16,800.00 - \$25,200.00



HEATING, VENTILATION & AIR CONDITIONING MAIN BUILDING:

COOLING TOWER:, 8.12 ACTION:

Monitor and maintain two of the pumps at cooling tower. Anticipate and budget for replacement in the not to distant future.

\$9,200.00 - \$13,800.00

BLOWER:, 8.13 LOCATION:

Viewed from roof top access utility room. Based on the age of the system anticipate and budget for replacement of the return and supply fan wall. In an HVAC system, the supply wall refers to the location of the vents that deliver conditioned air from the HVAC unit to different areas of the building. The return wall refers to the location of the vents that suck in air back into the HVAC system, allowing it to be reconditioned and recirculated.

\$520,320.00 - \$780,480.00

AIR HANDLING EQUIPMENT:, 8.28 CONTROLS:

Replacement of the DDC system for upper floor systems 7th, 8th and 9th antiquated and not operational.

\$256,000.00 - \$384,000.00

AIR HANDLING EQUIPMENT:, 8.29 ACTION:

Based on a representative sampling it is estimated that you should anticipate and budget for replacement of roughly 75% of the VAV systems at 7th, 8th and 9th floor.

\$43,600.00 - \$65,400.00

Total for HEATING, VENTILATION & AIR CONDITIONING MAIN BUILDING:

\$829,120.00 - \$1,243,680.00

PLUMBING SYSTEM:

WASTE DISPOSAL:, 9.10 DRAIN TRAPS:

Replace corroded bathroom sink drains.

\$4,912.00 - \$7,368.00

Total for PLUMBING SYSTEM:

\$4,912.00 - \$7,368.00

Grand Total:

\$2,005,584.00 - \$3,008,376.00

