

Home and Building Services, inc.

Inspections & Consulting

Debbie XXXXX

October 10th, 20XX

Consult Focus: Commercial Space, General Conditions

Consult Date: October 7th, 20XX

Consult Address: ##### NW ## Street
Seattle, WA 98117

Dear Debbie,

Thank you for the opportunity to assist you in evaluating the commercial building located in Ballard. This building was originally constructed in 1948 with an addition to the north side of the building in 1995 / 1996. We perform our inspections to the highest industry standards and strive to inform our clients to help them make an informed decision.

The purpose of this inspection is to identify as many existing flaws in the structure as possible. All visible and / or readily accessible areas were inspected: foundation, exterior, attic, crawlspace, interior, mechanical, plumbing, roof and electrical.

These observations or opinions are in reference to items or components that are readily accessible. Destructive inspections are not performed unless written approval is obtained from the current owners. Because of this, hidden defects may be present but cannot be detected with the naked eye. It is not our contention nor do we imply that an item or component not mentioned is in satisfactory condition or in working order, nor do we warrant or guarantee any component or item. Our conclusions or opinions are based on spot checks of what was readily accessible and visible at the time of inspection.

We strive to educate the client with as much information as possible during the discovery process of the inspection. We are not capable of a full and complete understanding of the building in the limited period of time spent inspecting the structure. Through our experience, we spend time focusing on likely trouble spots and work to make you aware of the areas of the building you should monitor on an on going basis for maintenance and repairs. Again, we see our role as one to educate and inform the client with as much information as possible during our in depth look at the structure and we do not offer any form of guarantee or warranty for any component or item.

The following report is in several sections to help you understand the conditions and issues with the building. I am available for discussions and further explanations of the findings to help you make well informed decisions regarding your future plans for the structure. I am also available to make a walk through of the building for further discussion and explanation.

Home and Building Services is available for further inspection and for managing additional analysis regarding the issues raised during the inspection.

For further information or services, please contact Home and Building Services, inc.

Thank you,

Steve Bryan, President

Home and Building Services, inc.

Inspections & Consulting

GENERAL OVERVIEW

Roof

The roofing material is a torch down membrane. It has evidence of ageing with cracking in the surface as well as patching. The roof appears to be approximately fifteen years old and will require replacement within the next ten years. Drainage issues and problems were identified and need to be addressed prior to replacement to provide for overflow requirements.

The north side addition blocks the original building's roof drainage and has created leaking issues as well as insufficient overflow drainage. The original roof drains towards the center back of the buildings north side currently blocked by the two-story addition. This has created the need to direct the water through an interior wall and blocks the opportunity for a needed overflow option when the roof drain is blocked.

The drainage issues also include the appearance of the roof drainage connection to the sanitary system. Although this was a common practice at the time of original construction, currently changes are needed to separate the storm water from the sanitary sewer connection. Recently the upper roof drainage was diverted into a pipe that appears to be the sanitary drain vent pipe. This likely condition does not meet code and may cause problems with the sanitary drain system servicing the bathrooms and wet room. It should be noted that the roof drainage requirement to drain into the storm system was in place at the time of the addition. Further analysis is recommended to determine the current sanitary and storm system drainage. An independent camera survey is recommended.

Soft areas were observed in the addition, upper, roof sheathing. This is typically plywood and the cause can be poor support at the seams or moisture damage caused by a leak or venting problems. Typically this damage is repaired when a new roof is installed, however the source of the moisture or damage should be determined to prevent continued issues and damage. A venting problem was observed from the upper level wet room creating corrosion and damage to the exterior soffit venting. The ceiling fan should have been vented directly to the exterior; instead it appears to open to the roof framing cavity and the soffit venting.

Exterior

The original building was constructed with CMU (concrete cinder block) walls and a wood framed roof system. The north side addition has wood framed walls with a masonry stucco exterior cladding.

The wood framing has damage due to soil contact in two locations. The interior drywall finish exhibits this water damage with mold growth and the presence of ant frace, typical for carpenter ant infestations. A destructive inspection will be necessary to determine the extent of the damage and the needed repairs. These areas are at the NW and the NE corners of the buildings addition. Removal of the damaged interior drywall will allow views to determine the extent of the water damage to the structural framing as well as the extent of the mold growth. I am available to perform this additional inspection if the buildings owner grants permission, to open these areas that currently require repairs.

The addition appears to have incorporated an original CMU retaining wall, along the north side lot line, supporting the slopes at the north side of the property. The western end, as well as the eastern portion, are a poured in place concrete retaining wall / foundation wall. The foundation for the 1996 addition includes both types of construction and the seams, referred to as cold joints, can be susceptible to leaking.

Home and Building Services, inc.

Inspections & Consulting

GENERAL OVERVIEW

continued

Mechanical

The original water pipes are still in service. This galvanized piping needs replacement as it's at the end of its economic life span. The main water supply pipe and meter were not observed and should be located to determine their size and condition. The current water supply capacity is unknown and I recommend a licensed and qualified plumbing contractor provide further analysis.

The sanitary sewer pipe is buried under the concrete floor and is the responsibility of the owner to maintain to the main street connection. In this case it appears that the roof may drain into the sanitary system, and if so, future changes will be required. I recommend further inspection to determine both the condition of the pipes out to the main sewer line connection as well as if a separate storm drain is in service.

Mechanical air handling equipment, located on the roof, is nearing the end of its economic life span. This equipment all appears to have been installed in 1996 with minimal evidence of maintenance or regular servicing. A licensed and qualified HVAC contractor should determine its current serviceability as well as their remaining life span of the equipment. It should also be noted that the installation and materials do not reflect today's standards for air sealing and insulation of exterior exposed ducting, creating an inefficient system for heating and cooling with today's energy costs.

The upper east room, with the plumbing connections, sinks and filter connections, has been poorly vented through a framed roof cavity. Corrosion was observed at the upper level exterior roof soffit venting. The overhang has a screened opening, intended for venting the roof cavity, that appears to have been used improperly for the ceiling fan exhaust. I recommend opening up this section of dry walled ceiling to inspect the framed cavity, insulation and roof sheathing condition. The extent of damage to the aluminum screen suggests potential moisture and / or chemical damage to this area. This fan should be vented directly through the roof to provide proper air movement as well as limit the roof framing damage caused by improper venting.

Electrical

The electrical system is very robust and should adapt easily for most uses for retail and warehouse uses. It has ample power for light manufacturing and other light industrial uses and conversion to retail and warehouse uses should be limited in costs.

Some original knob and tube wiring was observed in the attic above the office area. This wiring appears to be actively serving the two wire receptacles observed in the office areas. This wiring should be abandoned or replaced to prevent potential overheating and fire concerns. This original wiring does not meet the current standards and demands that can be placed on outlets today.

Interior

Previous use as a printing facility raises some concerns for potential hazardous material residues. The common processes include the use of solvents and other chemicals that may require special clean-up efforts. No findings or concerns were observed during the inspection of the property, however a Level 1 hazardous material inspection maybe something to consider if concerns exist.

FINDINGS

OBSERVATIONS

Exterior:

- parking asphalt lot w/ settling @ catch basin & typical patching
 - appears sufficient for continued use
 - recommend installing sealing coat & new parking stripping
- landscaping minimal
 - high soil levels @ north side w/ water intrusion & damage @ NW & NE corners of building
 - ivy growing on stucco exterior cladding @ NE corner; remove to inspect & maintain
 - rock retaining walls appear stable, where visible w/ heavy ivy growth
- exterior cladding
 - CMU, cinder block exterior walls w/ evidence of previous patching & repairs @ east side, typical
 - newer bevel cedar siding @ south / front side of building, serviceable condition
 - wood framed wall w/ masonry stucco exterior finish @ north addition
 - water damage & soil contact @ NE & NW corners of building w/ ant frac
 - evidence of water intrusion along north foundation wall w/ previous water proof sealant applications
 - recent light / cosmetic paint applied to exterior, no evidence of masonry / stucco rating; short expected life span
- doors
 - failed rusted exterior NE corner garage man door; needs replacement
 - aluminum store doors @ front / south side; older w/ poor weather seals
 - overhead garage door in serviceable condition
- windows
 - newer vinyl thermal pane, serviceable condition

Roof:

- roof membrane
 - torch down w/ evidence of ageing / cracking / patching
 - approximately 15 years old, less then ten years remaining life span
 - poor exterior roof edge parapet wall cap flashing & water proof seal
 - older reflective coatings, need renewing
- drainage
 - evidence of recent leaking & repairs @ addition connection
 - poor current design w/ original slope / drainage blocked by north side addition
 - improper upper roof drainage into plumbing drain vent pipe
 - single roof drain poorly installed in a framed wall
 - no overflow drainage provided
 - upper roof w/ soft areas in plywood roof sheathing
 - parapet wall @ roof perimeter w/ poor wall cap flashing
 - temporary & permanent repairs observed
- front / south wall w/ raised seam metal roof on pitch
 - good condition, note can have paint color changed
 - aluminum gutters w/ minor damage / dents

Home and Building Services, inc.

Inspections & Consulting

OBSERVATIONS continued

Mechanical:

- York Heat Pumps, roof mounted
 - near / at end of economic life spans, 15 years old
 - no evidence of regular maintenance or servicing
 - poorly sealed & insulated roof top exterior exposed ducting
 - some open ducting observed above the drop ceiling, unknown if abandoned or still in service
 - 3 heat pumps observed:
 - model number B3CH060A06C, serial number NEGM059599 charged with R22
 - model number BPHH0301BA serial number 961160968 charged with HCFC-22
 - third heat pump, located on the upper roof, with the service disconnect covering label listing the size and model number
- * main water shut off valve, water meter & entry point not observed
- interior water pipes; most are original galvanized piping at end of economic life span, recommend replacement
- water heaters:
 - 2007 38 gallon electric tank, @ laundry / bathroom, installed to code
 - 1999 50 gallon electric tank, in garage, @ end of economic life span, missing code required seismic strapping & insulation pad
- exhaust fans: 2 commercial units observed on roof
- exhaust fan: 1 residential quality unit observed in upper level wet room; not properly vented to exterior w/ corrosion & damage near soffit opening

Electrical:

- 3 phase service w/ three 200 amp. (240 rated) panels
 - all appear to have been professionally & properly wired w/ copper circuits
 - most panels poorly labeled
- various ages & materials of wiring systems
- some original knob & tube wiring still in service @ office area; recommend removal / replacement
- * unsafe exposed electrical wires on roof, removed equipment w/ wire nuts on loose wires
- phone service, from street / power pole w/ temporary connection; rope used to secure to pole & chaff point @ NW corner roof parapet wall
- missing smoke detectors
- security alarm system observed, not tested or inspected

Home and Building Services, inc.

Inspections & Consulting

OBSERVATIONS continued

Interior:

- floors:
- concrete slab on grade floor w/ multiple layers of linoleum floor tiles
note, older tiles & adhesives typically contain asbestos fibers that pose no risk with normal wear and tear; however special precautions are required when disturbing / removing
 - minor areas w/ evidence of moisture in slab w/ efflorescence & minor tile lifting; due to previous use locations suggest surface moisture rather than under slab migration
 - note it is a common practice to install new flooring over older linoleum as vapor barrier protection & to avoid added expense to remove asbestos containing materials

walls: - interior finishes vary from exposed CMU, to wood framed drywall & wood paneling

* water staining observed

- below roof drain @ addition wall / garage man door
- SW corner, minor ceiling staining
- NW corner closet, under stairs of addition, drywall damage & mold needs further inspection
- NE corner @ failed / rust exterior man door, high soil levels & contact w/ wood framed wall; drywall damage & mold needs further inspection
- north wall foundation w/ evidence of intrusion & previous water proofing attempts

ceilings:

- main building w/ dropped ceilings; wood framed roof system
2x8 car decking over 2x12 rafters w/ two 16x16 beam runs, from north to south, supported by steel posts
5 foot dropped ceiling, from underside of roof sheathing, w/ drywall finish
acoustical drop ceiling mounted (8 inches) under original drywall ceiling providing lighting & wiring space
- main open area insulated w/ loose fiberglass insulation
- office area insulated w/ loose fill vermiculite insulation

stairs: - meet current codes w/ listed exceptions / changes

- loose hand railing @ north wall & removed section @ south wall

Home and Building Services, inc.

Inspections & Consulting

FURTHER INSPECTION AND ANALYSIS RECOMMENDED BY SPECIALISTS

Structural: - moisture / water damage to exterior walls @ NE & NW corners of building
recommend removal of all damaged material for further inspection of
structural wall framing & extent of damage / mold

Mechanical: - heat pump current conditions and remaining life span of the
- location, size & condition of main water supply pipe
- sanitary sewer line condition & potential storm drainage cross connection

Roof: - identify roof drainage connection to storm or sanitary system
- overflow drain options for addition to the roof system
- potential correction cost for all roof & drainage issues
- torch down roofing remaining life span

Interior:

- upper level wet room ceiling exhaust fan w/ corrosion / damage to exterior
roof soffit vent screen, cause & condition not determined; recommend
opening ceiling @ fan & trace exhaust ducting run to exterior
 - o note fan should be vented vertically to exterior, not horizontally,
due to length of run w/ moisture / condensation concerns

Hazardous Materials:

- printing operations not typically considered a high hazardous material
use business, however a level 1 hazardous material study may be
considered
- no visible evidence of hazardous material storage or damage observed
- typical building materials observed for age of building include potential:
asbestos in linoleum floor tiles & adhesive
lead paint in under lying layers of paint, interior & exterior
older air handling ducting seam seals
- hazardous material identification regarding flooring & adhesives, older
layers under linoleum tiles not performed
- note, vermiculite attic insulation, over office area, was tested by NVL Labs
w/ report attached and no asbestos was detected; this material has
been known to contain asbestos but in this case no concern; I
recommend retaining a copy of the report in the case that future
remodeling, rewiring & remodeling may bring up the issue
- note the only hazardous material testing was performed on the vermiculite
insulation; no testing of the paint and or flooring was performed and
should be assumed to have lead & asbestos until tested

NOTE:

- Home and Building Services is available to schedule and manage all further
inspections
- Interior & Structural Further inspection can be scheduled & performed with
permission from the owner, by Home and Building Services
- referrals for Mechanical, Roofing & Hazardous materials further inspections
are available upon request from Home & Building Services

Home and Building Services, inc.

Inspections & Consulting

RECOMMENDATIONS

Exterior:

- parking: asphalt lot; install asphalt seal coat & new parking stripping
- landscaping:
 - correct all high soil levels above building foundation & maintain
 - remove all ivy from exterior cladding & maintain
- siding / stucco:
 - remove all damaged material @ interior NW & NE corners of building
 - replace all damaged & decayed material
 - provide permanent protection from future soil contact
- doors: - replace exterior NE corner garage man door
 - replace both front / south entry doors

Roof:

- roof membrane:
 - replace all temporary patching w/ permanent repairs
 - renew reflective coating
 - reseal & maintain poorly installed roof edge / parapet wall cap flashing
- drainage:
 - have a sewer pipe camera inspection to determine drain connections & correct as needed
 - install additional drain for overflow purposes
 - improve roof drain installation (in wall cavity) to protect against moisture in the wall & heat loss from the interior
 - cosmetic repair to bent front / south aluminum gutters

Mechanical:

- full inspection, testing & listing of needed improvements to the heat pump system
- locate main water shut off valve, water meter & entry point
- interior water pipes need replacement
- replace garage water heater
- clean & service 2 roof mounted commercial exhaust fans
- inspect wet room exhaust fan & venting; improve / correct / repair as needed, note recommend opening ceiling @ fan & vent path to determine extent of corrosion & moisture damage

Electrical:

- remove / replace all remaining original knob & tube wiring
- repair / correct unsafe exposed electrical wires on roof
- correct phone service wiring from street / power pole into building
- install new smoke detectors to current code & standards

Interior:

- floors: - test floor tiles & adhesives for potential asbestos content
- walls: - repair water staining & damage @ common wall / door w/ addition
 - remove drywall for further inspection & correction @ water damaged areas in NW corner closet & NE corner; note all water damaged materials need to be removed
- ceilings: - upgrade all ceiling insulation when tenant improvements are complete
- stairs: - repair loose hand railing @ north wall & replace section @ south wall

Inspection Pictures



South side w/ main entry doors facing NW 85th Street



NW ##th Street, Seattle east side

Home and Building Services, inc.
Inspections & Consulting



asphalt parking lot & catch basin



soil & ivy contact w/ exterior cladding damage

Home and Building Services, inc.
Inspections & Consulting



north wall ivy growth



CMU repairs, typical

Home and Building Services, inc.
Inspections & Consulting



failed / rusted NE corner garage door



damaged gutters on south side

Home and Building Services, inc.
Inspections & Consulting



telephone wiring w/ temporary rope mounting



roof mounted HVAC equipment

Home and Building Services, inc.
Inspections & Consulting



torch down roof patching & cracking



temporary roof repairs @ single drain opening

Home and Building Services, inc.
Inspections & Consulting



improper upper roof drain connection



parapet wall cap flashing w/ poor / failing seals

Home and Building Services, inc.
Inspections & Consulting



exposed electrical wiring



upper roof soffit corrosion, possible fan exhaust

Home and Building Services, inc.
Inspections & Consulting



upper wet room exhaust fan w/ improper exterior venting



water intrusion @ NE corner

Home and Building Services, inc.
Inspections & Consulting



NE corner water damage & mold



NE corner damage & ant trace

Home and Building Services, inc.
Inspections & Consulting



NE corner soil & ivy contact @ damage



NW corner water & mold damage

Home and Building Services, inc.
Inspections & Consulting



water damage below addition roof to wall intersection



water damage below roof drain

Home and Building Services, inc.
Inspections & Consulting



lower roof drain connection



north wall water staining

Home and Building Services, inc.
Inspections & Consulting



typical north wall water proofing



typical north wall water staining & foundation transition

Home and Building Services, inc.
Inspections & Consulting



minor water damage @ SW corner



Home and Building Services, inc.
Inspections & Consulting

typical floor staining



floor damage from efflorescence / moisture



SW entry door w/ poor weather seal

Home and Building Services, inc.
Inspections & Consulting



older water heater, not to code



upper level wet room

Home and Building Services, inc.
Inspections & Consulting



missing smoke detector



limited attic / drop ceiling view point



typical roof framing above drop ceiling



lower drop ceiling

Home and Building Services, inc.
Inspections & Consulting



vermiculite office attic insulation



open attic duct work