

EXAMPLE REPORT OF PROPERTY CONDITION ASSESSMENT

< Address >
< CITY, STATE >



HCI Project Number < ProjNo >

Prepared for
< Property Name >

< Report Date >

<Report Date >

<Property Name >

<Client Address >

<City, State > <Property Zip >

Attention: Mr. <Client Name >

Subject: **Example Report of Property Condition Assessment**

<Address >

<City, State > <Property Zip >

HCI Project No. <ProjNo >

Gentlemen:

Hunt Consulting, Inc. (HCI) and is pleased to present the attached report of a property condition assessment for the property located at <Address > in <City, State > .

The work was authorized by <Client Name > on <Authorization Date > . We appreciate the opportunity to provide you with this service. Please contact us with any questions you may have.

Sincerely,

Hunt Consulting, Inc.

Jeffrey A. Hunt, P.E.

President

TABLE OF CONTENTS

1	GENERAL INFORMATION	1
	1.1 GENERAL INFORMATION.....	1
2	PURPOSE AND SCOPE OF WORK.....	1
3	SYSTEM DESCRIPTION AND OBSERVATIONS.....	1
	3.1 OVERALL GENERAL DESCRIPTION	1
	3.2 SITE.....	2
	a) Topography and Storm Water Drainage:.....	2
	b) Access and Egress:	2
	c) Paving, Curbing and Parking:.....	2
	d) Flatwork/Exterior Stairs/Railing:	2
	e) Landscaping and Appurtenances:.....	3
	f) Recreational Facilities:	3
	g) Utilities:	3
	3.3 STRUCTURAL FRAME AND BUILDING ENVELOPE	3
	a) Foundation:.....	3
	b) Building Frame:.....	4
	c) Facades and Curtainwall:	4
	d) Roofing:.....	5
	3.4 MECHANICAL AND ELECTRICAL SYSTEM	6
	a) Plumbing:	6
	b) Heating and Air Conditioning:	7
	c) Electrical.....	8
	3.5 VERTICAL TRANSPORTATION	9
	3.6 LIFE SAFETY/FIRE PROTECTION	9
	a) Sprinklers and Standpipes	9
	b) Fire Extinguishers.....	9
	c) Alarm Systems	9
	d) Other Systems.....	9
	e) Government Inspections:.....	9
	3.7 INTERIOR ELEMENTS.....	10
	a) Common Areas:.....	10
	b) Tenant Spaces:.....	10
	c) Americans with Disabilities (ADA)	10
	3.8 DOCUMENT REVIEW AND INTERVIEWS	11
	a) Documents Reviewed.....	11
	b) Interviews Conducted.....	11
	3.9 REGULATORY COMPLIANCE AND ZONING.....	11
4	QUALIFICATIONS AND LIMITATIONS.....	12
	4.1 GENERAL.....	12
	4.2 RATING.....	12
	4.3 COST ESTIMATES	13
	4.4 ADA	13

APPENDIX

- Figure 1 - Area and Local Vicinity Map
- Figure 2 - Site Plan
- Table 1 - Repair and Replacement Cost Schedule
- Photographs 1 through 30
- Americans with Disabilities Act (ADA) Checklist

1 GENERAL INFORMATION

1.1 GENERAL INFORMATION

Mr. Jeffrey A. Hunt of Hunt Consulting, Inc. (HCI) performed a “walk-through” condition study of the building at <Address> in <City, State> on April 23, 2005. The weather at the time of our visit was raining and the temperature was in the low to mid 40 Degrees Fahrenheit.

Present during our site visit were Mr. <Client Name> of <Property Name>, Mr. <Site Contact1> of <Site Contact1 Company>, and Mr. <Site Contact2> of <Site Contact2 Company>. There were no persons available with current knowledge of the building available during our site visit or for subsequent questioning.

An *Area and Local Vicinity Map* is presented in Figure 1, a *Site Plan* is presented in Figure 2, and a *Repair and Replacement Cost Schedule* is presented in Table 1 of the Appendix. A representative number of photographs are also included.

2 PURPOSE AND SCOPE OF WORK

HCI will performed a property condition assessment substantially in accordance with our proposal dated <Proposal Date> and the American Society for Testing and Materials, ASTM E2018-01, *Standard Guide for Property Condition Assessment-Baseline Property Condition Assessment Process*. The purpose of the Property Condition Assessment is to determine the general condition and reasonably predictable repairs or replacement of major building components that may be required during the evaluation period. Our work did not include calculations or evaluation of the adequacy of the existing facility or components. Our services were accomplished utilizing one engineer with generalized knowledge and experience in evaluation of the components included in our scope of services. Our engineer does not have an in-depth knowledge of all building systems. Our scope of services does not include any form of building or life safety code compliance review.

3 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 OVERALL GENERAL DESCRIPTION

The building consists of a masonry block wall and steel-framed structure with a concrete slab on grade. The building was reportedly originally constructed in 1969. We suspect the building was built in phases and that the north two sections of the west building section (including the front office) was most likely constructed in 1969. The southern section of the west portion of the existing building and the east building section were

most likely constructed at a later date. Based on the identifying information on the HVAC equipment we suspect a major renovation and/or expansion occurred in 1982.

The site is reportedly an irregular 125 feet wide by 284.65 feet deep lot with a total of 1.006 acres. The site is developed with an L-shaped, single-story building. We understand that the building consists of 18,895 square feet of building area. Based on field measurements obtained by pacing the building contains approximately 18,600 square feet of area. A property boundary plat was not available at the time of our visit.

At the time of our visit, the building was vacant.

3.2 SITE

a) **Topography and Storm Water Drainage:**

The property slopes gradually to the south toward a creek at the south (rear) of the property. This creek apparently drains into Kenridge Lake to the southeast. There is a railroad line running in the northeast direction west of the property. There is a steep (approximately 45 degree slope from just south of the office building down to the loading dock at the east side of the west building section. No items of concern were noted.

b) **Access and Egress:**

The facility is accessible from one entrance to Creek Road to the north. No items of concern were noted.

c) **Paving, Curbing and Parking:**

Pavement System-The property drive lanes and parking areas are paved with asphaltic concrete pavement. Information regarding the thickness of the asphalt pavement and other pavement components was not available.

- **HCI noted the asphalt pavement exhibited some low to medium severity alligator cracking and some potholes. The cost of pothole repair is present on Table 1 as an “Immediate Cost Item.” In addition, based on our site observation and the expected useful life, we recommend the pavement be budgeted for an overlay or major repair in about 5 years or less. The cost of this work is presented on Table 1.**

Striping-striping is somewhat faded and in fair condition. Current striping includes 10 parking spaces. It is noted that Section 1167.05 of the City of Blue Ash Zoning Code indicates that an auto repair facility (proposed use) would require one space per 200 square feet of floor area or about 96 spaces.

d) **Flatwork/Exterior Stairs/Railing:**

Flatwork-Flatwork consists of Portland cement concrete sidewalk at the north side of the building extending from the asphalt pavement to the north (main) entrance to the building. No items of concern were noted.

Exterior Stairs and Railing-Exterior stairs were limited to the north entrance of the east building section. These stairs were cast-in-place concrete construction. Railing at these stairs consisted of metal embedded in the concrete risers. No items of concern were noted.

e) Landscaping and Appurtenances:

Landscaping consists of mature trees and bushes at the north (front) side of the building and grassy areas on the north and west sides of the building.

- **HCI noted that the grassy area north of the building had been recently repaired suggesting some work was recently completed in this area. Although we suspect this work may be associated with a water line repair or modification, we recommend that the current owner be asked to explain the purpose of this excavation.**

f) Recreational Facilities:

There are no recreational facilities associated with this property.

g) Utilities:

Water	City of Cincinnati
Electricity	CINERGY
Natural Gas	CINERGY
Sanitary Sewer	City of Cincinnati
Storm Sewer	City of Blue Ash
Special Utility Systems	None

3.3 STRUCTURAL FRAME AND BUILDING ENVELOPE

a) Foundation:

Substructure-Drawings were not available to determine existing foundation construction and the sub-surface construction could not be observed. However, based on our experience and visible components the foundation walls consist of both cast-in-place concrete and masonry block. We suspect foundations include concrete perimeter spread footing and isolated interior column footings. HCI noted some wall and/or façade cracks at the northwest corner and south sides of the building that could be associated with foundation movement.

- **As indicated in the sections that follow some foundation movement may have occurred and could possibly still be occurring at these wall crack locations. HCI recommends that wall crack monitoring gauges be installed to document any building movement. For the purposes of this report we have assumed**

that foundation underpinning will be required in the northwest corner of the building.

Floor System-The floor system consists of a Portland cement concrete slab-on-grade. The floor slab was covered with carpeting in the office area and vinyl tile in the majority of the east building section obscuring any cracks that may be present. We noted substantial floor cracking and spalling especially near the loading dock bay doors in the central and south portions of the west building section. We also noted repairs most likely associated with a water line installation running diagonally through the west center building section.

- **HCI recommends that the existing cracks be repaired and a topping slab be installed. For the purposes of this report, we have assumed that the topping slab will be required in all but the office building area. The cost of this work is included on Table 1.**

b) Building Frame:

Building framing consists of masonry block walls with what appears to be masonry columns at nominal 12 feet centers along the perimeter and at some interior walls. The interior walls are most likely the result of building expansions. Interior framing includes nominal 6-inch diameter tubular steel interior columns. Roof framing consists of open-web steel joists bearing on what appears to be steel "I" beams spanning wall columns, however, the majority of this construction was obscured by masonry block. As previously indicated, HCI noted some wall and/or façade cracks at the northwest corner and south sides of the building that could be associated with foundation movement.

- **HCI recommends that the walls be repaired and crack monitoring gauges be installed to determine if movement is on-going. For the purposes of this report we have assumed that the masonry block wall and façade can be repaired by tuck-pointing. Actual repairs will depend on the movement (if any) information obtained over time from crack monitoring gauges. For the purposes of this report we have assumed foundation under-pinning will be required at the northwest corner. The cost of this work is presented on Table 1 as an "Immediate Repair Item."**

c) Facades and Curtainwall:

Façade-The exterior façade consists of white glazed brick at the north portion of the west building section (office section), and exposed masonry. The west and east walls have a white painted V-shaped sculpted exterior finish. The south wall is painted masonry block. The block and brick have expansion joints at approximate 12 feet on center. In addition the above mentioned façade and foundation repairs, HCI noted that existing expansion joint sealant exhibited cracking and the exterior wall paint is extensively peeled. Further, there are several masonry units at the south wall of the east building section that are deteriorated. The deterioration is most likely associated with water freeze and thaw.

- **HCI recommends that the existing building expansion joint sealant be replaced. In addition, HCI recommends that the deteriorated masonry units be replaced. These repairs should be performed as an “Immediate Cost Item” and sealant repair should be replaced again later in the term. The cost of this work is presented on Table 1.**

Windows-Windows in the office (north portion of west building section) and the north wall of the east building section consist of single pane units set in brushed aluminum framing. The windows include louver style hand crank type operable units on the east and west sides of the building. The north portion of the west building section windows consist of “punch” type insulated panes set in aluminum framing. The main entry door is equipped with a dead bolt.

- **Based on the age and EUL of the operable windows, HCI recommends budgeting for window replacement during the term. The cost of this work is presented in Table 1.**

Doors-The office front entry door and the east front building section door consist of insulated full panel glass set in extruded aluminum framing. The office entry door has full panel storefront type adjacent vision and transom units. Service entry doors consist of painted metal set in painted metal framing with cylindrical hardware. There are two nominal 8 feet tall hand operated roll-up loading dock doors present on the north side of the east building section and three present at the east side of the west central building section. Loading docks have mechanical leveling plates. No items of concern were noted.

d) Roofing:

Roof Membrane-Existing roofing consists of what appears to be a smooth-surfaced asphalt built-up roof system with an aluminized type coating. We noted that there were moisture relief vents present at the east roof section and overlapping edge flashing along the perimeter of all roof sections indicating that there are most likely additional roof(s) below the exposed roof membrane.

Roof Terminations and Penetrations-The roof areas terminate at gutter and raised edge flashing or at the building perimeters and at expansion joints or counter flashing separating the building sections. Some deterioration of the edge flashing was noted at the west side of the central roof section. The roof areas are penetrated by electrical, plumbing and exhaust vents. There are several curbs present within the roof associated with rooftop HVAC equipment. In addition, there are three nominal 2.5 feet by 4 feet skylights present on the west central roof. The skylights appeared substantially deteriorated exhibiting cracking of the plastic domes and sealant.

- **HCI recommends isolated flashing deterioration be completed as a part of routine maintenance and that the roofs be budgeted for replacement by Year 5. Since two roof systems are most likely currently present removal of the**

existing roofs will be required prior to installation of the new roof system including skylights. The cost of this work is presented on Table 1.

Roof Drainage-The central and south sections of the west building section drains to gutters and downspouts located on the south side of south roof section. The east roof section also drains to gutters and downspouts on the south side. The north (office area) of the west building area drains to a scupper and downspout located at the southeast corner. There was ponding water noted along the south building edges and at the southeast corner scupper of the north (office area) roof section. In addition to the ponding on the north (office area) roof of the west building section there is substantial silt accumulation. The gutter on the south side of the east building section has been recently replaced. The gutter on the south side of the west building section is extensively deteriorated.

- **HCI recommends that the silt accumulation be removed as a part of routine maintenance and the roof drainage be corrected as a part of the roof replacement work by a system of insulation crickets and if necessary, interior drains. HCI also recommends that the gutter and downspout at the west building section be replaced as an Immediate Item.**

A summary of the roof areas is as follows:

Roof Area	Estimated Age	Size (sf)	Condition/Comments
Office Roof (north)	5	2,930	Fair, ponding at southeast corner
Center West Section	5	7,600	Fair, deteriorated flashing, deteriorated skylights
South West Section	5	2,370	Fair, Ponding at south edge
East Section	5	5,700	Fair, moisture vents present, ponding at south edge
Total		18,600	

Roof Leaks-Roof leaks were noted in two locations on the building interior in the west central roof section.

3.4 MECHANICAL AND ELECTRICAL SYSTEM

a) **Plumbing:**

Piping-Plumbing piping within the building was observed to be copper domestic water supply and ductile iron sprinkler system supply. Waste piping was observed to be cast iron. Gas piping is ductile iron. We did note some PVC piping in the return air plenum of the west building section that appeared to be associated with a supply line and a sprinkler line repair. Although a code review was not included in our scope of services,

we believe the use of PVC material in a return air plenum would not comply with most codes. Further, use of PVC piping for supply line or sprinkler lines would also most likely not comply with plumbing and life safety code requirements.

- **HCI recommends that PVC supply piping be removed from the return air plenum and be replaced with copper or ductile iron piping as appropriate. The cost of this work is included as an “Immediate Repair Item” in Table 1.**

Hot Water Production-Hot water is produced from an electric 30-gallon hot water heater manufactured by Rheem located in an enclosure on the south side of the north (office area). The water heater appeared newer. No items of concern were noted.

Fixtures-Fixtures within the bathrooms were standard grade fixtures with chrome finishes. Fixtures appeared in fair condition. No items of concern were noted.

b) Heating and Air Conditioning:

Equipment-There are several rooftop, pad-mounted, split system, and ceiling suspended heating and/cooling units. The following is a summary of the units observed.

No.	Unit/Make	Model (See Note 1)	Location	Heat/Cool Capacity
1	York-Probably 1998 Installation	D7CG060N09906A	North Portion of West Section (Office Area)	125,000 BTU input Heating/3-Ton Cooling
1	BDP (Division of Carrier)/rooftop-Probably 1982 Installation	585C8060	North Portion of West Section (Office Area)	100,000 BTU input Heating
1	Janitrol	Unknown	West Central Building Area	Unknown Heat/5-Ton Estimated Cooling
1	BDP (Division of Carrier)/rooftop-Probably 1982 Installation	559EBX060000AAAF (not clear)	West Central Building Area	Unknown Heat/5-Ton Estimated Cooling
2	BDP (Carrier)/Pad-mounted-Probably 1982 Installation	559EJX036000AAAE (not clear)	West Building Area	Out of Service Unknown Heat/3-Ton Estimated Cooling
2	Thru-wall air conditioning units	Unknown	West Central Building Area	Cooling Only Estimated as < 1-Ton
1	York-Split system with ceiling suspended gas-	H1DB036S06A (Condenser)	East Building Area	Unknown- Estimated as 60,000

	fired heating unit- East Building Section			BTU/Estimated 3- Ton
1	Ruud-Split system with ceiling suspended gas- fired heating unit	Unknown	East Building Area	Unknown- Estimated as 60,000 BTU/Estimated 1- 1/2 Ton
2	Ceiling Suspended Heating Units (Gas Fired)-Probably with York and Ruud split systems	Unknown	West Central Building Area	Unknown- Estimated as 60,000 BTU/Not applicable
3	Lennox/Gas-fired Unit Heaters, ceiling suspended	Unknown	South and Central West Building Sections	Unknown Heating/No Cooling

Note 1: Model numbers may not be accurate as visibility and labeling was generally poor.

Distribution-Heating and cooling supply from rooftop and pad-mounted units is generally through duct work present above the suspended grid ceiling. The space above the grid ceiling appears to serve as a plenum for return air.

- **As previously indicated, HCI noted that there is PVC piping present in the west central building section. Although code assessment was not a part of our services, we note that most codes do not allow PVC materials within a return air plenum.**

c) Electrical

Service and Metering-There are two electrical service connections to this building. One connection includes a 150-Amp, single phase 3-wire connection (labeled Creek) and a 200-Amp, single phase, 3-wire service (labeled North Star) with two meters present in an enclosure south of the office area of the west building section. There is also a 600-Amp service on the west side of the west central building section that apparently has been abandoned.

Distribution-The wiring within the building was copper where observed. The electrical service and distribution arrangement was difficult to determine and there may be several sub-panels that are not currently in service.

- **HCI recommends that a detailed assessment of the electrical service and connections be performed. The cost of this work is presented as an Immediate Cost Item of Table 1.**

3.5 VERTICAL TRANSPORTATION

There is no vertical transportation equipment associated with this property.

3.6 LIFE SAFETY/FIRE PROTECTION

a) **Sprinklers and Standpipes**

This building is 100% sprinklered with a wet pipe system. The riser with a nominal 6-inch diameter supply line is located in an enclosure at the southeast corner of the office (north) portion of the west building section. There is a standpipe extending through a concrete slab northeast of the building. The pressure gauges indicated varying system pressure of 65 to 70 psi and static supply pressure at 92 psi. We did not note any sprinkler rating plates. The riser is equipped with a flow monitoring device that appears to be connected to an alarm located within the enclosure. Inspection tags indicated the most recent inspection was August 15, 2002 completed by Eckert. **As mentioned above, HCI noted that a sprinkler line appears to have been repaired with PVC piping on the west central side of the building. HCI recommends that this piping be replaced. HCI recommends that the sprinkler and life safety equipment be inspected the cost of this work is included in the Immediate Cost Table 1.**

b) **Fire Extinguishers**

Several fire extinguishers were present throughout the building. Extinguishers exhibited varying inspection dates including January 2001 completed by Fyrfyter Service and November 2000 completed by Protection Services.

- **HCI recommends that fire extinguishers be serviced as a part of routine maintenance.**

c) **Alarm Systems**

There is a wall-mounted alarm panel present in the office area and a Rollins Pro Plus security alarm panel, DEMCO Model Vista 4120 located in an enclosure south of the office area of the west building section. The alarm panel interior was not accessible.

d) **Other Systems**

Other life safety equipment includes exit signs with battery backup, wet system flow monitoring switch, emergency lighting, and pull switches. We did not determine if any of the other systems functioned. No items of concern were noted.

e) **Government Inspections:**

Mr. Greg Preece of the Blue Ash Fire Department also indicated that the last city inspection was performed in August, 2002 and there were no current violations. A previous inspection was performed in 2000 and there were violations at that time that were subsequently corrected. No items of concern were noted.

3.7 INTERIOR ELEMENTS

a) Common Areas:

The property appears to be a single tenant facility and there are no common areas.

b) Tenant Spaces:

The office area interior finishes typically consist of painted gypsum wallboard and wall paper. The wallboard installed over wood framing without insulation or a vapor barrier between the exterior walls and partition walls. The lower half of restroom walls is covered with yellow colored ceramic tile. There was significant evidence of mold along the east wall of the office area. This mold was present on the inside surface of the vinyl wall paper and on the exterior paper surface of the gypsum wallboard. Exploration behind the wallboard was not performed. Mold was not noted on any interior partition wall or on the west or north exterior wall gypsum wall board surfaces. There were also some partition walls in the remainder of the building constructed of painted gypsum wall board. In general gypsum wallboard partitions were in poor condition.

- **HCI recommends that all gypsum wall board be explored for mold and this material be removed with special consideration to potential contamination of other areas of the building. The cost of this work is included as an Immediate Item in Table 1.**

Floor coverings included carpet, hexagonal-shaped clay tile (entrance foyer), and vinyl tile (restrooms) in the office area, and exposed concrete and vinyl tile in the remainder of the building. Floor coverings were generally in poor condition. We understand that there was a sprinkler head failure or burst sprinkler line pipe in the office area that had caused some water damage to walls and floor coverings.

c) Americans with Disabilities (ADA)

A limited ADA guidelines review was conducted during our site visit. The exterior site accessibility was observed for general compliance with ADA requirements. The general areas of the observations were site access, the front office area, and the public restrooms. For the purposes of this report we have assumed, the building is a single tenant facility and the public is most likely not permitted beyond the office area of the building. One set of restrooms is located in the office area adjacent to the front entrance vestibule. Areas not used by the general public were observed, but not necessarily included as a part of this review. A checklist denoting our observations in these areas is presented in the Appendix.

Parking: There are no parking spaces designated as handicap accessible. Based on the number of spaces present, one van accessible space would be required.

Entrances: The entrance door is sized appropriately, and the opening effort seemed appropriate.

Drinking Fountain/Public Phones: There are no public drinking fountains in the public areas. There is no public pay phone in the public area.

Restrooms The two restrooms located adjacent to the front entrance vestibule are generally not ADA compliant. There is no accessible signage, there is no under counter space, there are no grab bars adjacent to the toilet and the toilet height does not comply with ADA.

- **Based on the age of the building ADA compliance would most likely be limited to readily achievable items such as parking and building access. Complete ADA compliance would most likely apply to any future renovations of the building interior. The cost of this work has not been determined.**

3.8 DOCUMENT REVIEW AND INTERVIEWS

a) Documents Reviewed

There were no drawings or specifications available for review.

b) Interviews Conducted

As a part of this assessment, HCI contacted the following:

- Mr. Greg Preece, Fire Inspector, Blue Ash Fire Department (513-745-8533)
- Ms. Carlye Hopper, City of Blue Ash Building Department (513-745-8520)
- Mr. Rich Dole, City of Blue Ash Building Department (513-745-8520)

There were no current owner or tenant representatives available for interview.

3.9 REGULATORY COMPLIANCE AND ZONING

Regulatory Compliance-According to statements by Mr. Greg Preece of the City of Blue Ash Fire Department, the property was last inspected in August 2002 and there are no outstanding fire code violations. The City of Blue Ash does not perform annual building inspections. Only new construction, including tenant improvements or work that requires a building permit is inspected.

Zoning-According to Ms Carlye Hopper of the City of Blue Ash Building Department, the property is zoned M4, Light Industrial.

Flood Zone-According to Mr. Rich Dole of the City of Blue Ash Building Department, the property is in Zone X, an area of minimal flooding, on FEMA map panel 39061C0113D dated May 17, 2004.

Seismic Zoning-The property is shown on the 1994 Uniform Building Code *Seismic Zone Map of the United States*, as being in Zone 1, an area of low probability of damaging ground motion.

4 QUALIFICATIONS AND LIMITATIONS

4.1 GENERAL

This property condition assessment (PCA) was performed in general accordance with HCI's Proposal dated <Proposal Date> and ASTM Standard E 2018-01. As such, the limitations of our PCA are consistent with the general limitations of the ASTM Standard.

HCI was retained to perform a Property Condition Assessment of the subject property in connection with a potential acquisition of the property. The conclusions, recommendations and financial implications presented in this report are based on a brief review of available drawings, interviews with key personnel who have a working knowledge of this facility, our site observations and our experience on similar projects. No material testing of any building components has been performed and no calculations have been carried out to determine the adequacy of the facility's original design. It was not the intent of this survey to perform an exhaustive study to locate every existing defect. "Walk-through" observations were made by a trained professional but there may be defects at the facility that were not readily accessible, not visible or which were inadvertently overlooked. Other problems may develop with time that was not evident at the time of this survey.

Since a PCA is a survey and not an invasive investigation, it should be recognized that there is a risk that certain past and present conditions, latent and otherwise, might not be detected and reported by HCI. Such conditions include, but are not limited to, conditions in roofs, buildings, and other structures, and various components thereof, that given the non-invasive nature of the Services, and/or limited visibility or accessibility, are not readily observable at the time a PCA is performed. It should be recognized that a PCA is normally performed by a person who possesses a general knowledge of multiple building systems, but is not a specialist in any one of those systems. If it is wished to have one or more systems surveyed by more experienced personnel, HCI can perform a more extensive PCA, as additional Services, with a corresponding increase in compensation being payable to HCI. Also, invasive and other special inspection(s) can be performed for roofs, façades and other building systems, and various components thereof, in lieu of a visual survey as additional Services, with a corresponding increase in compensation being payable to HCI is in no way liable for any Claim or Liability for a condition which such additional Services might have detected. HCI is not an insurer or guarantor of the property that is the subject of the Services or the value thereof.

4.2 RATING

The rating system for the building components was as follows:

- Good: Newer item and well maintained and/or little or no observed items of concern requiring attention in the near future
- Fair: Older item and/or some observed items of concern requiring

attention, repair or replacement in the near future.

Poor: Numerous items of concern observed and/or general overall deterioration of the item requiring attention, repair or replacement in the near future.

It should be understood that this rating system is subjective and should be used only to develop a comparative evaluation of the components reviewed.

4.3 COST ESTIMATES

Cost estimates presented in this report should be considered as an opinion of costs for repair and replacement. They are based on our field observations, published information and our experience. The opinions of cost are intended to be used as an aid in making economic comparisons and budget projections and are not a bid to complete the work. Actual costs may vary due to seasonal constraints, number of bidders, union versus non-union construction, and available work force. Unless otherwise indicated, costs are presented in present dollars.

4.4 ADA

The purpose of the ADA survey is to note the property's general compliance to ADA Title III provisions relative to their use as related to public accommodations up to the building entrances and common areas. We noted items observed during our interior walk-through that do not comply with ADA standards, however an in-depth review of the individual rooms was not be reviewed as a part of this scope of work. The checklist material utilized where necessary was the Building Owners and Managers Association (BOMA) *ADA Compliance Guidebook*.

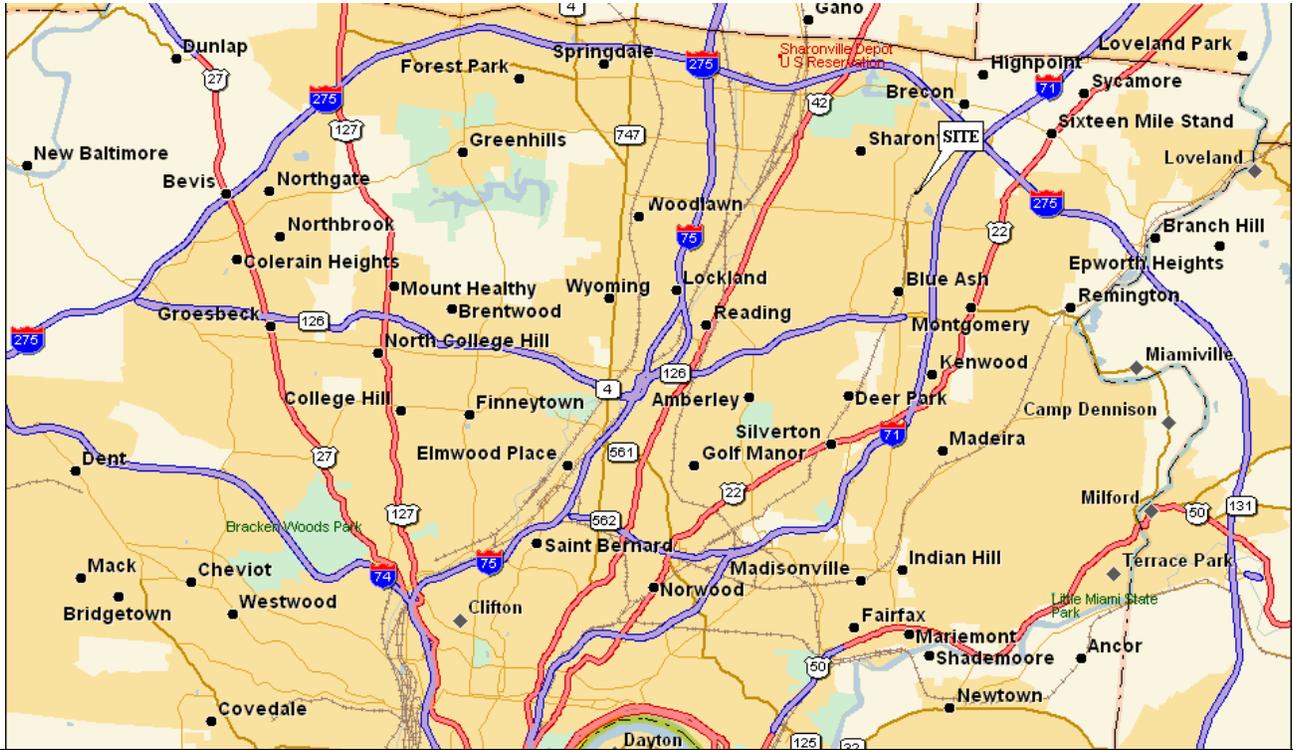
Title II of the Americans with Disabilities Act prohibits discrimination by entities to access and use the "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans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

Buildings completed and occupied after January 26, 1992 are required to fully comply with ADAAG. Existing facilities constructed prior to January 26, 1992 must comply to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

APPENDIX

FIGURES, TABLES, PHOTOGRAPHS, AND ADA CHECKLIST

AREA VICINITY MAP



LOCAL VICINITY MAP

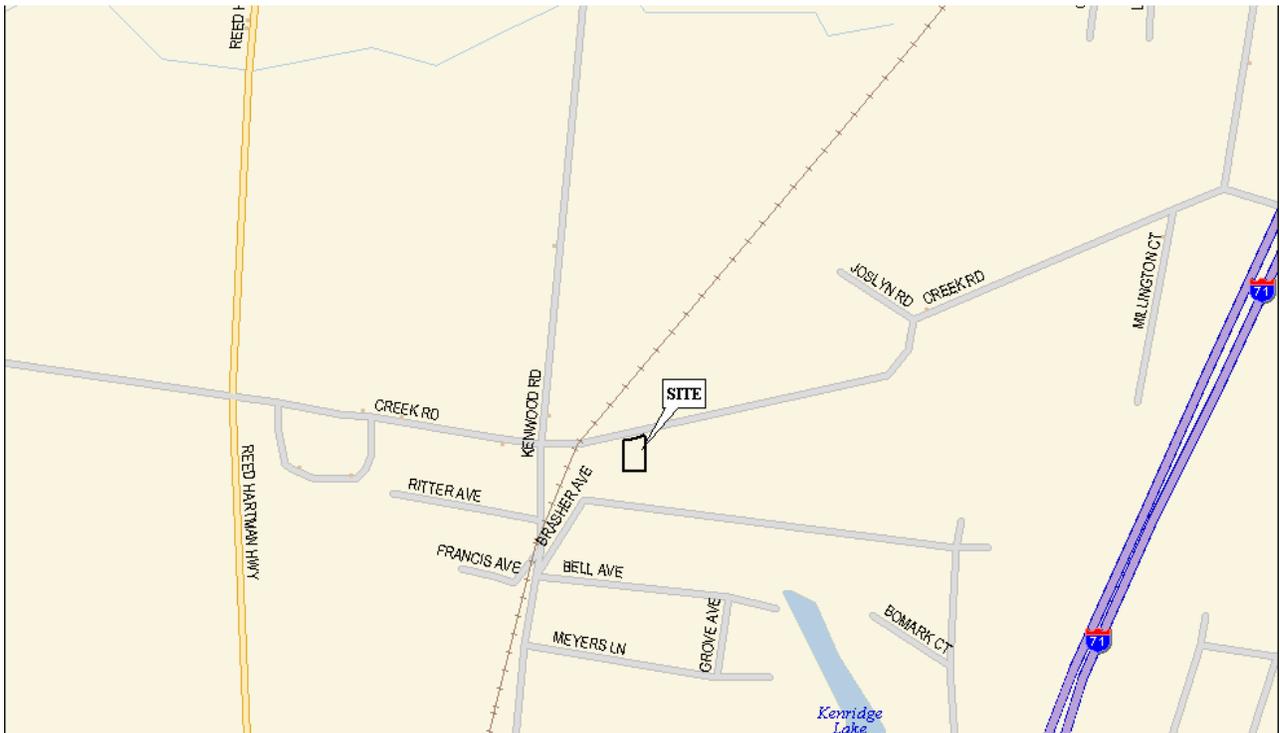


FIGURE 1

Area and Local Vicinity Map

< Property Name >

Source: Delorme, Street Atlas USA 2004

Scale: None

HCI consulting
unit **INC.**

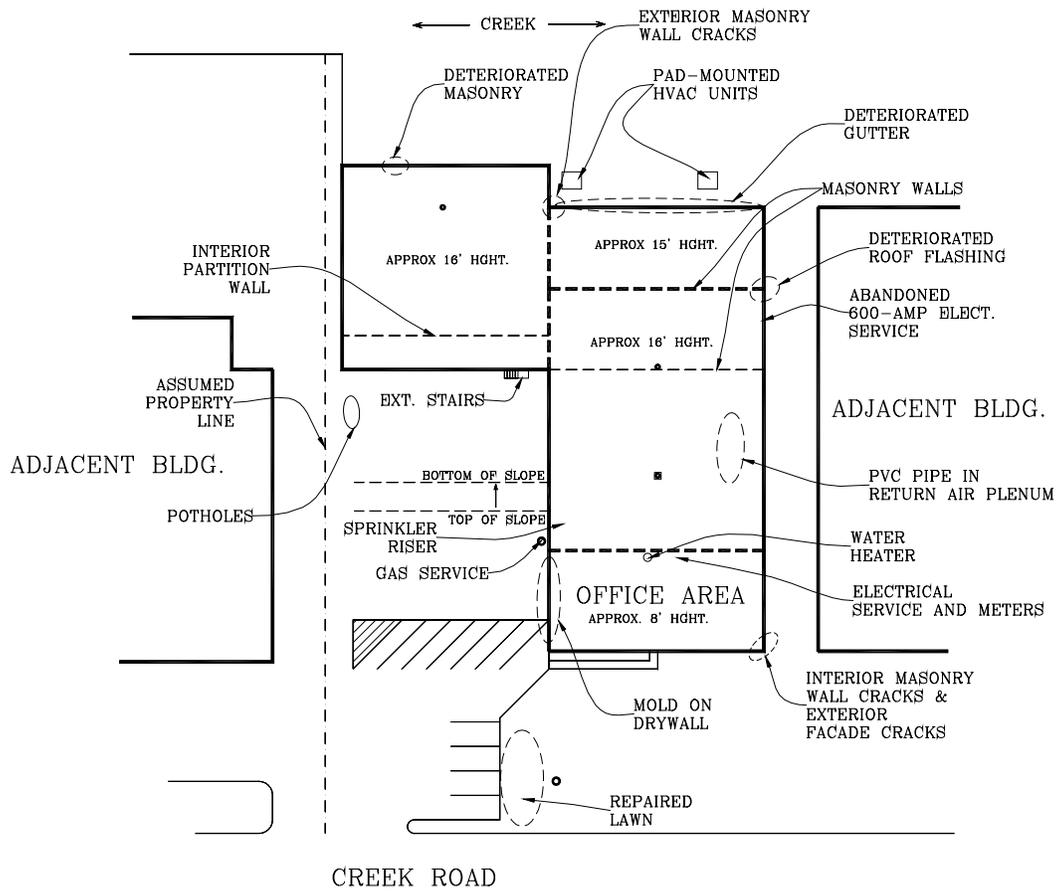


FIGURE 2
Site Plan

Drawing NOT to SCALE
 Source: DeLorme Street Atlas 2004
 USA



Site Name: < Property Name >
 < Property City, State >
 Project Number: < ProjectNo >



TABLE 1- REPAIR AND REPLACEMENT COST SCHEDULE
 <PROJECT NAME, CITY, STATE>

Property Component	Quantity	Units	Unit Cost	Sect. Ref.	Cost	Expect Life (a)	Remain Life (b)	Immediate Repairs	Year 1 2006	Year 2 2007	Year 3 2008	Year 4 2009	Year 5 2010	Year 6 2011	Year 7 2012	Year 8 2013	Year 9 2014	Year 10 2015	10 Year Totals
Site																			\$0
Pothole repair	200	SF	\$ 4.50	3.2.c	\$900		0	\$900											\$0
Asphalt overlay/rehabilitation	13,670	SF	\$0.75	3.2.c	\$10,253	15	5						\$10,253						\$10,253
Seal and stripe pavement	13,670	SF	\$0.12	3.2.c	\$3,281	3	2		\$1,640						\$1,640				\$3,281
																			\$0
Building																			\$0
Topping slab and crack repair	15,670	SF	\$3.03	3.3.a	\$47,480		0	\$47,480											\$0
Foundation underpinning	1	EA	\$4,000.00	3.3.b	\$4,000		0	\$4,000											\$0
Masonry wall and façade repair	200	SF	\$15.25	3.3.c	\$3,050		0	\$3,050											\$0
Replace expansion joint sealant	840	LF	\$1.45	3.3.c	\$1,218	10	0	\$1,218										\$1,218	\$1,218
Paint Exterior Wall	10,775	SF	\$0.55	3.3.c	\$5,926	7	0	\$5,926								\$5,926			\$5,926
Window Replacement	7	EA	\$800.00	3.3.c	\$5,600	20	0	\$5,600											\$0
Roof Replacement	18,600	SF	\$2.75	3.3.d	\$51,150	10	5						\$51,150						\$51,150
Gutter and Downspout Replacement	150	LF	\$12.70	3.3.d	\$1,905		0	\$1,905											\$0
Remove and replace PVC supply piping	150	LF	\$13.25	3.4.a	\$1,988			\$1,988											\$0
HVAC Unit Replacement	40	TON	\$1,500.00	3.4.b	\$60,000	15	0	\$60,000											\$0
Electrical System Evaluation	1	LS	\$5,000.00	3.4.c	\$5,000			\$5,000											\$0
Sprinkler Line Repair, Test and Inspection	1	EA	\$2,500.00	3.6.a	\$2,500			\$2,500											\$0
Drywall Demolition	350	SF	\$12.00	3.7.b	\$4,200			\$4,200											\$0
TOTALS								\$143,767	\$0	\$1,640	\$0	\$0	\$61,403	\$0	\$1,640	\$5,926	\$0	\$1,218	\$71,828



PHOTOGRAPH 1
View of north side of building looking southwest.



PHOTOGRAPH 2
View of east side of building looking west.



PHOTOGRAPH 3

View of south side of building looking west. Note wall deterioration at previous downspout location.



PHOTOGRAPH 4

View of west side of building looking north. Note electrical service (600-Amp) which is not currently used.



PHOTOGRAPH 5

Wall deterioration from previously existing downspout on south side of building.



PHOTOGRAPH 6

Masonry wall cracks at south side of building.



PHOTOGRAPH 7

Façade cracks at northwest corner of building.



PHOTOGRAPH 8

Interior view of masonry wall cracks present at northwest corner of building.



PHOTOGRAPH 9

Overview of west side of building roof looking north.



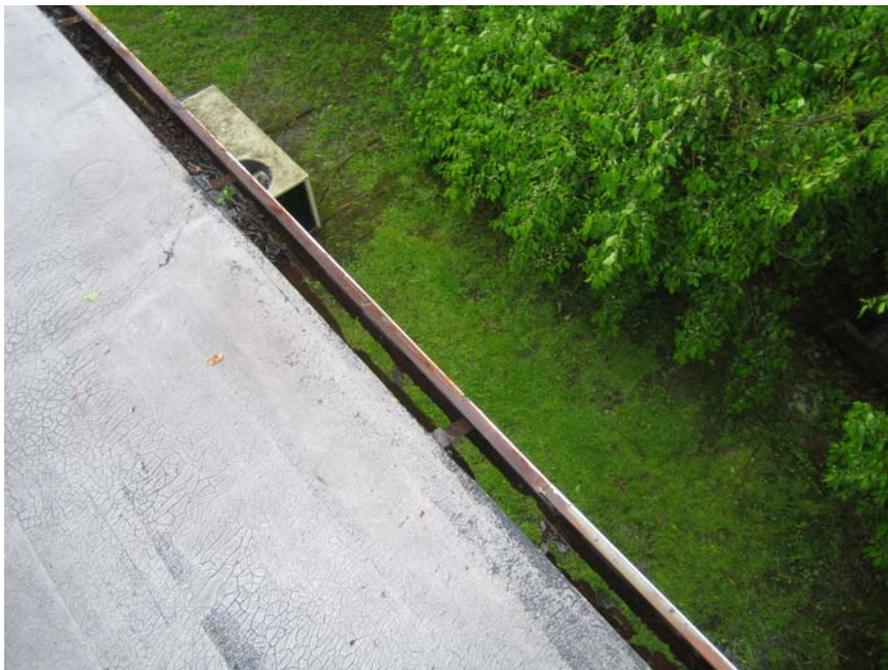
PHOTOGRAPH 10

Overview of office (north) roof and rooftop HVAC units looking northwest.



PHOTOGRAPH 11

Overview of east section of building looking north. Note vents most likely for moisture relief.



PHOTOGRAPH 12

Deteriorated gutter at south side of west building section.



PHOTOGRAPH 13

Deteriorated flashing present at south side of west building section.



PHOTOGRAPH 14

Skylight on west building section.



PHOTOGRAPH 15

Gas-fired unit heaters suspended from roof framing present in southern portion of west building section.



PHOTOGRAPH 16

Unit heater present above suspended ceiling tile.



PHOTOGRAPH 17

Rooftop HVAC unit present on south side of west roof section.



PHOTOGRAPH 18

Thru-wall HVAC unit present within building.



PHOTOGRAPH 19

Exterior view of 600-Amp service present on west side of building not currently in use.



PHOTOGRAPH 20

Electrical service present on south side of office area. Note two electrical meters present.



PHOTOGRAPH 21

Sprinkler riser present in enclosure on east side of building.



PHOTOGRAPH 22

View of what appears to be sprinkler line repair completed with PVC pipe present on west side of building (right arrow). Note PVC pipe used for hanger support between open-web joists (left arrow)



PHOTOGRAPH 23

PVC plumbing pipe present in return air space at west side of building.



PHOTOGRAPH 24

View of west building section interior.



PHOTOGRAPH 25

Apparent mold on drywall and inside surface of vinyl wallpaper at east side of office.



PHOTOGRAPH 26

View of office hallway in west building section. Note peeled wallpaper.



PHOTOGRAPH 27

Interior view of eat building section looking west.



PHOTOGRAPH 28

Interior view of south end of west building section looking west.



PHOTOGRAPH 29
Plumbing trench repair in west building section slab.



PHOTOGRAPH 30
Slab cracks at west building section.

Elevators		Yes	No	N/A	Comments
4.10	Are there elevators present?		X		
4.10.3	Are call buttons 42 inches above the floor and are there visual indicators?			X	
4.10.4	Are visible audible signals present at the elevator entrance and does it sound twice for down and once for up?			X	
4.10.5	Are there raised and Braille floor designations 60 inches above the floor on both jambs of the elevators?			X	
4.10.6	Are door reopening devices present?			X	
4.10.9	Are elevator entrances at least 36 inches wide, and are cabs at least 51 inches deep and 80 inches wide (68 inches for side entry)?			X	
4.10.12	Are control buttons no higher than 54 inches above floor with Braille lettering?			X	
4.10.13	Are visual and audible signals present in the car indicating floor stops or passes?			X	
4.10.14	Are two-way communications identified by raised lettering present in the cab and no more than 48 inches above the floor?			X	
Restrooms		Yes	No	N/A	Comments
4.16.1	Are restrooms present on an accessible route with signage?		X		Not accessible and no signage
4.16.2	Are clear floor spaces greater than or equal to 48 inches wide by 66 inches deep? If not provide dimensions.		X		
4.16.3	Is the height of the toilet at between 17 and 19 inches above the floor to the top of the seat?		X		
4.16.4	Are grab bars present at the toilet that are at least 40 inches long, 12 inches from the back of the wall and 33 inches from the floor?		X		
4.16.5	Are flush controls operable with one hand or automatic present and located no more than 44 inches above the floor?		X		
4.16.6	Are toilet dispensers located a minimum of 19 inches above the floor and are they continuous paper flow?		X		
4.17.3	Are toilet stalls present and if so, do they allow a side approach with at least 56-inch depth and 60-inch side clearance? If not provide dimensions.		X		
4.19	Are sinks mounted no more than 34 inches above the floor with a minimum of 29-inch knee clearance, and an approach of at least 30 inches wide and 48 inches deep in front of the sinks?		X		
4.19.4	Are exposed pipes insulated?			X	
4.19.5	Are faucets lever type, push type or electronically controlled?		X		
4.19.6	Is the bottom edge of the mirrors mounted no higher than 40 inches?				
Equipment		Yes	No	N/A	Comments
4.28	Are visual and audible alarms present in the building on the accessible route, restrooms, hallways, lobbies and meeting rooms?			X	
4.31	If public phones are available, is there a clear space in front of the phone of at least 30 inches by 48 inches with operable parts no more than 54 inches from the floor?			X	
4.31.5	Is at least one accessible phone hearing aid compatible with volume controls?			X	
4.34	If automated teller machines are available, is there a clear space in front of the phone of at least 30 inches by 48 inches with operable parts no more than 54 inches from the floor?			X	



1114 Grindstone Ct., Union, Kentucky 41091
(859) 657-6677

Building and Facility Evaluation and Remedial Repair Design Consultants