



INSPECTION REPORT
1736 S Broadway Ave
Boise ID 83706

INSPECTED BY
Paul Duffau CCPIA
001011
Calibre Commercial
Inspections, LLC

INSPECTION DATE
📅 9/3/2025
🕒 08:25 AM

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Summary](#)

[2 Property Overview](#)

[3 Lots & Grounds](#)

[4 Roof Structure & Covering](#)

[5 Building Exterior](#)

[6 Structural Systems](#)

[7 Mechanical Systems](#)

[8 Plumbing Systems](#)

[9 Electrical Systems](#)

[10 Life Safety Systems](#)

[11 Interior Finishes](#)

[Immediate Concerns](#)

[Deferred Costs/Non-Immediate](#)

[Invoice](#)

General Info

Property Address

1736 S Broadway Ave
Boise ID 83706

Date of Inspection

9/3/2025

Report ID

20250903-1736-S-Broadway-Ave

Customer(s)

Tracy Baggerly

Time of Inspection

08:25 AM

Real Estate Agent

Tyler Gilman

Inspection Details

Building Use:

RETAIL

Number of Buildings:

TWO

Approximate building size:

6000+ square feet

Reported Year of Construction:

1937, 1965

Apparent occupancy status:

100%

Client Is Present:

YES

Temperature:

70-79 degrees

Weather:

PARTLY CLOUDY

Wind:

LOW, 0-5 MPH

Comment Key & Definitions

This is a Commercial Building Inspection Report developed using the Standards of Practice for the CCPIA.

The scope of services for this assessment included a visit to the property with observations of the property and its improvements. The purpose of these observations was to assess the general physical condition and maintenance status of the property. The intent of this commercial building inspection report is to identify and communicate conditions of the building(s) and installed components that are categorized and listed on the inspection form, to include maintenance concerns, life safety issues, and material defects. The inspection is a visual review of readily accessible areas and components.

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

Qualifications

The lead observer for this project is Paul Duffau. He is a Certified Commercial Property Inspector (CCPIA 001011), a Certified Building Inspector (ICC 5098495), and a home inspector licensed in two states (WA 215, MT 454). He is also certified for radon, mold, FAA Drone operations, and thermography.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or buildings.

Informational (Inf) = General information regarding the building.

1. Summary

Items

1.0 Summary

Comments: Informational

The subject property at 1736 S. Broadway Avenue in Boise, Idaho, is a single-story retail center consisting of two buildings totaling approximately 6,000 square feet and constructed in phases beginning in 1937 with subsequent work in the mid-1960s. The property is fully occupied and currently supports multiple tenants, including a coin-operated laundry, salon, and sign company. The inspection was conducted on September 3, 2025, in accordance with CCPIA Standards of Practice and consisted of a visual evaluation of readily accessible systems and components to assess overall condition, maintenance status, and observable deficiencies.

Overall, the asset reflects an older, serviceable neighborhood retail property with a history of incremental updates and deferred maintenance typical of buildings of this vintage. Site grading generally directs water away from the foundation; however, the asphalt parking areas exhibit localized structural deterioration and alligator cracking and will require repair and seal coating to prevent continued degradation. The property also lacks trash enclosure improvements, and stormwater management relies primarily on surface drainage across the lot.

The roof system consists primarily of EPDM and elastomeric-coated assemblies. The majority of the EPDM roof has failed, with substantial openings visible in the membrane, indicating that near-term replacement is necessary to prevent ongoing water intrusion. Older skylights incorporate wired glass, several panes of which are broken, creating both a safety concern and an additional pathway for moisture entry.

Exterior construction includes masonry block and stucco finishes. Significant cracking and missing mortar were observed at the northeast corner of the building, and broken windows were present at the rear elevation. Entrance doors used for emergency egress currently swing inward, which does not align with modern life safety expectations and represents a hazard during evacuation. Structural elements consist of slab-on-grade concrete with masonry walls. While no major foundation movement was observed, exposed soil conditions at portions of the structure and missing insulation within most wall assemblies contribute to energy inefficiency and moisture vulnerability.

Mechanical systems include multiple gas-fired furnaces and rooftop HVAC units of varying ages. One furnace is relatively modern, while another is approximately 25 years old and beyond its expected service life, warranting replacement planning. Rooftop units in the 20-year range remain functional but are also in the final stage of their lifecycle. Cooling equipment includes newer air-conditioning systems; however, reused line sets, missing insulation, and damaged conduit were observed. Domestic hot water is provided by two on-demand gas units and a tank heater, with one system leaking at the temperature-pressure relief valve.

Plumbing systems are supplied by a well and municipal sewer. Camera inspection revealed cast-iron drain piping in poor condition with multiple low spots holding water, indicating the need for replacement. A cracked vent stack at the front of the building presents a potential pathway for sewer gases into the structure. Electrical service is estimated at approximately 800 amps with multiple panels and three-phase distribution. The electrical infrastructure shows age-related wear, including corroded breakers, missing knockouts, mismatched breaker types, loose connections, and poorly labeled panels. Several panels are obstructed or improperly installed, and at least one panel cover is not rated for the equipment it serves. These conditions represent material safety and fire risks and require correction.

Life safety systems are limited. Fire extinguishers were not observed, emergency lighting and exit signage were inadequate, and fire alarm or suppression systems were not present. Interior finishes were generally serviceable, though accessibility deficiencies were noted, including steep entrance ramps and a restroom that does not meet accessibility standards.

In summary, the property remains operational and viable as a neighborhood retail asset but is characterized by significant deferred maintenance and multiple life safety and system deficiencies. Priority items include replacement of the failed EPDM roof, correction of electrical hazards, repair or replacement of deteriorated sewer piping, installation of required life safety components, and remediation of exterior envelope deficiencies. Additional capital planning should account for aging HVAC equipment, parking lot rehabilitation, insulation upgrades, and accessibility improvements. With targeted investment and corrective repairs, the property can continue to function effectively; however, a purchaser should anticipate both immediate expenditures and longer-term capital improvements associated with an asset of this age and construction type.

2. Property Overview

Items

2.0 Property Description

Comments: Informational

The property is a single-story retail center with three business located there. The primary business is a coin-operated laundry which occupies the largest space, 1736 S. Broadway. A salon occupies 1724 S. Broadway and a sign company occupies 1742 S. Broadway. The date of initial construction was 1937. The last listed remodel was in 1979.

2.1 Legal Description

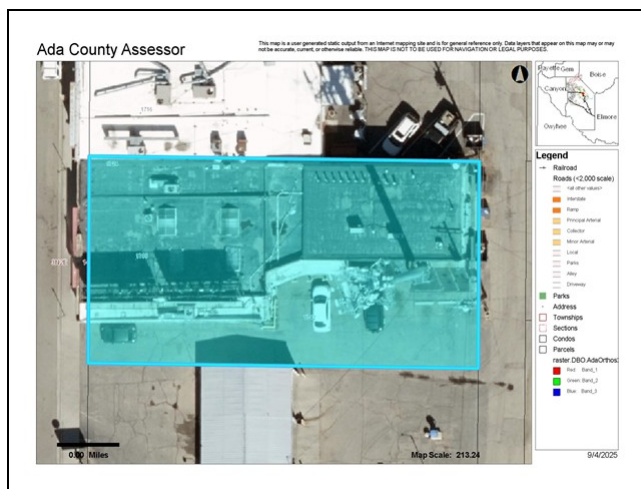
Comments: Informational

The legal description, per the Ada County Assessor's site is N 15' OF LOT 10 LTS11/12 BL 53 LONDONER 1ST SUB.

2.2 Physical Parameters

Comments: Inspected

The property is rectangular in shape and is approximately .18 acres. The frontage is along S. Broadway with businesses to either side and an alley to the rear.



2.2 Item 1 (Picture)

2.3 Permit Information

Comments: Informational

(1) A very limited permit record was available for this property. It appears that no permits were obtained for the newer roof or for newer mechanical equipment.

(2) There does not appear to be a remodel permit for the hair salon.

3. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:WALL-MOUNTED
STREET LIGHTS

Items

3.0 Grading

Comments: Inspected

Grading at the perimeter of the subject property was observed to be generally positive, directing water away from the foundation.

No readily observable material deficiencies were noted.

3.1 Parking Lots, Structures, & Drives

Comments: Inspected

Parking lot surfaces materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base.

The asphalt surface in several locations was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface and possibly the subsurface structure..The asphalt surface is due for seal-coating. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.

3.2 Sidewalks & Patios

Comments: Inspected

The sidewalks were constructed from poured concrete.

No readily observable material deficiencies were noted.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

3.3 Landscaping

Comments: Not Present

No landscaping was present.

3.4 Stormwater Management

Comments: Inspected

Storm water management appear to be accomplished by sheeting action across the parking lot.

No readily observable material deficiencies were noted.

3.5 Fences & Enclosures

Comments: Not Present

No enclosure was present for the trash dumpsters.

3.6 Retaining Walls

Comments: Not Present

3.7 Property Lighting

Comments: Inspected

Site lighting included: wall-mounted lighting and street lighting

No readily observable material deficiencies were noted.

3.8 Property Signage

Comments: Inspected

No readily observable material deficiencies were noted.

3.9 Exterior Amenities

Comments: Inspected

(1) There were two billboards located on the roof. Recommend gathering information from the owner regarding the income derived from these.



3.9 Item 1 (Picture)

(2) The property is co-located with a cell tower operated by Verizon. Recommend asking owner about the income derived from the tower.

3.10 Site Safety Systems

Comments: Not Present

4. Roof Structure & Covering

Styles & Materials

Roof Type:

FLAT

Roof Materials:

EPDM

Attic Framing:

RAFTED

Roof Ventilation:

NONE PRESENT

Attic Insulation:FIBERGLASS BATT
RIGID FOAM**Method of Inspection - Roof:**

TRAVERSED

Items

4.0 Roof Access/Attic Access

Comments: Inspected

The roof was accessed by ladder.

4.1 Roof Coverings

Comments: Inspected

(1) The observed roof coverings are: EPDM and elastomeric coated foam.

(2) The rear portion of the roof over the Clearwire space has been replaced.

(3) The majority of the EPDM roof has failed with substantial openings in the surface.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.2 Roof Flashings

Comments: Inspected

4.3 Roof Penetrations

Comments: Inspected

4.4 Roof Drainage

Comments: Not Present

4.5 Parapets/Safety Railings

Comments: Not Present

4.6 Roof Structure

Comments: Inspected

The roof is constructed using beams and ceiling joists or rafters. No readily observable material deficiencies were noted.

4.7 Attic Ventilation

Comments: Not Present

4.8 Attic Insulation

Comments: Inspected

No readily observable material deficiencies were noted.

4.9 Skylights

Comments: Inspected

Skylights are an older style with wired safety glass. Several panes of glass are broken. Wire safety glasses no longer recommended in areas where glass can become broken in a hazard. Recommend replacing with tempered glass.



4.9 Item 1 (Picture)

4.10 Chimneys

Comments: Not Present

5. Building Exterior

Styles & Materials

Exterior Wall Coverings:

CONCRETE MASONRY
STUCCO

Trim Materials:

NONE

Window Materials:

THERMAL PANED METAL-CASING
THERMAL PANED VINYL
SINGLE PANED METAL

Door Materials:

ANODIZED METAL SINGLE PANED
STEEL SECURITY DOOR
WOOD

Items

5.0 Exterior Wall Coverings

Comments: Inspected

- (1) The exterior wall covering materials included masonry block and stucco.
- (2) Substantial cracking with missing mortar noted at the northeast corner of the building.



5.0 Item 1 (Picture)

5.1 Eaves

Comments: Not Present

5.2 Windows & Frames

Comments: Inspected

- (1) The windows are a combination of fixed pane, anodized metal, vinyl framed thermal panes, and metal framed single pane glass.
- (2) Broken windows noted at the rear of the building.
- (3) Older single pane windows are not energy efficient.

5.3 Exterior Doors & Frames

Comments: Inspected

- (1) Entrance doors (also used for emergency egress) should open to the outside to facilitate evacuation in an emergency. Doors on this structure opened inward, instead. This is a safety hazard.



5.3 Item 1 (Picture)

(2) The older doors do not appear to have tempered glass. This is a safety hazard.

5.4 Decks & Balconies

Comments: Not Present

5.5 Stairs

Comments: Not Present

6. Structural Systems

Styles & Materials

Foundation Type:

SLAB-ON-GRADE

Foundation Materials:

CONCRETE

Floor Structure:

CONCRETE

Column Materials:

NONE

Wall Structure:

MASONRY

Wall Insulation (Where Visible):

NONE

Items

6.0 Foundation System

Comments: Inspected

(1) The subject property had a slab-on-grade foundation system.

The foundation was constructed of poured concrete (possibly without reinforcing steel).

No readily observable material deficiencies were noted.

(2) Portions of the front of the building was built similarly to a crawlspace. Exposed soil was visible. Recommend adding a vapor barrier.

6.1 Structural Wall Framing

Comments: Inspected

6.2 Structural Columns

Comments: Not Present

6.3 Floor Structure

Comments: Inspected

6.4 Insulation

Comments: Inspected

Insulation is missing on the majority of walls.

7. Mechanical Systems

Items

7.0 Heating Equipment

Comments: Inspected

(1) There are two gas-fired furnaces located within the building with two more unitary gas-fired units that are roof-mounted.

(2) The front furnace, located in a closet off the office, was a gas-fired induced draft Bryant furnace that was approximately 5 years old.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

(3) The second furnace was located in the rear of the building and was manufactured by Trane. This unit was rated at 120,000 BTUs and was approximately 25 years old.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is beyond a normal service life. Recommend replacement..



7.0 Item 1 (Picture)

(4) The first rooftop unit was manufactured by Carrier and was 20 years old. It delivered 60,000 BTUs of heating capacity and 2 tons of cooling capacity.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..



7.0 Item 2 (Picture)

(5) The second rooftop unit was manufactured by Carrier and was 22 years old. It delivered 40,000 BTUs of heating capacity and 1.5 tons of cooling capacity.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..

Carrier Corporation
7316 W. 11TH STREET
INDIANAPOLIS, IN 46231

MODEL 48GS-018040301--
SERIAL 4403G41177

FACTORY CHARGED

COMP	QTY	VOLTS	AC	PH	HZ	RLA	LRA	REF. SYSTEM	R-22	TEST PRESSURE	GAGE
COMPR	1	208/230	1	60	0.8	45	2.7	LBS	1.2	373 PSI	2568 kPa
COMPR								LBS		175 PSI	1207 kPa

FAN MTR	QTY	VOLTS	AC	PH	HZ	FLA
OUTDOOR	1	208/230	1	60	0.8	
INDOOR	1	208/230	1	60	1.8	
OTHER						
COMBUST	1	208/230	1	60	0.6	

CHARGE SYSTEM PER INSTALLATION INSTRUCTIONS
FOR OUTDOOR INSTALLATION ONLY

POWER 208/230 1 PH 60 HZ
VOLTAGE OF UNIT 253 MAX 187 VOLT

MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS

MAX. OVERHANG 48 IN. 1219 mm TOP 14 IN. 356 mm BOTTOM 5 IN. 127 mm
SIDE 9 IN. 229 mm DUCT SIDE 2 IN. 51 mm PLUE SIDE 36 IN. 915 mm

* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A-B-C OR C ROOFING MATERIAL

PIN 13.9 THIS FUSE IS A FUSE
CCT 20 REQUIRES TYPE 250 REC. 20
APPS 13 50 MINIMUM UNIT DISCONNECT
FUSE 13 50

DESIGNATED IN-FLUX OUTLET AIR TEMPERATURE 160F 71.1C

AIR TEMP RISE 30-60F
16.7-33.3C

IN-FLUX	IN-FLUX	IN-FLUX	IN-FLUX	IN-FLUX	IN-FLUX
44	40000	32600	81.4		
11.7	9.5				
33300	27100	81.4 NATURAL			
9.7	7.9				

MAX SUPPLY PRESSURE 13.0HC 3.2KPA MAX 4.0HC 0.99KPA
MAX FIELD PRESSURE 3.5HC 0.87KPA

UL LISTED

CAUTION-NOTICE TO RIGGERS:
ACCESS PANEL MUST BE IN PLACE WHEN RIGGING.
Use top and bottom access panel.

7.0 Item 3 (Picture)

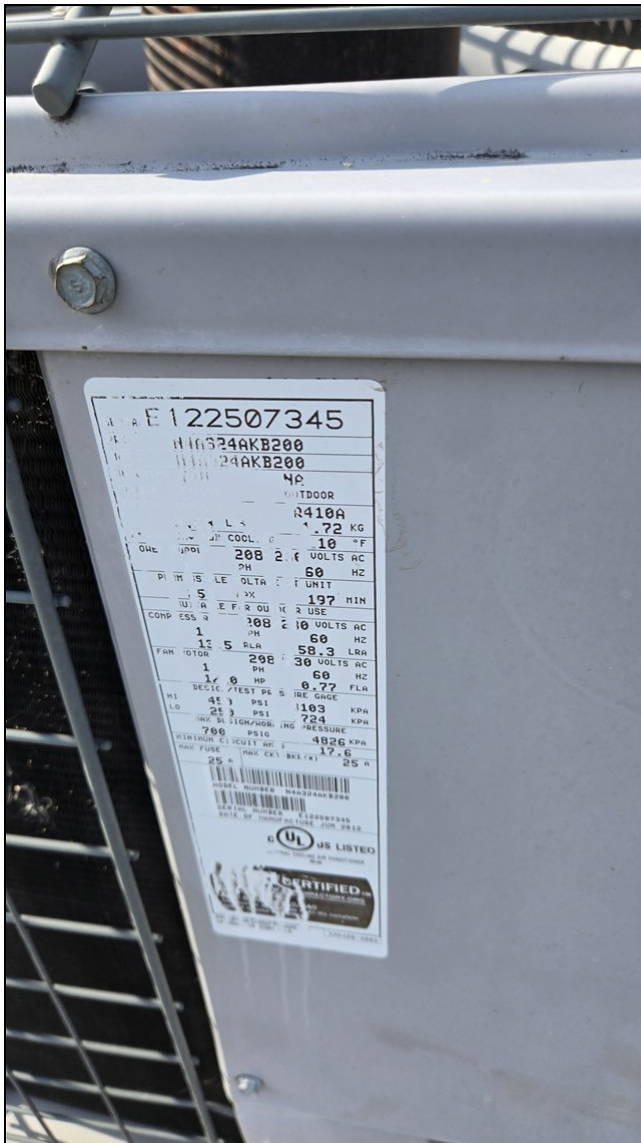
7.1 Cooling Equipment

Comments: Inspected

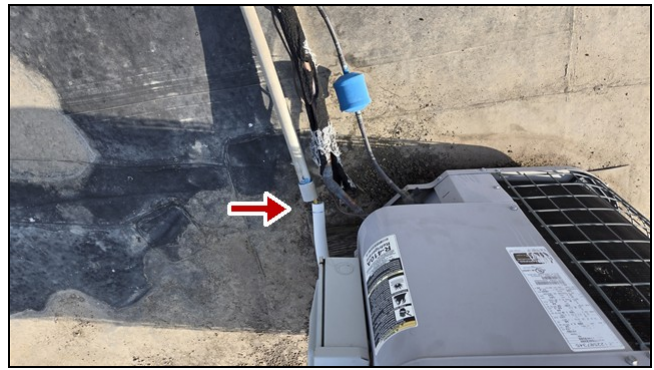
(1) These units use R-410A refrigerants. 410A refrigerants are in a phase out due to government regulations, but not banned outright. Servicing existing systems with R-410A will remain legal, but the refrigerant will become more expensive and less available over time due to phase-down limits. More information is available from this [article](#).

(2) The first air conditioner was manufactured by Carrier and was 1 years old. The unit was rated at 2 tons of cooling capacity.

The line sets for this unit appeared to be reused. Insulation was missing. The electrical conduit is damaged.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

(3) The second air conditioner appeared to be a Bryant and was approximately 4 years old with 2 tons of cooling capacity.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

No readily observable material deficiencies were noted.



7.1 Item 4 (Picture)

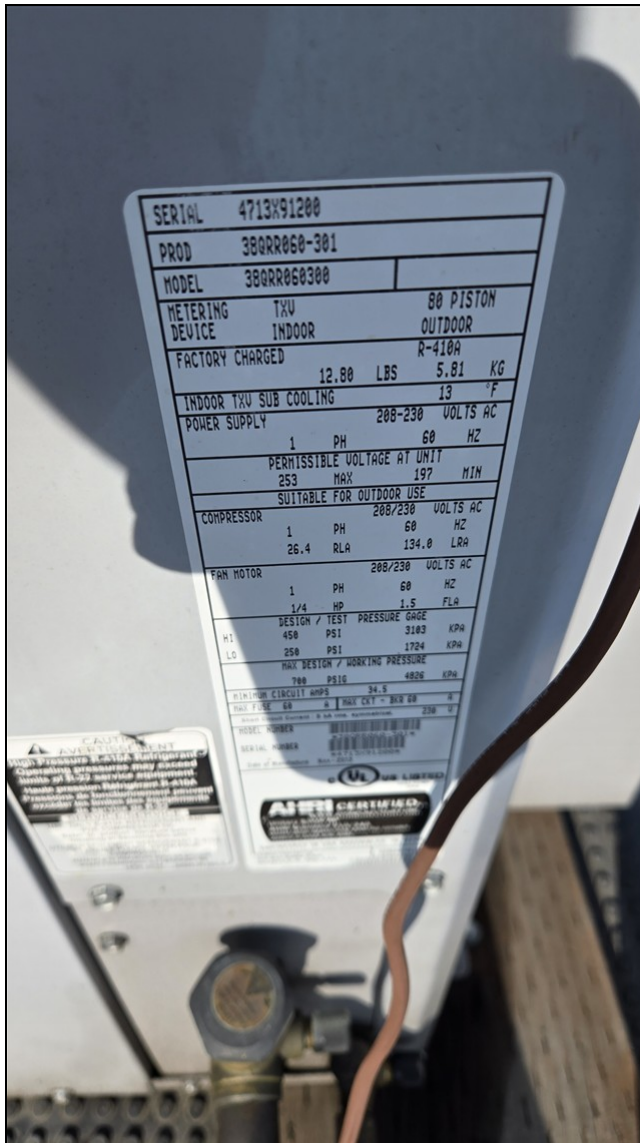
7.2 Heat Pump Equipment

Comments: Inspected

(1) The first heat pump was a Carrier unit that was 12 years old. It delivered 5 tons of cooling capacity and approximately 60,000 BTUs of heating.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

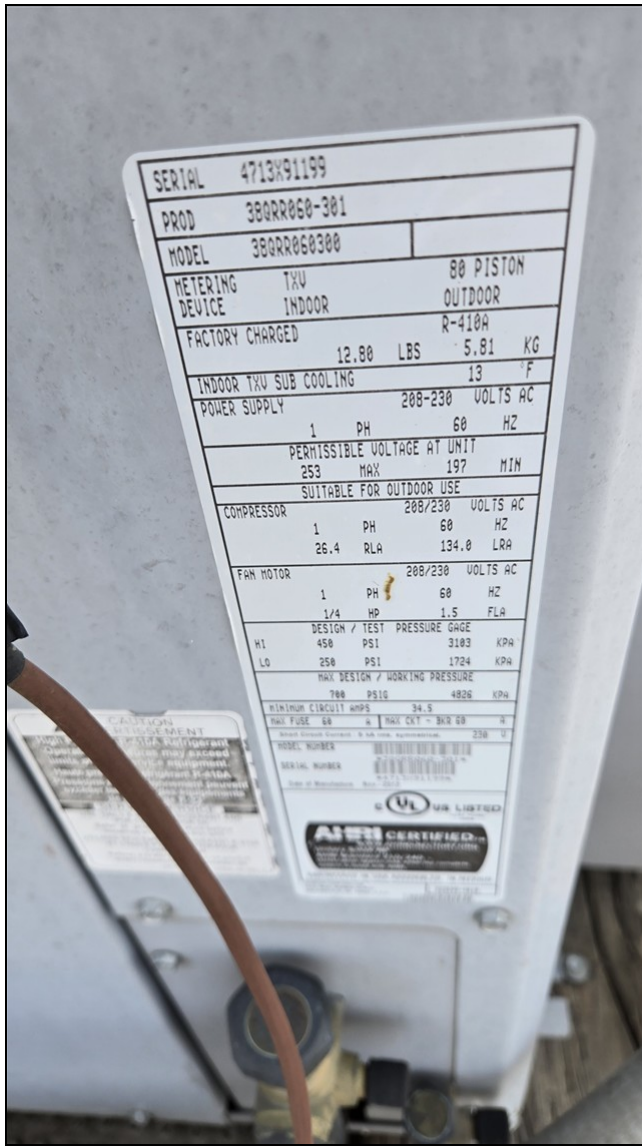


7.2 Item 1 (Picture)

(2) The second heat pump was a Carrier unit that was 12 years old. It delivered 5 tons of cooling capacity and approximately 60,000 BTUs of heating.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.



7.2 Item 2 (Picture)

7.3 Distribution Systems

Comments: Inspected

7.4 Domestic Water Heating

Comments: Inspected

- (1) Three water heaters were noted. Two were on-demand gas-fired heaters while one was a tank heater.
- (2) The two on-demand water heaters were manufactured by Rinnai and appeared to be approximately 10 years old.

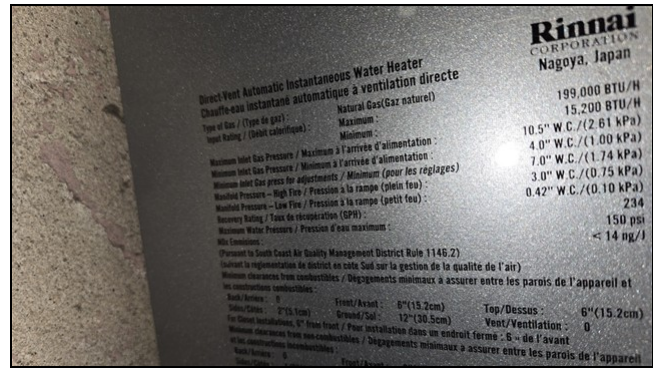
This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

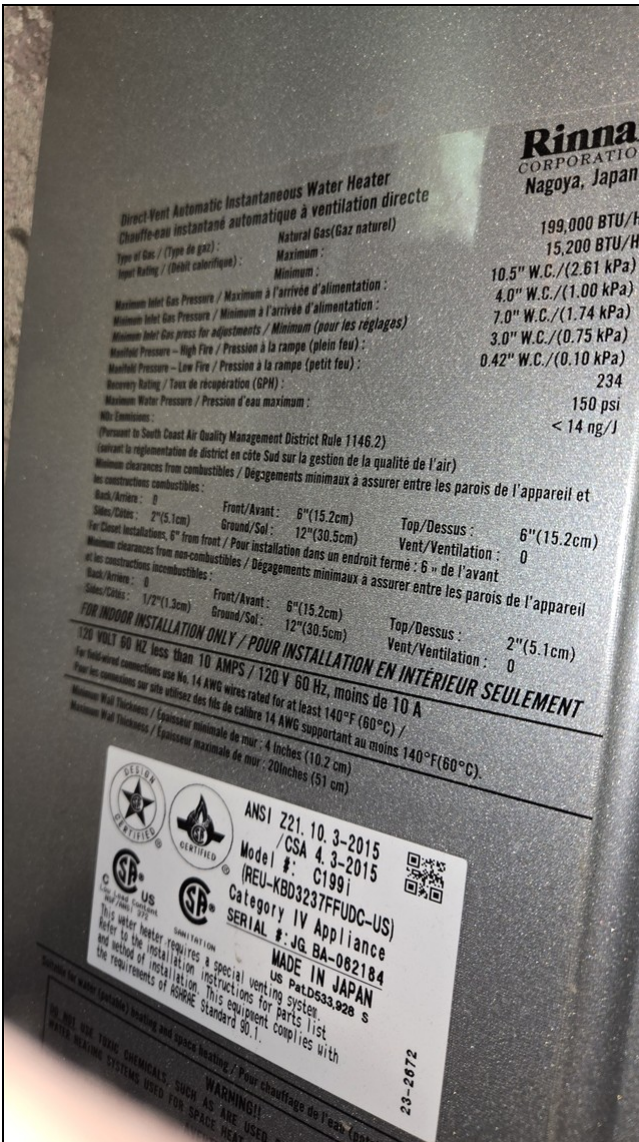
One of the heaters was leaking at the temperature pressure relief valve.



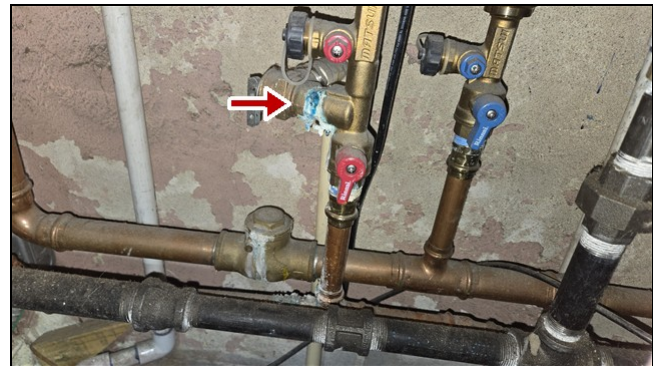
7.4 Item 1 (Picture)



7.4 Item 2 (Picture)



7.4 Item 3 (Picture)



7.4 Item 4 (Picture)

(3) The third water heater was manufactured by Rheem and had a capacity of 115 gallons. This unit was 4 years old.



7.4 Item 5 (Picture)

7.5 Ventilation Systems - General

Comments: Not Present

7.6 Commercial Washers/Dryers

Comments: Inspected

The dryers were gas-fired systems.

No readily observable material deficiencies were noted.

8. Plumbing Systems

Styles & Materials

Water Source:

WELL

Waste System:

SEWER

Supply Piping Materials:

 PEX
 COPPER
 GALVANIZED

DWV Materials:

 CAST IRON
 GALVANIZED

Gas/Fuel:

NATURAL GAS

Gas Meter Locations:

REAR

Gas Supply Materials:

 BLACK IRON
 FLEXIBLE APPLIANCE CONNECTOR

Items

8.0 Water Main

Comments: Not Present

Building was supplied with water from a well located in the floor by the door on the side facing the car wash.

8.1 Supply Piping

Comments: Inspected

(1) The observed water supply piping included copper and galvanized steel.

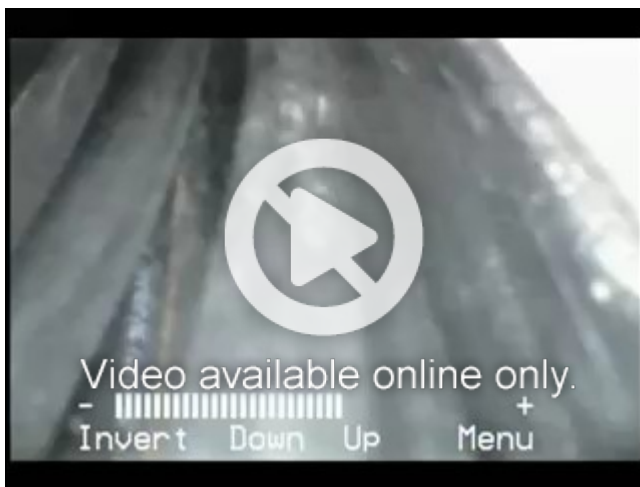
No readily observable material deficiencies were noted.

(2) Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time.

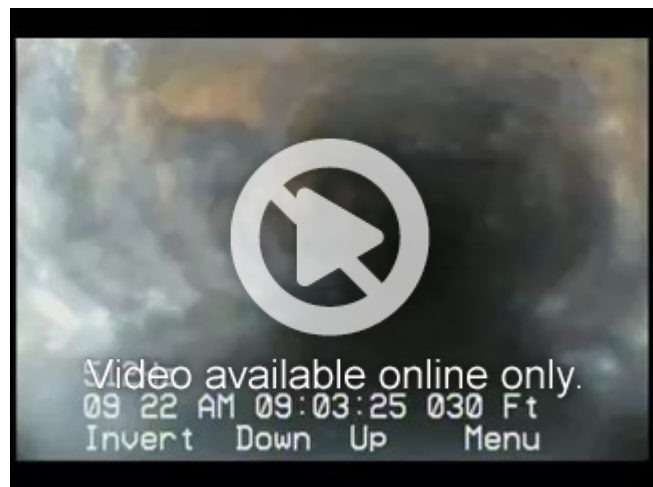
8.2 Drain, Waste, & Vent Systems

Comments: Inspected

(1) Sewer inspection was conducted using a camera attached to a fiber optic system. Video is attached. The sewer camera was inserted at the clean out behind the bathroom. The plumbing line ran from that point back to the back of the building toward the alleyway. The following was noted for the sewer line in 1736 Broadway. The piping material was cast iron. This material was in very poor condition and is due for replacement. Multiple low spots where water was accumulating were noted.



8.2 Item 1 (Video)



8.2 Item 2 (Video)

(2) The vent stack in the front of the building is cracked. This will lead to the release of sewer gases.



8.2 Item 3 (Picture)

8.3 Fuel Gas Systems

Comments: Inspected

The gas meters for this building was located at the Southeast corner by the doors. No readily observable material deficiencies were noted.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

8.4 Restrooms

Comments: Inspected

A single restroom was present. This restroom had a sink and a toilet. The toilet was plugged by a customer and not tested. The bathroom is not handicap accessible.

9. Electrical Systems

Styles & Materials

Service Entrance Location:

OVERHEAD

Meter Location:

EXTERIOR

Service Disconnect:

EXTERIOR, AT METER

Service Size:

800 AMPS

ESTIMATED

Service Voltage:

120/240/480V

120/240/208V

Service Grounding:

DRIVEN ROD,

Service Entrance Wiring:

NOT VISIBLE

Wiring Materials:

SOLID COPPER

STRANDED COPPER

STRANDED ALUMINUM

Items

9.0 Service Entrance

Comments: Inspected

The data plate for the main switch was not legible. The following are my estimates. The service entrance for the subject property is overhead to a masthead located at rear right side of the structure. The service size was 800 amps (estimated). The delivered power was a three phase, four wire system with 120/240/480V or 120/240/208V.

The Clearwire and Verizon systems had separate power. These were overhead and connected to a Square D meter pack that was rated for 800 amps.



9.0 Item 1 (Picture)

9.1 Bonding & Grounding

Comments: Inspected

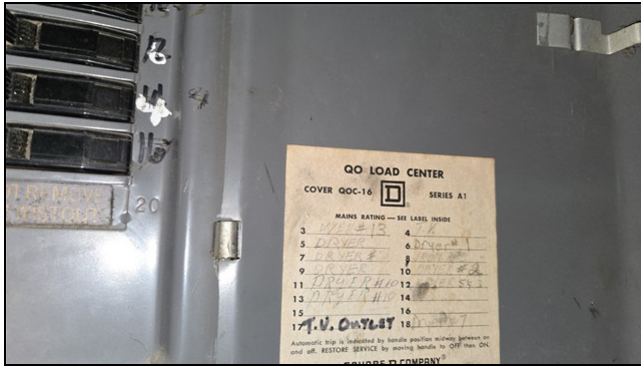
No readily observable material deficiencies were noted.

9.2 Cabinets & Panels

Comments: Inspected

(1) A total of seven panels were observed. Covers were removed from several. Data plates were missing on several panels. In one case, the panel data plate did not match the manufacturer. One panel was not accessible as it was in a locked room and observed from a distance over a wall.

Panels were manufactured by Cutler-Hammer, Square D, and (estimated) ITE. Ratings, where visible, ranged from 125 amps to 200 amps with several panels having 3 phase wiring.



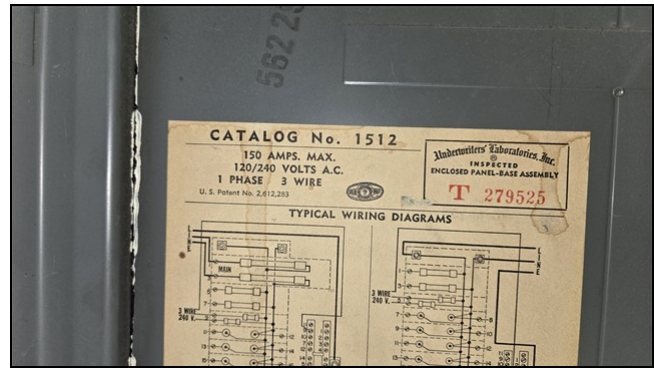
9.2 Item 1 (Picture)



9.2 Item 2 (Picture)



9.2 Item 3 (Picture)



9.2 Item 4 (Picture)



9.2 Item 5 (Picture)

(2) The electrical panels are aging and likely near the end of its service life. While panels such as these have proven to be reliable over a period of years, industry standards suggest that panels have a safe service life of approximately 60 years. Recommend holding reserves for replacement.

(3) Panels are poorly marked. This is a safety hazard.

Multiple panels had missing knockouts. This is a safety hazard.

Multiple circuit breaker in multiple electrical service panels were corroded. This will not allow for the proper transfer of electricity and can lead to overheating.

The two panels in the mechanical room with the water heaters had breakers located too high from the ground. Breakers can be no higher than 6'7" to allow for proper access by shorter than average individuals.

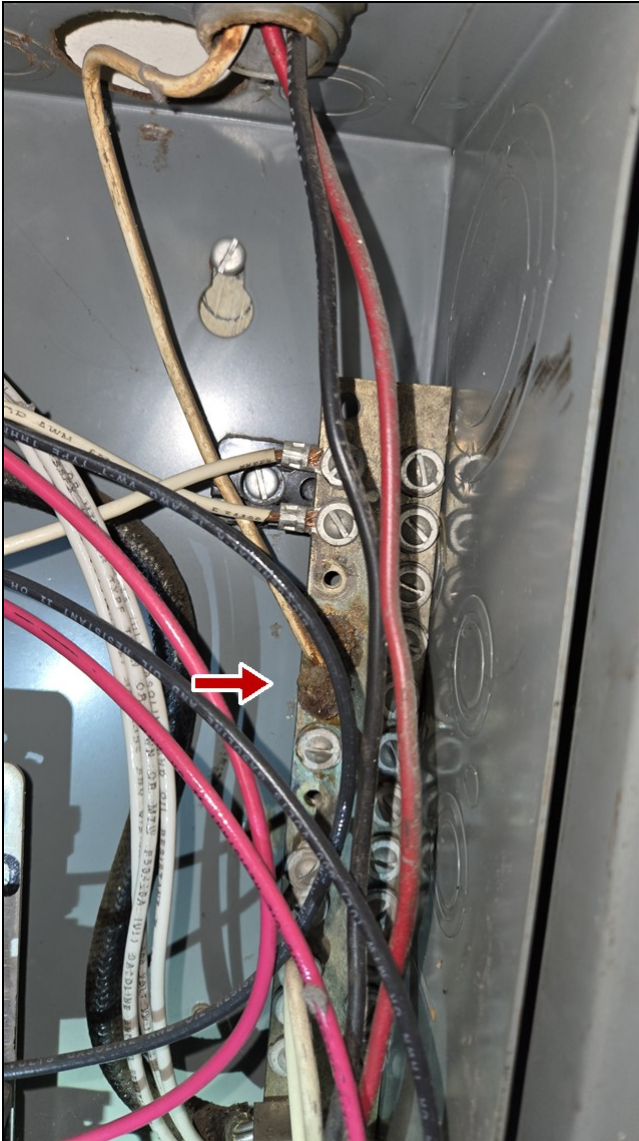
One panel is located behind the front dryers. This panel does not have adequate clearance to the front (minimum 36" required.)

Breakers were mismatched with panels. In one instance, GE, ITE, and Square D breakers were noted in the same panel.

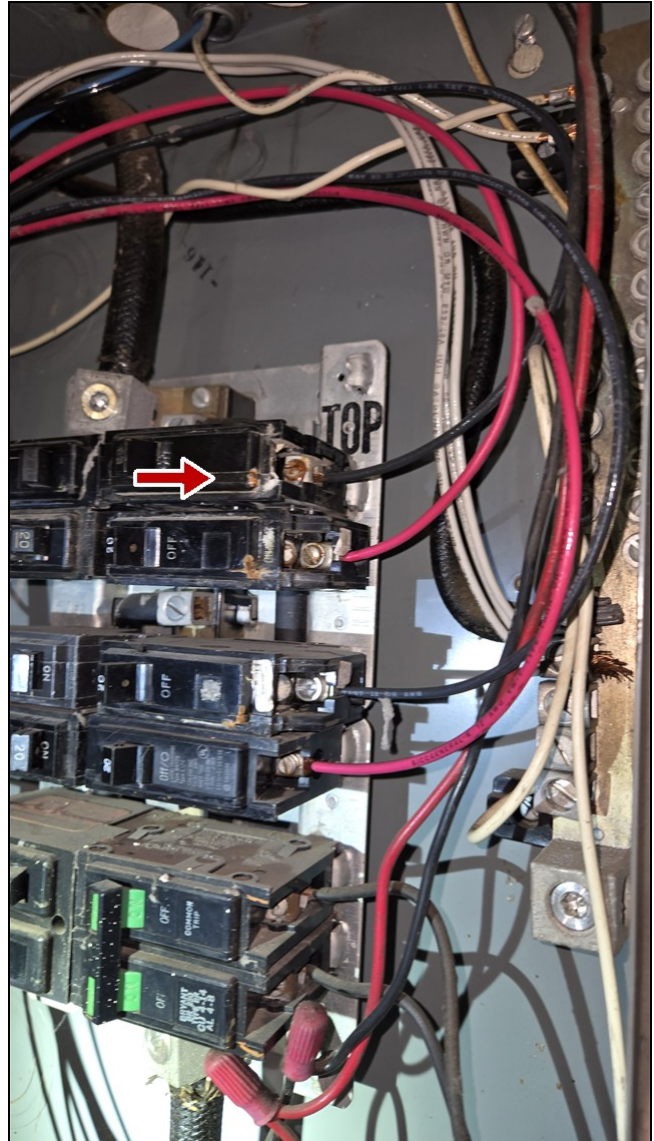
Breakers appeared to be missing bonds for 240v circuits but this is based on wiring as panel markings were inadequate.

Breakers were loose on the bus bar in two panels. This can create arcing between the contact for the breaker and the energized bus. Such arcing is a fire hazard.

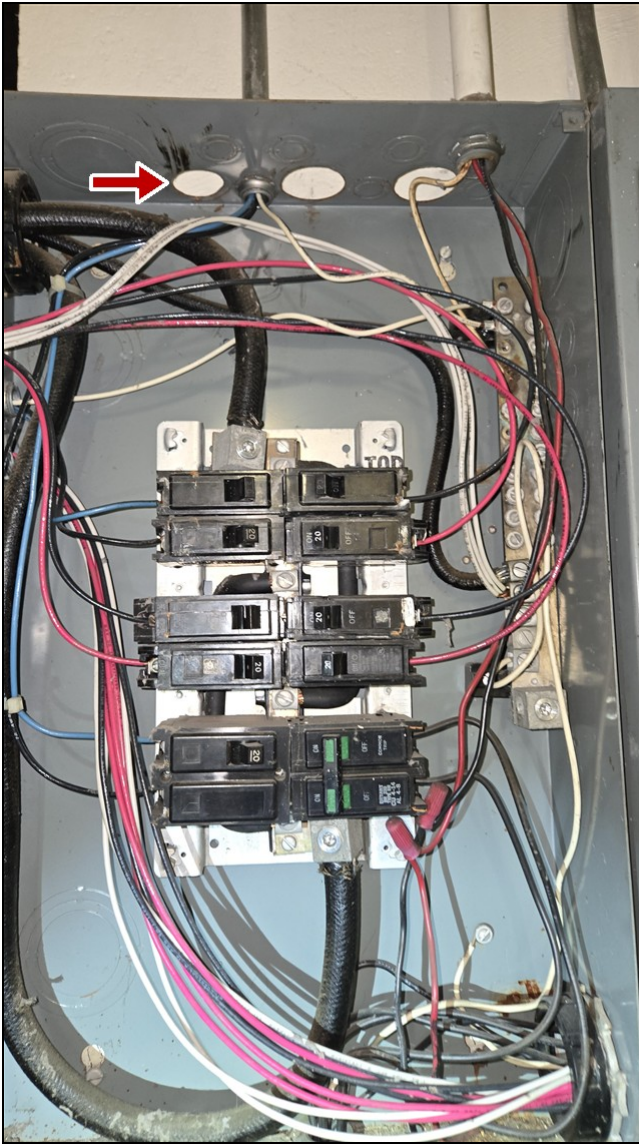
A Federal Pacific Electric panel cover was used on Cutler Hammer breakers. This is not a rated cover and should be replaced.



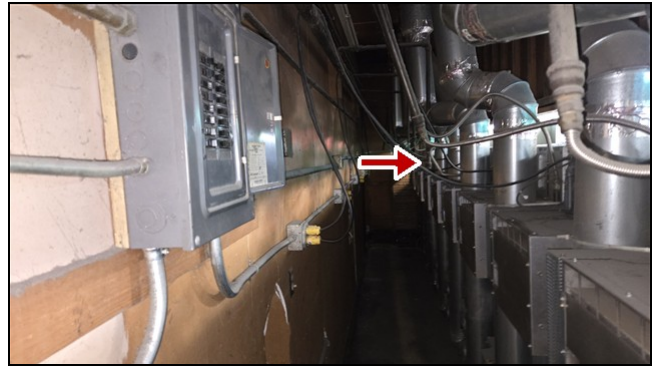
9.2 Item 6 (Picture)



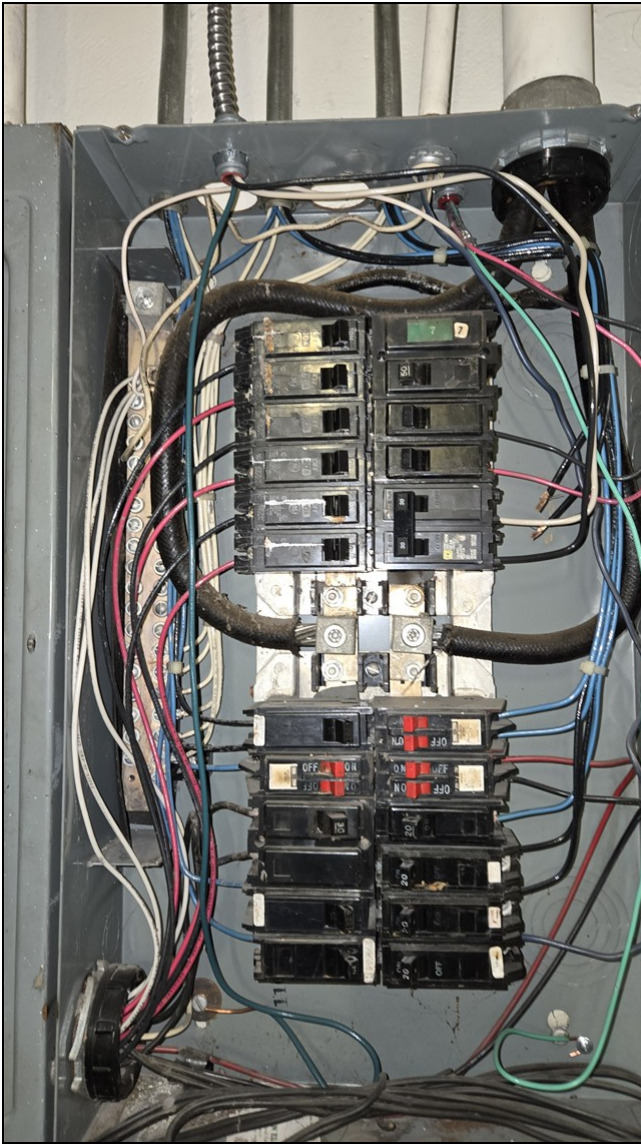
9.2 Item 7 (Picture)



9.2 Item 8 (Picture)



9.2 Item 9 (Picture)



9.2 Item 10 (Picture)

9.3 Branch Wiring

Comments: Inspected

No readily observable material deficiencies were noted.

9.4 Receptacles, Switches, & Lighting

Comments: Inspected

9.5 GFCI & AFCI

Comments: Not Present

10. Life Safety Systems

Items

10.0 Fire Access Lanes

Comments: Inspected

No readily observable material deficiencies were noted.

10.1 Fire Hydrant Locations

Comments: Inspected

10.2 Fire Alarm Systems

Comments: Not Present

None present.

10.3 Portable Fire Extinguishers

Comments: Not Present

Fire extinguishers were not observed. This is a safety hazard.

10.4 Fire Suppression Systems

Comments: Not Present

10.5 Emergency Lighting/Signage

Comments: Not Present

There was no emergency lighting and minimal signage that does not meet current standards. Recommend installation to meet OSHA regulations. This includes an exit route adequately lighted so that an employee with normal vision can see along the exit route. Each exit must be clearly visible and marked by a sign reading "Exit." Additionally, the line-of-sight to an exit sign must clearly be visible at all times. Each doorway or passage along an exit access that could be mistaken for an exit must be marked "Not an Exit" or similar designation, or be identified by a sign indicating its actual use (e.g., closet). Each exit sign must be illuminated to a surface value of at least five foot-candles (54 lux) by a reliable light source and be distinctive in color.

11. Interior Finishes

Styles & Materials

Ceiling Materials:

DRYWALL
ACOUSTIC TILE
OPEN FRAMING

Wall Materials:

DRYWALL
OPEN FRAMING
MASONRY

Floor Coverings:

VINYL
CONCRETE

Items

11.0 Ceiling Finishes

Comments: Inspected

No readily observable material deficiencies were noted.

11.1 Interior Wall Finishes

Comments: Inspected

No readily observable material deficiencies were noted.

11.2 Interior Floor Coverings

Comments: Inspected

Both entrances led to ramps that were too steep for handicap access.

11.3 Interior Doors

Comments: Inspected

11.4 Interior Stairs

Comments: Not Present

11.5 Cabinetry

Comments: Not Present

11.6 Appliances

Comments: Not Present

Immediate Concerns



Calibre Commercial Inspections, LLC

308 2nd St,
Asotin, WA 99402
208-305-6245

Customer
Tracy Baggerly

Address
1736 S Broadway Ave
Boise ID 83706

4. Roof Structure & Covering

4.1 Roof Coverings

Inspected

(3) The majority of the EPDM roof has failed with substantial openings in the surface.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.9 Skylights

Inspected

Skylights are an older style with wired safety glass. Several panes of glass are broken. Wire safety glasses no longer recommended in areas where glass can become broken in a hazard. Recommend replacing with tempered glass.



4.9 Item 1 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(2) Substantial cracking with missing mortar noted at the northeast corner of the building.



5.0 Item 1 (Picture)

5.2 Windows & Frames

Inspected

(2) Broken windows noted at the rear of the building.

5.3 Exterior Doors & Frames

Inspected

(1) Entrance doors (also used for emergency egress) should open to the outside to facilitate evacuation in an emergency. Doors on this structure opened inward, instead. This is a safety hazard.



5.3 Item 1 (Picture)

6. Structural Systems

6.4 Insulation

Inspected

Insulation is missing on the majority of walls.

7. Mechanical Systems

7.0 Heating Equipment

Inspected

(3) The second furnace was located in the rear of the building and was manufactured by Trane. This unit was rated at 120,000 BTUs and was approximately 25 years old.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is beyond a normal service life. Recommend replacement..



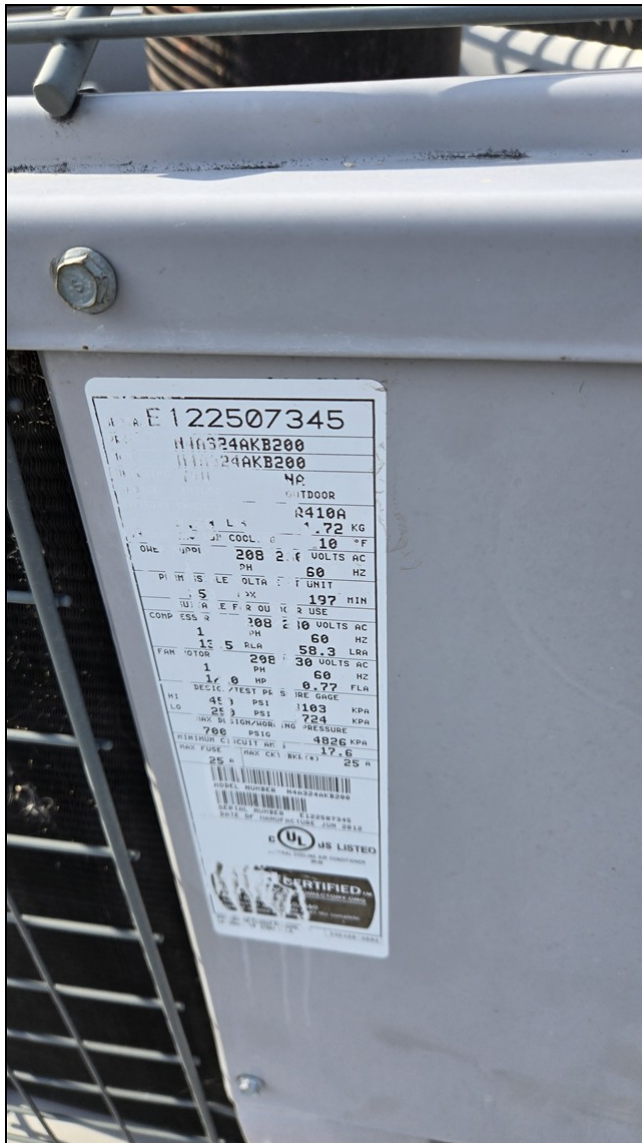
7.0 Item 1 (Picture)

7.1 Cooling Equipment

Inspected

(2) The first air conditioner was manufactured by Carrier and was 1 years old. The unit was rated at 2 tons of cooling capacity.

The line sets for this unit appeared to be reused. Insulation was missing. The electrical conduit is damaged.



7.1 Item 1 (Picture)



7.1 Item 2 (Picture)



7.1 Item 3 (Picture)

8. Plumbing Systems

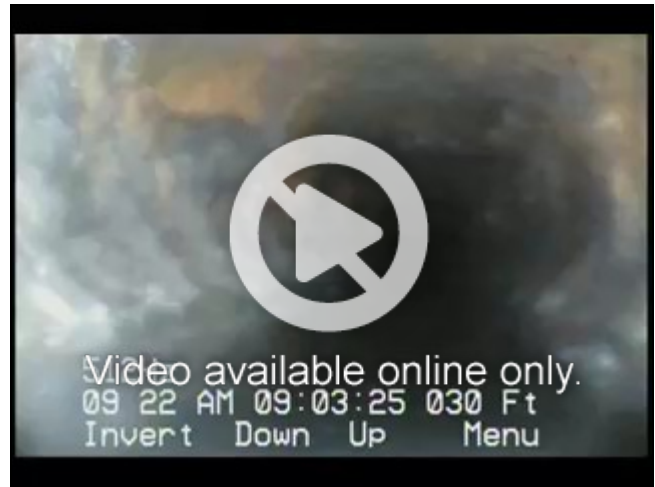
8.2 Drain, Waste, & Vent Systems

Inspected

(1) Sewer inspection was conducted using a camera attached to a fiber optic system. Video is attached. The sewer camera was inserted at the clean out behind the bathroom. The plumbing line ran from that point back to the back of the building toward the alleyway. The following was noted for the sewer line in 1736 Broadway. The piping material was cast iron. This material was in very poor condition and is due for replacement. Multiple low spots where water was accumulating were noted.



8.2 Item 1 (Video)



8.2 Item 2 (Video)

(2) The vent stack in the front of the building is cracked. This will lead to the release of sewer gases.



8.2 Item 3 (Picture)

9. Electrical Systems

9.2 Cabinets & Panels

Inspected

(3) Panels are poorly marked. This is a safety hazard.

Multiple panels had missing knockouts. This is a safety hazard.

Multiple circuit breaker in multiple electrical service panels were corroded. This will not allow for the proper transfer of electricity and can lead to overheating.

The two panes in the mechanical room with the water heaters had breakers located too high from the ground. Breakers can be no higher than 6'7" to allow for proper access by shorter than average individuals.

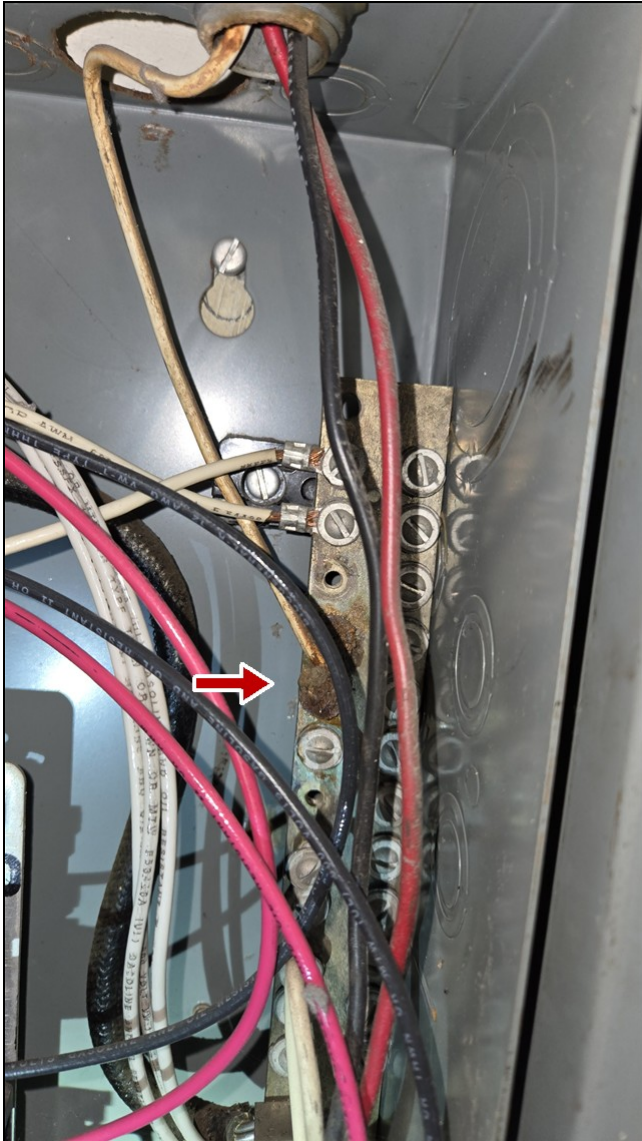
One panel is located behind the front dryers. This panel does not have adequate clearance to the front (minimum 36" required.)

Breakers were mismatched with panels. In one instance, GE, ITE, and Square D breakers were noted in the same panel.

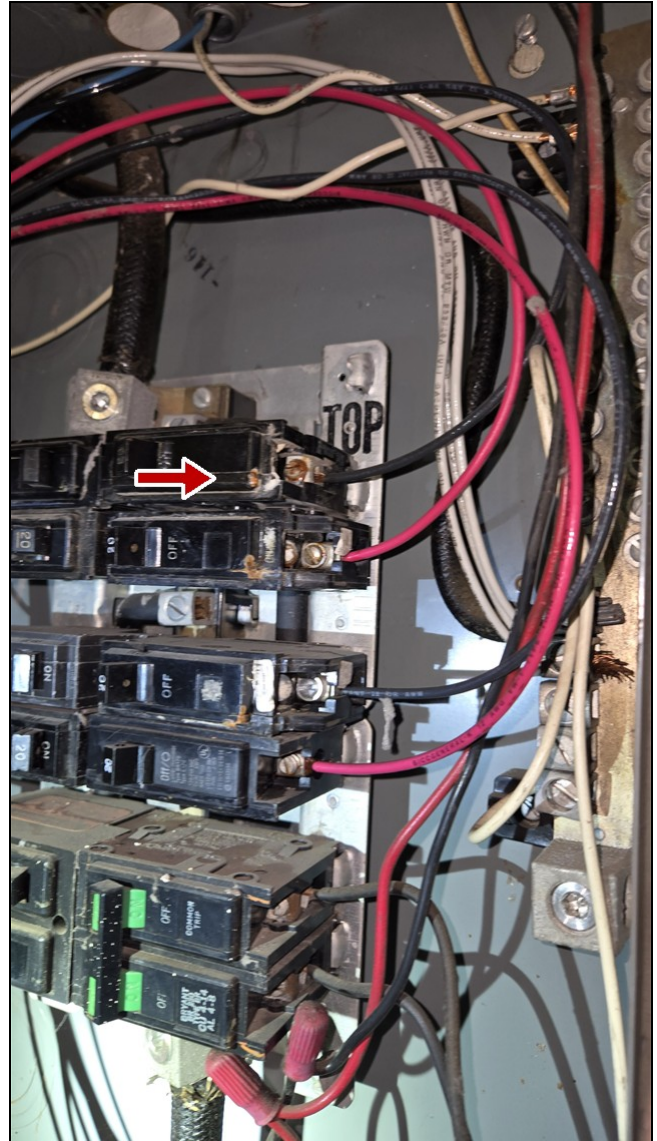
Breakers appeared to be missing bonds for 240v circuits but this is based on wiring as panel markings were inadequate.

Breakers were loose on the bus bar in two panels. This can create arcing between the contact for the breaker and the energized bus. Such arcing is a fire hazard.

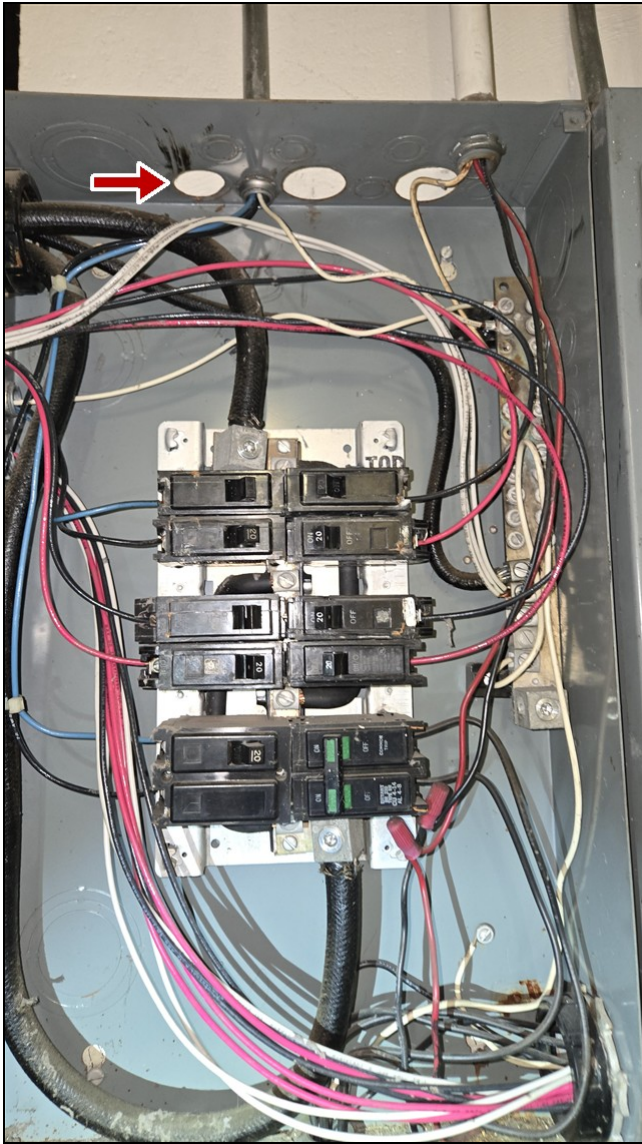
A Federal Pacific Electric panel cover was used on Cutler Hammer breakers. This is not a rated cover and should be replaced.



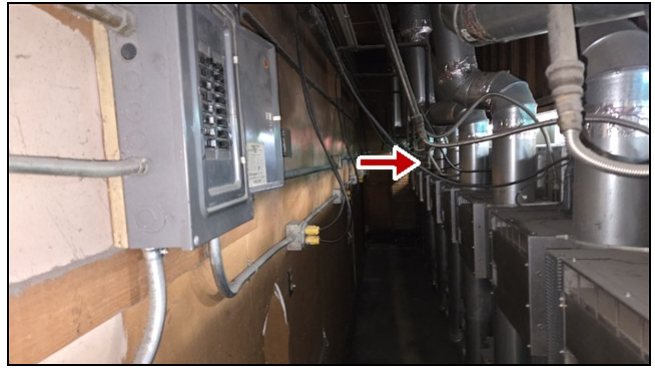
9.2 Item 6 (Picture)



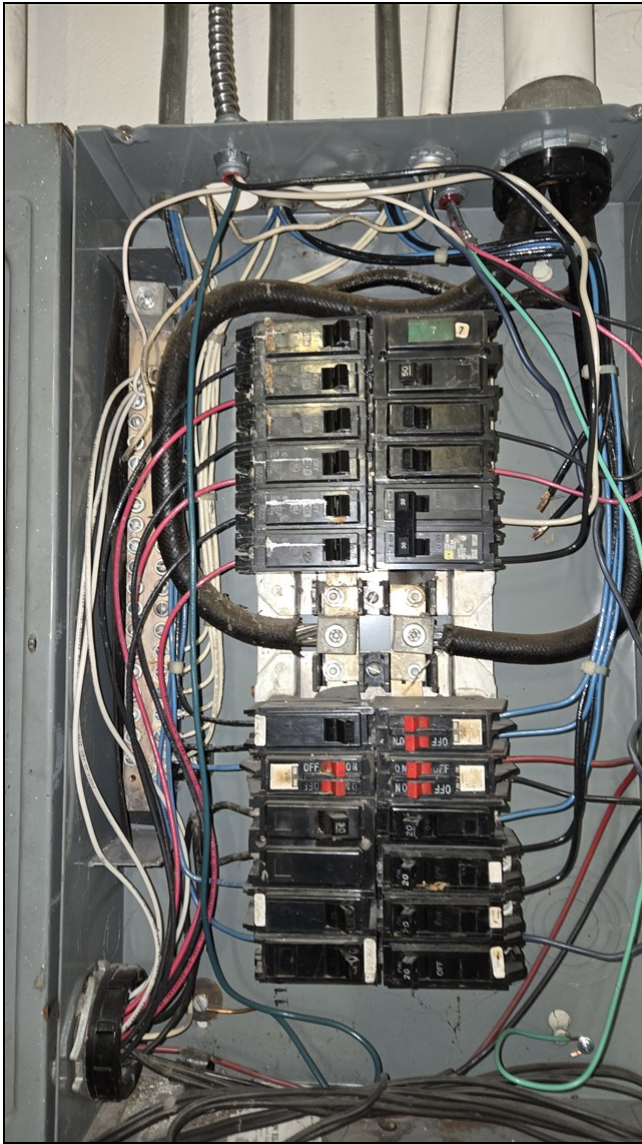
9.2 Item 7 (Picture)



9.2 Item 8 (Picture)



9.2 Item 9 (Picture)



9.2 Item 10 (Picture)

10. Life Safety Systems

10.3 Portable Fire Extinguishers

Not Present

Fire extinguishers were not observed. This is a safety hazard.

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Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

308 2nd St,
Asotin, WA 99402
208-305-6245

Customer
Tracy Baggerly

Address
1736 S Broadway Ave
Boise ID 83706

3. Lots & Grounds

3.1 Parking Lots, Structures, & Drives

Inspected

Parking lot surfaces materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base.

The asphalt surface in several locations was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface and possibly the subsurface structure..The asphalt surface is due for seal-coating. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.

5. Building Exterior

5.3 Exterior Doors & Frames

Inspected

(2) The older doors do not appear to have tempered glass. This is a safety hazard.

6. Structural Systems

6.0 Foundation System

Inspected

(2) Portions of the front of the building was built similarly to a crawlspace. Exposed soil was visible. Recommend adding a vapor barrier.

7. Mechanical Systems

7.0 Heating Equipment

Inspected

(2) The front furnace, located in a closet off the office, was a gas-fired induced draft Bryant furnace that was approximately 5 years old.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

(4) The first rooftop unit was manufactured by Carrier and was 20 years old. It delivered 60,000 BTUs of heating capacity and 2 tons of cooling capacity.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..



7.0 Item 2 (Picture)

8. Plumbing Systems

8.1 Supply Piping

Inspected

(2) Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time.

8.4 Restrooms

Inspected

A single restroom was present. This restroom had a sink and a toilet. The toilet was plugged by a customer and not tested. The bathroom is not handicap accessible.

9. Electrical Systems

9.2 Cabinets & Panels

Inspected

(2) The electrical panels are aging and likely near the end of its service life. While panels such as these have proven to be reliable over a period of years, industry standards suggest that panels have a safe service life of approximately 60 years. Recommend holding reserves for replacement.

10. Life Safety Systems**10.5 Emergency Lighting/Signage****Not Present**

There was no emergency lighting and minimal signage that does not meet current standards. Recommend installation to meet OSHA regulations. This includes an exit route adequately lighted so that an employee with normal vision can see along the exit route. Each exit must be clearly visible and marked by a sign reading "Exit." Additionally, the line-of-sight to an exit sign must clearly be visible at all times. Each doorway or passage along an exit access that could be mistaken for an exit must be marked "Not an Exit" or similar designation, or be identified by a sign indicating its actual use (e.g., closet). Each exit sign must be illuminated to a surface value of at least five foot-candles (54 lux) by a reliable light source and be distinctive in color.

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INVOICE

Calibre Commercial Inspections, LLC
308 2nd St,
Asotin, WA 99402
208-305-6245
Inspected By: Paul Duffau CCPIA 001011

Inspection Date: 9/3/2025
Report ID: 20250903-1736-S-Broadway-Ave

Customer Info:	Inspection Property:
Tracy Baggerly Customer's Real Estate Professional: Tyler Gilman	1736 S Broadway Ave Boise ID 83706

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Inspection - Full Day	1000.00	1	1000.00

Tax \$0.00**Total Price \$1000.00**

Payment Method:
Payment Status:
Note: