



INSPECTION REPORT
1422 S Tech Ln
Meridian ID 83642

INSPECTED BY
Paul Duffau CCPIA
001011
Calibre Commercial
Inspections, LLC

INSPECTION DATE
📅 12/5/2024
🕒 08:00 AM

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General Info

Property Address

1422 S Tech Ln
Meridian ID 83642

Date of Inspection

12/5/2024

Report ID

20241205-1422-S-Tech-Ln

Customer(s)

Professional Investor

Time of Inspection

08:00 AM

Real Estate Agent

Inspection Details

Building Use:

EDUCATIONAL

Number of Buildings:

ONE

Approximate building size:

36,615 SF

Reported Year of Construction:

2009

Apparent occupancy status:

100%

Client Is Present:

NO

Temperature:

20-32 degrees

Weather:

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 1422 S. Tech Lane in Meridian, Idaho, is a two-story educational facility constructed in 2009 and comprising approximately 36,615 square feet on a roughly 3.5-acre parcel zoned for general commercial use. The building is steel-framed with slab-on-grade construction, brick veneer and architectural glass exterior finishes, and a flat PVC membrane roof. At the time of inspection on December 5, 2024, the building was fully occupied and in active institutional use. The assessment was performed in accordance with CCPIA Standards of Practice and consisted of a visual review of readily accessible building systems and components to evaluate overall condition, maintenance status, and observable deficiencies.

Overall, the property reflects a relatively modern institutional building with a sound structural system and generally serviceable major components, though several maintenance and capital planning items were identified. Site improvements include asphalt parking, concrete walkways, landscaping, and playground and amenity areas. Pavement deterioration including cracking and raveling was observed in higher-traffic areas, and seal coating and restriping are recommended to prevent accelerated wear. Negative grading was noted in localized areas near roof scupper discharge points, which may contribute to moisture intrusion if not corrected. A section of settled sidewalk created a trip hazard near the bicycle racks and should be repaired to reduce liability exposure.

The roof system consists of a PVC membrane over engineered metal framing. Visual access was limited by frost conditions at the time of inspection, but no material defects were observed in the membrane, flashings, or penetrations. Roof drainage is provided by perimeter scuppers that discharge at grade; routine maintenance to keep these areas clear is recommended. Insulation above the suspended ceiling had been displaced in several locations, which reduces thermal performance and should be restored.

Exterior wall assemblies consist of adhered brick veneer with anodized metal and architectural glass accents. Efflorescence and localized veneer loss at the base of the walls indicate moisture migration within the wall assembly. Deteriorated sealants at windows, projections, and wall transitions were also observed and present pathways for water intrusion. These conditions warrant corrective sealing, moisture source identification, and localized veneer repair. Exterior doors and windows were generally functional, though rust was noted at the base of one emergency egress door.

The structural system includes a slab-on-grade foundation, steel columns and beams, and metal pan decking at the second floor. No evidence of settlement, cracking, or structural movement was observed, and the primary structural components appeared to be in good condition.

Mechanical systems include multiple rooftop unitary HVAC systems and mini-split heat pumps installed at the time of construction. These systems are approaching the end of a typical service life, and a servicing technician estimated replacement costs could range from approximately \$120,000 to \$150,000. Continued maintenance is appropriate in the near term, but capital reserves for replacement should be established. The primary domestic water heater, also original to construction, is beyond a normal service life and exhibited signs of sediment buildup; replacement is recommended.

Plumbing systems consist of public water supply, copper and PEX distribution piping, and a mix of PVC and cast-iron drain piping. While generally functional, some waste and vent connections appeared inadequately sealed in areas where ceiling staining was observed, suggesting prior leakage and the need for further evaluation. Minor water damage from failed sink caulking was present in restrooms, and an exposed water line was noted in one area.

Electrical service is provided by an underground, three-phase system with primary 800-amp distribution panels and supporting transformers and subpanels. The system appeared modern and serviceable overall, though access to certain panels was obstructed and should be cleared to maintain safe serviceability. Confirmation is also recommended regarding the circuit serving the site signage.

Life safety systems, including fire alarms, sprinklers, extinguishers, and emergency lighting, were present and appeared operational, with inspections reportedly current. Interior finishes were generally in good condition, though ceiling staining on both floors was noted from prior plumbing and roof-related leaks. The stains were dry at the time of inspection, indicating prior repairs were likely effective, but continued monitoring is advised. Elevator systems were present with current inspection records and no observed deficiencies.

In summary, the building is a well-constructed and generally serviceable institutional facility with a stable structural framework and functioning core systems. Primary concerns relate to exterior moisture management, aging mechanical equipment, domestic water heating replacement, pavement maintenance, and localized plumbing deficiencies. With targeted repairs, improved sealing and drainage, and planned capital reinvestment in mechanical systems, the property is expected to continue performing adequately for its intended educational use.

2. Property Overview

Items

2.0 Property Description

Comments: Informational

The subject property is a two story office building constructed in 2009. The building is 36,615 SF on a lot that is 3.498 acres, per county resources. The structure is structural steel framing with cold-formed steel walls. The foundation is slab-on-grade poured concrete and the roof appears to be a PVC membrane. Wall coverings were brick face and architectural glass.

The building is currently used as an educational institution.

2.1 Legal Description

Comments: Informational

The legal description of the subject property is LOT 12 BLK 01 KENNEDY COMMERCIAL CENTER SUB and it is zoned C-G.

2.2 Physical Parameters

Comments: Informational

The subject property is rectangular in shape with a long axis in the north-south direction.

2.3 Permit Information

Comments: Informational

Nineteen permits were available online, dating to 2013. Only one permit was not finalized. That was for the addition of a receptacle. The latest Certificate of Occupancy was issued in 2022.

3. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:

POLE-MOUNTED

WALL-MOUNTED

Items

3.0 Grading

Comments: Inspected

Grading is negative in areas around the building especially to the left hand side where the scupper from the roof discharges. Negative grading can allow for water entry into foundational systems and lead to building damage. Recommend repair.



3.0 Item 1 (Picture)

3.1 Parking Lots, Structures, & Drives

Comments: Inspected

(1) The subject building has surface parking lots on south and east sides. Parking lot surface materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base. Striping was present for parking stalls but worn. Curbing and curb stops were present.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

(2) Cracking and raveling of the parking lot surface, especially in the high traffic drives, was noted. At this time, it does not appear that damage has extended to the subgrade.

Recommend seal coating now to prevent additional damage and more costly repairs. Re-striping should be done at the same time.



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)

3.2 Sidewalks & Patios

Comments: Inspected

(1) The walkways are poured concrete. Walkways are present on three sides of the building and connecting to Tech Lane.

(2) The concrete has settled and created a trip hazard at the walkway at the left side of the building by the bicycle racks. Recommend correction to prevent personal injury and limit liability.



3.2 Item 1 (Picture)

3.3 Landscaping

Comments: Inspected

Landscaping for the subject property included shrubs and trees to the front and sides with grass and trees to the rear. Sprinklers were present.

No readily observable material deficiencies were noted.



3.3 Item 1 (Picture)

3.4 Stormwater Management

Comments: Inspected

Stormwater management is accomplished by sheeting action across the parking areas to storm drain(s) located at the front of the building at the right and left side.

Storm water management is managed in the landscaped areas through ground absorption.

No readily observable material deficiencies were noted.



3.4 Item 1 (Picture)

3.5 Fences & Enclosures

Comments: Inspected

(1) There is fencing within the parking lot to create a playground area for the school. This occupies approximately 20% of the total parking area. Additional fencing was present at the rear of the building.

No readily observable material deficiencies were noted.



3.5 Item 1 (Picture)

(2) A trash enclosure was located at the North East corner of the parking lot. No readily observable material deficiencies were noted.



3.5 Item 2 (Picture)

3.6 Retaining Walls

Comments: Not Present

3.7 Property Lighting

Comments: Inspected

Site lighting included: pole-mounted lighting, wall-mounted lighting and, lighting at entrances

No readily observable material deficiencies were noted.



3.7 Item 1 (Picture)

3.8 Property Signage

Comments: Inspected

A single sign was present at the entrance by Tech Lane. There is a large sign present just off the Northwest corner of the property. Recommend inquiring to determine if the subject property has authorization to use that sign structure.



3.8 Item 1 (Picture)

3.9 Exterior Amenities

Comments: Inspected

A playground was present in the parking lot with bench for eating and various sports equipment. A bicycle rack was present at the left front of the building. A mail box was present to the front of the building.



3.9 Item 1 (Picture)



3.9 Item 2 (Picture)

3.10 Site Safety Systems

Comments: Informational

Security cameras for present on the exterior of the building.

4. Roof Structure & Covering

Styles & Materials

Roof Type: FLAT	Roof Materials: MEMBRANE - PVC	Attic Framing: ENGINEERED TRUSSES BEARING TO STRUCTURAL STEEL
Roof Ventilation: NONE PRESENT	Attic Insulation: FIBERGLASS BATT RIGID FOAM	Method of Inspection: TRAVERSED
Limitations - Roof: FROST/SNOW PRESENT ON ROOF	Limitations - Attics: NOT APPLICABLE	

Items

4.0 Roof Access/Attic Access

Comments: Inspected

Access to the roof was accomplished by means of a ladder to a scuttle located in the janitorial room on the second floor. There is no attic but interstitial spaces between the roof decking and the suspended ceiling were accessible by removal of ceiling tiles. Please note that not all of the interstitial spaces was visible.

4.1 Roof Coverings

Comments: Inspected

The roof covering appeared to be a PVC membrane. Visual observation with somewhat limited due to the presence of frost/ light snow.

No readily observable material deficiencies were noted.

4.2 Roof Flashings

Comments: Inspected

No readily observable material deficiencies were noted.

4.3 Roof Penetrations

Comments: Inspected

No readily observable material deficiencies were noted.

4.4 Roof Drainage

Comments: Inspected

Roof drainage was accomplished by scuppers located at the perimeter of the roof structure. The scuppers discharged at the base of the walls of the building. Routine maintenance to remove debris around scuppers is recommended.

No readily observable material deficiencies were noted.

4.5 Parapets/Safety Railings

Comments: Inspected

Appropriate parapets are present at the edge of the roof. Safety railings were installed around the schedule access to the roof. Parapet flashings appeared in serviceable condition. No readily observable material deficiencies were noted.



4.5 Item 1 (Picture)

4.6 Roof Structure

Comments: Inspected

The roof structure was metal decking supported engineered metal joists bearing to structural steel beams, as visible from the interstitial spaces.

No readily observable material deficiencies were noted.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

4.7 Attic Ventilation

Comments: Not Present

4.8 Attic Insulation

Comments: Inspected

Insulation for the roof was accomplished by installation of fiberglass bats on the suspended ceilings and, if industry standard has been followed, rigid foam insulation between the roof deck and the roof cover. Insulation on ceiling tiles was Disturbed in multiple areas. Recommend reestablishing the thermal boundary to improve operating costs for the building. No readily observable material deficiencies were noted.

4.9 Skylights

Comments: Not Present

4.10 Chimneys

Comments: Not Present

5. Building Exterior

Styles & Materials

Exterior Wall Coverings:

BRICK FACE VENEER
ANODIZED METAL

Eave Materials:

NOT APPLICABLE

Window Materials:

THERMAL PANED METAL-CASING

Door Materials:

ANODIZED METAL, THERMAL PANED

Items

5.0 Exterior Wall Coverings

Comments: Inspected

(1) The exterior wall cladding of the subject property was an adhered brick face veneer with anodized metal accents and architectural glass.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

(2) Efflorescence noted on the front and right side of the building suggesting that water intrusion is occurring at the brick face. Two pieces of the veneer, both at the base of the walls, were missing.

The source of the moisture intrusion into the walls should be identified (see notes below) and corrected. Missing veneer should be replaced.



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)



5.0 Item 6 (Picture)

(3) Caulking is deteriorating at the edge of the windows and tops of projections as well as the intersection of wall segments. This leads to water intrusion. Recommend repair.



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)



5.0 Item 10 (Picture)



5.0 Item 11 (Picture)



5.0 Item 12 (Picture)

5.1 Eaves

Comments: Not Present

5.2 Windows & Frames

Comments: Inspected

The windows were anodized metal assemblies with thermal panes.

Windows were vinyl-framed thermal paned systems. Windows met standards for egress.

5.3 Exterior Doors & Frames

Comments: Inspected

(1) The doors were anodized metal assemblies with thermally paned glazing. There are three means of egress from the building. The main entrance was located on the South side of the building, and two emergency exits were on the East and West sides. There were independent doors to the FACP and Electrical rooms. .

No readily observable material deficiencies were noted.

(2) Rust noted at the base of the East emergency egress door. Recommend maintenance.



5.3 Item 1 (Picture)

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 METAL PAN DECKING
Column Materials: STRUCTURAL STEEL	Wall Structure: STEEL FRAMED COLD-FORMED STEEL	Wall Insulation (Where Visible): NOT VISIBLE

Items

6.0 Foundation System

Comments: Inspected

The subject property had a slab-on-grade foundation system with (presumed) reinforced concrete footings at the perimeter and bearing walls. The foundation system was not fully observable exterior finish. No obvious deficiencies were observed in the interior or exterior wall envelope (i.e.) cracks or unusual settling. The foundation system appears to be in good condition.

No readily observable material deficiencies were noted.

6.1 Structural Wall Framing

Comments: Inspected

The structural frame was constructed of steel columns and beams. Wall framing appeared to be cold-formed steel. No readily observable material deficiencies were noted.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

6.2 Structural Columns

Comments: Inspected

No readily observable material deficiencies were noted.

6.3 Floor Structure

Comments: Inspected

The floor framing for the second story was metal pan decking with concrete. Support was provided by engineered trusses bearing to structural steel framing.

No readily observable material deficiencies were noted.

7. Mechanical Systems

Items

7.0 Heating Equipment

Comments: Inspected

(1) A total of four heating plants were observed. Two were rooftop mounted unitary gas-fired heating plants. Two were mini split heat pumps. Details on each piece of equipment to follow.

The HVAC system is a deck/cold deck system with multiple zonal controls. This is an older style of conditioning air and is generally not as energy efficient as newer systems.

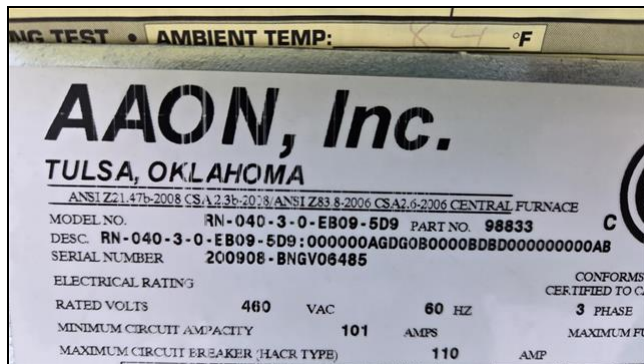
A servicing technician was present during the inspection. The current occupants had requested servicing due to imbalance in temperature within the building. While he was present, he agreed that the mechanical equipment was reaching the end of a normal service life. While the equipment was a good quality when installed and he is seen such equipment last longer, it would be prudent to set aside financial reserves to cover the necessity of future replacement. When asked regarding the cost of replacement of the existing equipment, the technician suggested that pricing would be between \$120,000 and \$150,000. Recommend securing confirmation of the cost of replacement to ensure that adequate reserves are held.



7.0 Item 1 (Picture)

(2) RTU 1 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is gas-fired with 723 MBH capacity (input) and 578 MBH (output).

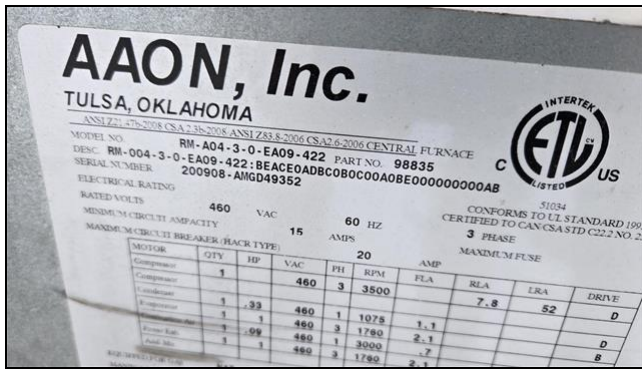
This piece of equipment is approaching the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement.



7.0 Item 2 (Picture)

(3) RTU 3 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is gas-fired with 80 MBH capacity (input) and 65 MBH (output).

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



7.0 Item 3 (Picture)

(4) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 21,00 BTU capacity.

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

(5) CU201- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 21,00 BTU capacity.

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



7.0 Item 4 (Picture)



7.0 Item 5 (Picture)

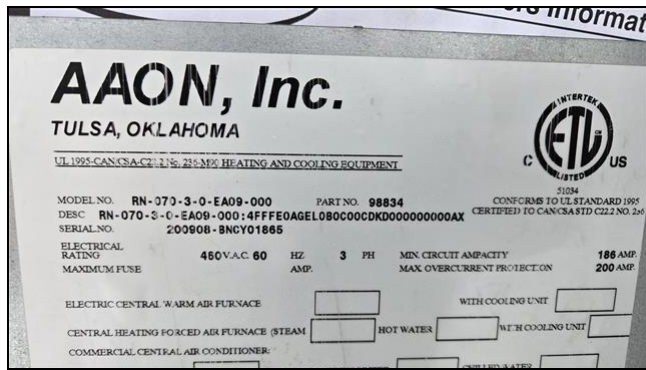
7.1 Cooling Equipment

Comments: Inspected

(1) A total of five cooling plants were noted. Two were rooftop mounted unitary systems that provided Heating and Cooling. One was a rooftop mounted system that provided only Cooling. Two were many split heat pumps. Details on each piece of equipment to follow.

(2) RTU 2 - This is a cooling system with an equalizer manufactured by Aaon. in 2009. The unit is rated at 70 tons of cooling.

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



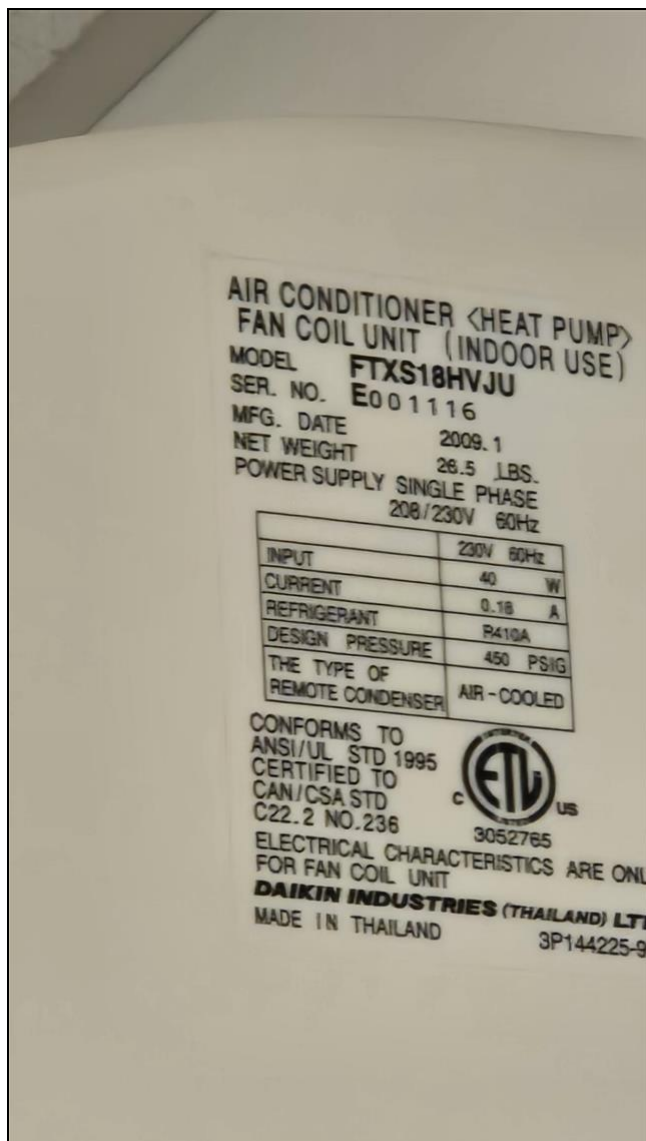
7.1 Item 1 (Picture)

(3) RTU 3 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is rated at 4 tons of cooling capacity.

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

(4) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daikin. in 2009. The unit has a 1.5 ton cooling capacity.

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



7.1 Item 2 (Picture)

(5) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 1.5 ton cooling capacity.

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

7.2 Distribution Systems

Comments: Inspected

Conditioned air was delivered to the interior spaces by metal and insulated ducting systems.

No readily observable material deficiencies were noted.

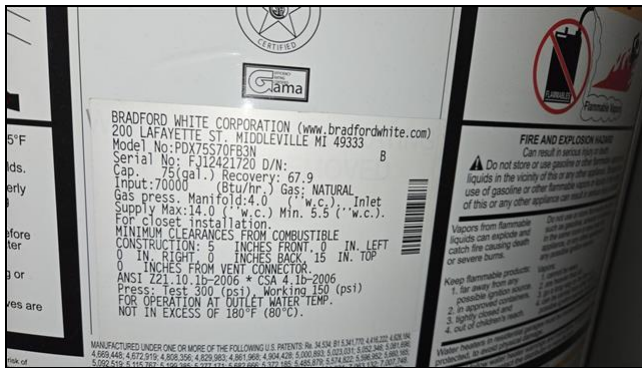
7.3 Domestic Water Heating

Comments: Inspected

(1) The primary water heater was a gas fired Bradford White heater with 75 gallons of capacity manufactured in 2009.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time. The water heater is making a "popcorn" sound when in the heating mode. This is usually a result of sedimentation in the bottom of the water storage tank. The sound is a result of small air bubbles "popping" when heated and is indicative of a lack of maintenance.

This water heater is original to the date of construction. This piece of equipment is beyond a normal service life. Recommend replacement..



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

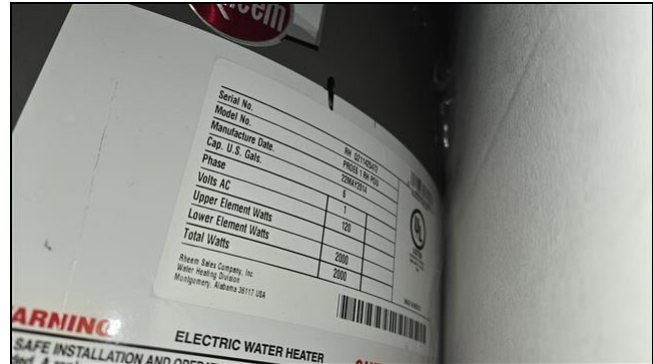
(2) The secondary water heater is an electric system manufactured by Rheem in 2014 with a 6 gallon capacity.

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..

No readily observable material deficiencies were noted.



7.3 Item 3 (Picture)



7.3 Item 4 (Picture)

7.4 Refrigeration Systems

Comments: Not Present

7.5 Ventilation Systems - General

Comments: Inspected

No readily observable material deficiencies were noted.

7.6 Generator

Comments: Not Present

8. Plumbing Systems

Styles & Materials

Water Source: PUBLIC	Waste System: SEWER	Water Mains: FACP ROOM
Supply Piping Materials: COPPER	DWV Materials: CAST IRON PVC	Gas/Fuel: NATURAL GAS
Gas Meter Locations: RIGHT SIDE	Gas Supply Materials: BLACK IRON FLEXIBLE APPLIANCE CONNECTOR	

Items

8.0 Water Main

Comments: Inspected

No readily observable material deficiencies were noted.

8.1 Supply Piping

Comments: Inspected

The observed water supply piping included copper and pex.

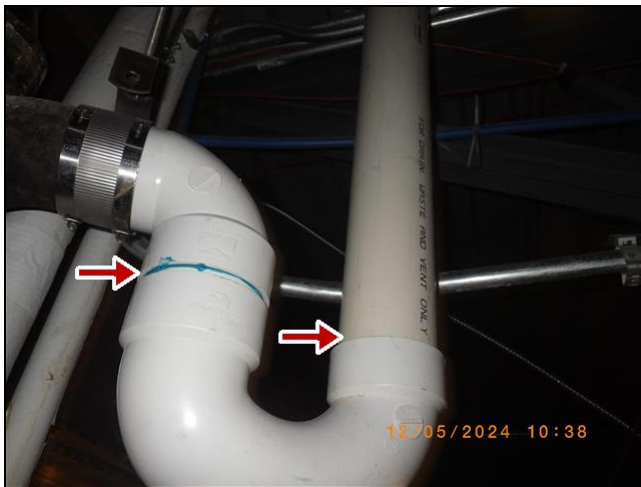
No readily observable material deficiencies were noted.

8.2 Drain, Waste, & Vent Systems

Comments: Inspected

(1) The drain, waste, and vent piping included PVC and cast iron.

(2) Joints on waste/vent plumbing did not appear to be properly joined as sealant was not visible at multiple connections. These observations were made in the areas where staining of ceiling tiles was noted. Recommend evaluation by a licensed and qualified plumbing contractor.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

8.3 Fuel Gas Systems

Comments: Inspected

The gas main was located on the right side of the building to the right of the FACP Room door. Gas meter and piping, where visible, were inspected.

No readily observable material deficiencies were noted.



8.3 Item 1 (Picture)

8.4 Restrooms

Comments: Inspected

(1) There were two restrooms on each floor, two each for men and women. The ground floor restrooms included sinks, toilets and stalls, urinals (men's restroom), and a shower. The upstairs restrooms were similar but did not have showers.

Restrooms had ADA compliant stalls with safety rails.



8.4 Item 1 (Picture)

(2) Minor water damage noted in all the bathrooms from failed caulking at the sinks. Recommend repair.



8.4 Item 2 (Picture)



8.4 Item 3 (Picture)

(3) One exposed water pipe present in the Men's restroom on the ground floor.



8.4 Item 4 (Picture)

(4) Mop and buckets were stored in the shower facilities. These should be at mop sinks.

8.5 Break Room

Comments: Inspected

No readily observable material deficiencies were noted.

8.6 Water Fountains, Miscellaneous Fixtures

Comments: Inspected

Water fountains with bottle filling capability were located on both floors.

The science classrooms were equipped with deep sinks.

Several mop sinks were present.



8.6 Item 1 (Picture)



8.6 Item 2 (Picture)

8.7 Sump Pump

Comments: Not Present

9. Electrical Systems

Styles & Materials

Service Entrance Location: UNDERGROUND	Meter Location: AT TRANSFORMER	Service Disconnect: ELECTRICAL ROOM LEFT SIDE
Service Size: 800 AMPS	Service Voltage: 480Y/277	Service Grounding: CONCRETE ENCASED ELECTRODE
Service Entrance Wiring: NOT VISIBLE	Wiring Materials: SOLID COPPER STRANDED COPPER	

Items

9.0 Service Entrance

Comments: Inspected

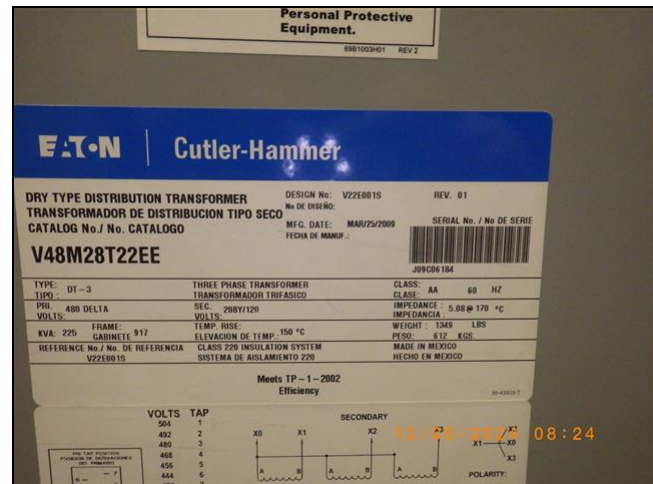
There is a transformer at the left rear corner of the property that appears to supply power to the subject property. The electrical meter was mounted to this piece of equipment.

Delivered power was a three-phase, four-wire system. Two primary panels were present, each rated at 800 amps. Panels were rated at 480/277volts.

An Eaton dry type distribution transformer was present.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

9.1 Bonding & Grounding

Comments: Inspected

No readily observable material deficiencies were noted.

9.2 Cabinets & Panels

Comments: Inspected

(1) Panel MDP, one of the two primary panels, was manufactured by Eaton with an 800 amp main breaker and 480Y/277v. It had two spare breakers, a 200 amp breaker for Panel HI, a 200 amp breaker for RTU 1, a 110 amp breaker for RTU 2, and a 100 amp breaker for the elevator.

Panel LDP was the other primary panel. It was also manufactured by Eaton with an 800 amp main breaker. It delivered 208Y/120v. It had two spare breakers, a 225 amp breaker for panel L4 and L6, and 200 amp breakers for panels L1, L2, and L5. There was a 200 amp breaker for the sign.

Panels L1, L2, and HI were in the electrical room. A lighting control panel was present as well.

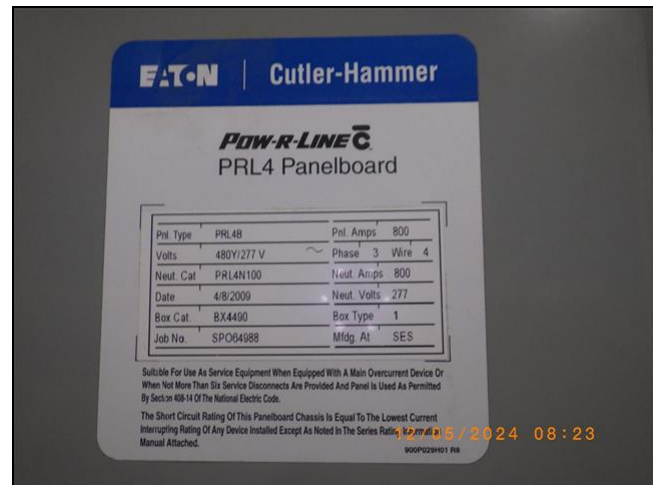
Panels L4 Sec. 1 and Sec 2 were located in a ground floor utility space. (These were blocked by ladders, etc. Recommend clearing to allow proper access.)

Panels L5, L6 Sec. 1 & 2 were located in the upstairs janitorial room.

All panels were manufactured by Eaton.



9.2 Item 1 (Picture)



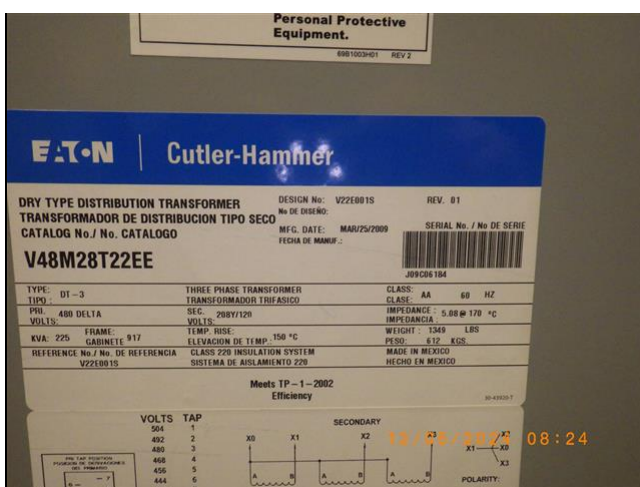
9.2 Item 2 (Picture)



9.2 Item 3 (Picture)



9.2 Item 4 (Picture)



9.2 Item 5 (Picture)

(2) Recommend identifying which sign is powered by the 200 amp breaker in Panel LDP. This may reference the commercial hub's shared sign.

9.3 Branch Wiring

Comments: Inspected

Wiring was properly enclosed in conduit.

No readily observable material deficiencies were noted.

9.4 Receptacles, Switches, & Lighting

Comments: Inspected

All tested receptacles indicated grounded with proper polarity.

No readily observable material deficiencies were noted.

9.5 GFCI & AFCI

Comments: Inspected

No readily observable material deficiencies were noted.

9.6 Smoke & Carbon Monoxide Detectors

Comments: Inspected

No readily observable material deficiencies were noted.

10. Life Safety Systems

Styles & Materials

Distance to Nearest Fire Department:

LESS THAN 1 MILE

Items

10.0 Fire Access Lanes

Comments: Inspected

No readily observable material deficiencies were noted.

10.1 Nearest Fire Department

Comments: Informational

Meridian Fire Station #6 is less than one mile from the subject property.

10.2 Fire Hydrant Locations

Comments: Informational

There is a fire hydrant located in the Southeast corner of the property inside the parking lot and at the front of the building..

10.3 Fire Alarm Systems

Comments: Inspected

A centrally reporting fire alarm system is installed with both visual and audible warning systems on the interior and exterior of the building.

No readily observable material deficiencies were noted.



10.3 Item 1 (Picture)

10.4 Portable Fire Extinguishers

Comments: Inspected

No readily observable material deficiencies were noted.

10.5 Fire Suppression Systems

Comments: Inspected

The building was equipped with a wet fire suppression system. Inspections appeared to be up-to-date. Suppression was present throughout the building.

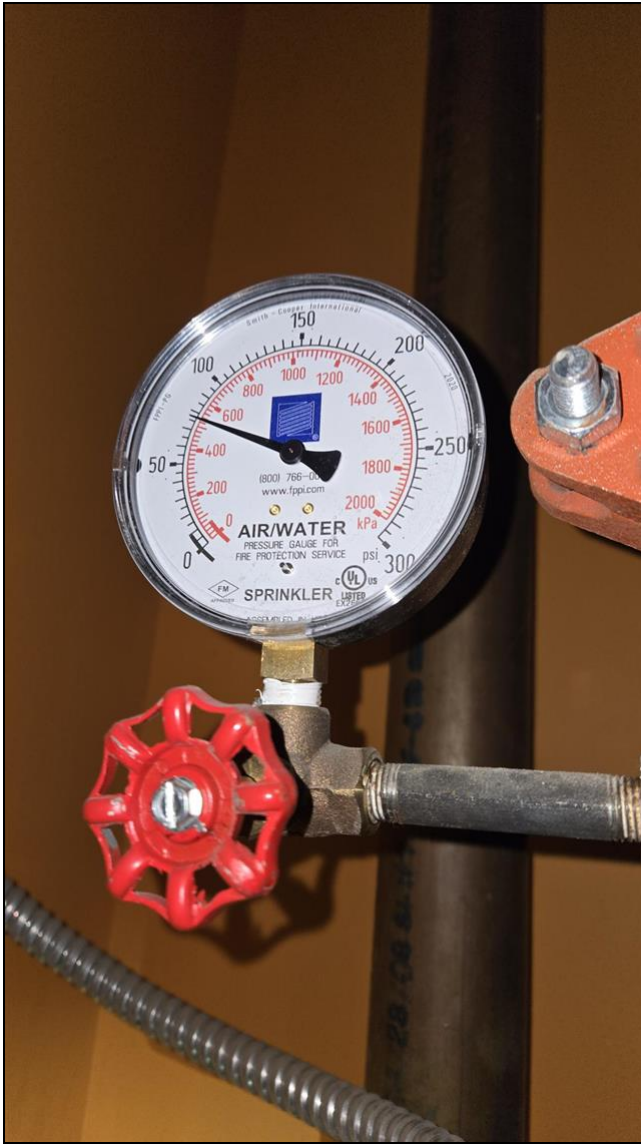
No readily observable material deficiencies were noted.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)



10.5 Item 3 (Picture)

10.6 Emergency Lighting/Signage

Comments: Inspected

No readily observable material deficiencies were noted.

10.7 Safety Signage

Comments: Inspected

Escape route signage was present.

11. Interior Finishes

Styles & Materials

Ceiling Materials:

ACOUSTIC TILE

Wall Materials:

DRYWALL

Floor Coverings:

CARPET

LAMINATE

TILE

CONCRETE

Items

11.0 Ceiling Finishes

Comments: Inspected

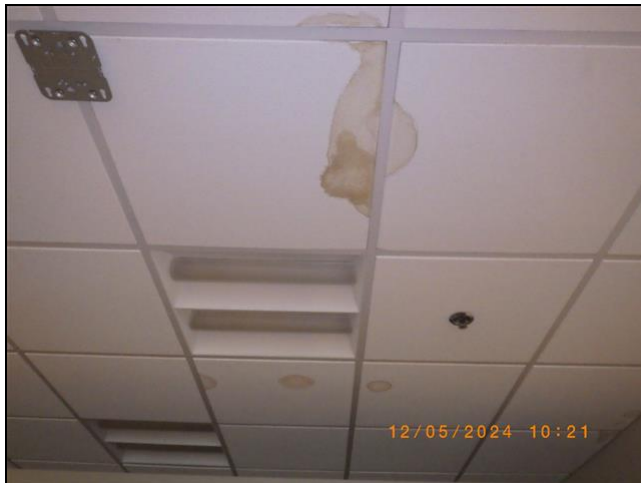
The ceilings finishes were acoustic tile (majority of building) with some drywall (restrooms, front entry). Tiles were in generally good condition. However, substantial staining was noted on both floor.

The staining on the ground floor ceilings appeared related to plumbing leaks above.

The staining on the second floor ceilings appeared related to roof leaks at the roof projections around the mechanical equipment. This was likely related to deteriorated sealants on the exterior.

All stains that were tested were dry suggesting that repairs have been made and were effective.

Monitoring is recommended.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)



11.0 Item 3 (Picture)



11.0 Item 4 (Picture)



11.0 Item 5 (Picture)

11.1 Interior Wall Finishes

Comments: Inspected

No readily observable material deficiencies were noted.

11.2 Interior Floor Coverings

Comments: Inspected

No readily observable material deficiencies were noted.

11.3 Interior Doors

Comments: Inspected

11.4 Interior Stairs

Comments: Inspected

11.5 Cabinetry

Comments: Inspected

No readily observable material deficiencies were noted.

11.6 Appliances

Comments: Not Present

11.7 Interior Amenities

Comments: Not Present

11.8 Limitations

Comments: Informational

Classes were in progress. Inspection of classrooms occurred during lunch breaks. Due to type of use, much of the wall areas were obscured by materials.



11.8 Item 1 (Picture)

12. Vertical Transport

Items

12.0 Elevators

Comments: Inspected

One elevator was present. Inspection records are up-to-date. Maintenance appeared up-to-date.

No readily observable material deficiencies were noted.

Safety Test Feedback Form, Annual Hydraulic

Customer name: UNIVERSITY OF PHOENIX Contract number: 5-2915
 Address: 1422 S TECH LN City: Mesa Zip: 85642 County: Maricopa
 Schindler Unit Number: 588-2803 Casual ID: N/A
 Government Serial Number: 41-0022-11 PM Work Order #: 5131205504

Elevator Type: Drive from Control: Relay () Microprocessor (X) Solid State ()
 Manufacturer: Daewoo Number of stops: 2
 Model: TAC 20 Number of front openings: 2
 Installation Year: 2009 Number of rear openings: 0

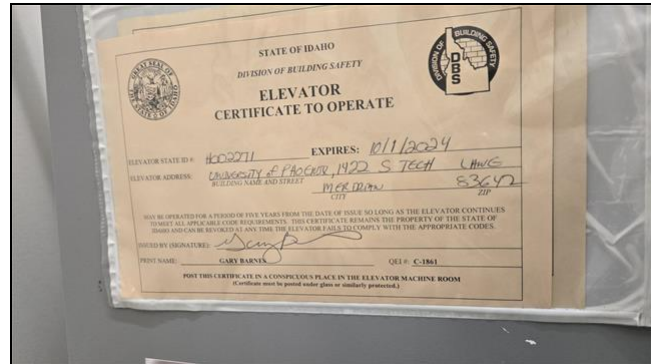
Test Summary:
 If any non-conformances were noted, were all corrective actions completed? ☐ Yes ☐ No

Conformance: Y = Yes, N = No, N/A = Not Applicable
 If Conformance = No, Corrective action, Code & Short Description Required
 1 = Cleaned, 2 = Adjusted, 3 = Lubricated, 4 = Repaired, 5 = Replaced

CAR/HALL	
Power Dr Safety Features	☒ 4B.3
Alarm/Comm/Em. Stop Sw/Light	☒ 4B.4/5
MACHINE ROOM	
Flexible Hoses/Fittings	☒ 4A.1
Relief Valve/Pipe/Fittings	☒ 4A.2
Setting Test	☒ 4A.3
Pressure Valve Press Sw	☒ 4A.4
Low Oil Device	☒ 4A.5
Safety Stop in Mach Rm	☒ 4A.6
HOISTWAY	
NTS/Limit Switches	☒ 4A.6
Ldg & Car Dr Contacts	☒ 4A.11
Safety Sw on Car Top	☒ 4A.12
Safety Sw in Pit Area	☒ 4A.13
Test Fire Sw	☒ 4B.1
Test Em Power	☒ 4B.2

Technician Name: Curtis Kesch Signature: _____
 Supervisor Name: _____ Signature: _____

12.0 Item 1 (Picture)



12.0 Item 2 (Picture)



12.0 Item 3 (Picture)

12.1 Escalators

Comments: Not Present

Immediate Concerns



Calibre Commercial Inspections, LLC

**1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245**

Customer
Professional Investor

Address
1422 S Tech Ln
Meridian ID 83642

3. Lots & Grounds

3.1 Parking Lots, Structures, & Drives

Inspected

(2) Cracking and raveling of the parking lot surface, especially in the high traffic drives, was noted. At this time, it does not appear that damage has extended to the subgrade.

Recommend seal coating now to prevent additional damage and more costly repairs. Re-striping should be done at the same time.



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)

3.2 Sidewalks & Patios

Inspected

(2) The concrete has settled and created a trip hazard at the walkway at the left side of the building by the bicycle racks. Recommend correction to prevent personal injury and limit liability.



3.2 Item 1 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(2) Efflorescence noted on the front and right side of the building suggesting that water intrusion is occurring at the brick face. Two pieces of the veneer, both at the base of the walls, were missing.

The source of the moisture intrusion into the walls should be identified (see notes below) and corrected. Missing veneer should be replaced.



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)

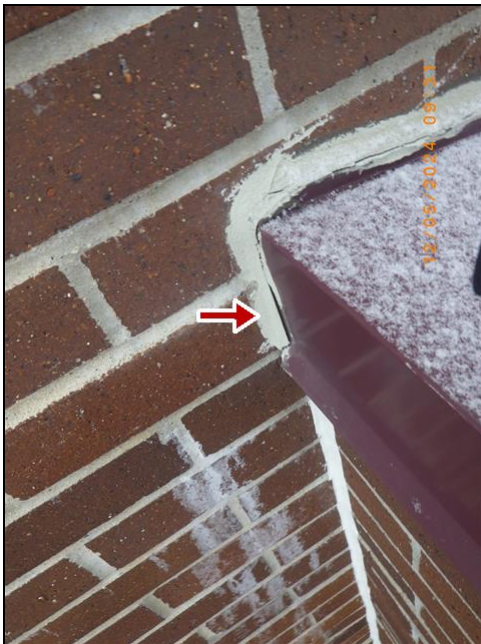


5.0 Item 5 (Picture)



5.0 Item 6 (Picture)

(3) Caulking is deteriorating at the edge of the windows and tops of projections as well as the intersection of wall segments. This leads to water intrusion. Recommend repair.



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)



5.0 Item 9 (Picture)



5.0 Item 10 (Picture)



5.0 Item 11 (Picture)



5.0 Item 12 (Picture)

7. Mechanical Systems

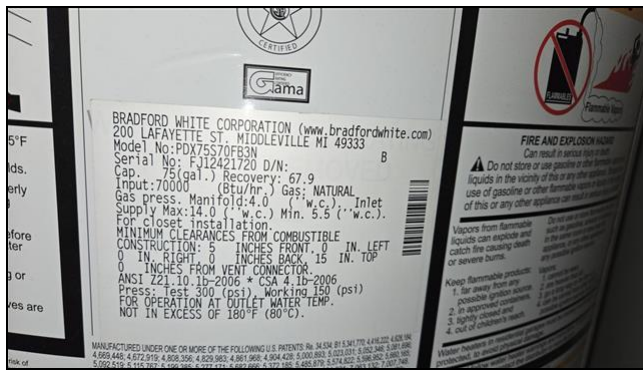
7.3 Domestic Water Heating

Inspected

(1) The primary water heater was a gas fired Bradford White heater with 75 gallons of capacity manufactured in 2009.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time. The water heater is making a "popcorn" sound when in the heating mode. This is usually a result of sedimentation in the bottom of the water storage tank. The sound is a result of small air bubbles "popping" when heated and is indicative of a lack of maintenance.

This water heater is original to the date of construction. This piece of equipment is beyond a normal service life. Recommend replacement..



7.3 Item 1 (Picture)



7.3 Item 2 (Picture)

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Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

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Ste #160
Boise, ID 83704
208-305-6245**

Customer
Professional Investor

Address
1422 S Tech Ln
Meridian ID 83642

3. Lots & Grounds

3.0 Grading

Inspected

Grading is negative in areas around the building especially to the left hand side where the scupper from the roof discharges. Negative grading can allow for water entry into foundational systems and lead to building damage. Recommend repair.



3.0 Item 1 (Picture)

7. Mechanical Systems

7.0 Heating Equipment

Inspected

(1) A total of four heating plants were observed. Two were rooftop mounted unitary gas-fired heating plants. Two were mini split heat pumps. Details on each piece of equipment to follow.

The HVAC system is a deck/cold deck system with multiple zonal controls. This is an older style of conditioning air and is generally not as energy efficient as newer systems.

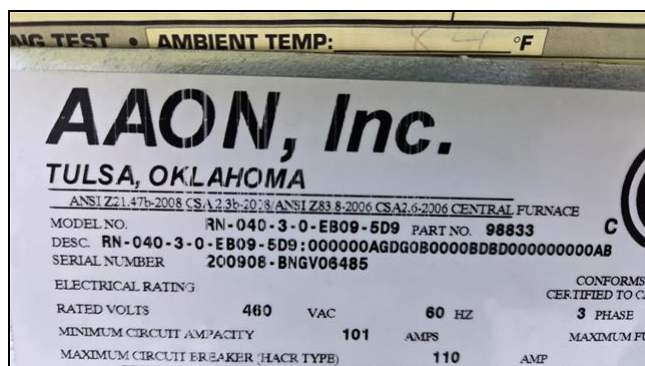
A servicing technician was present during the inspection. The current occupants had requested servicing due to imbalance in temperature within the building. While he was present, he agreed that the mechanical equipment was reaching the end of a normal service life. While the equipment was a good quality when installed and he is seen such equipment last longer, it would be prudent to set aside financial reserves to cover the necessity of future replacement. When asked regarding the cost of replacement of the existing equipment, the technician suggested that pricing would be between \$120,000 and \$150,000. Recommend securing confirmation of the cost of replacement to ensure that adequate reserves are held.



7.0 Item 1 (Picture)

(2) RTU 1 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is gas-fired with 723 MBH capacity (input) and 578 MBH (output).

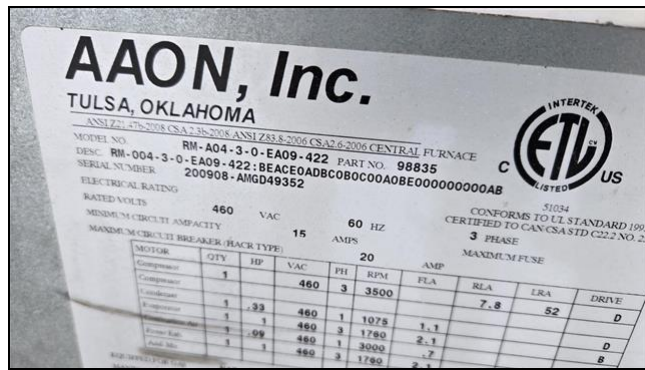
This piece of equipment is approaching the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement.



7.0 Item 2 (Picture)

(3) RTU 3 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is gas-fired with 80 MBH capacity (input) and 65 MBH (output).

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



7.0 Item 3 (Picture)

(4) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 21,00 BTU capacity.

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

(5) CU201- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 21,00 BTU capacity.

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



7.0 Item 4 (Picture)



7.0 Item 5 (Picture)

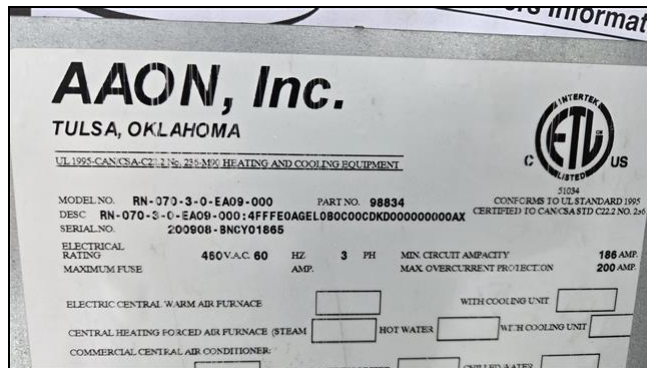
7.1 Cooling Equipment

Inspected

(1) A total of five cooling plants were noted. Two were rooftop mounted unitary systems that provided Heating and Cooling. One was a rooftop mounted system that provided only Cooling. Two were many split heat pumps. Details on each piece of equipment to follow.

(2) RTU 2 - This is a cooling system with an equalizer manufactured by Aaon. in 2009. The unit is rated at 70 tons of cooling.

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



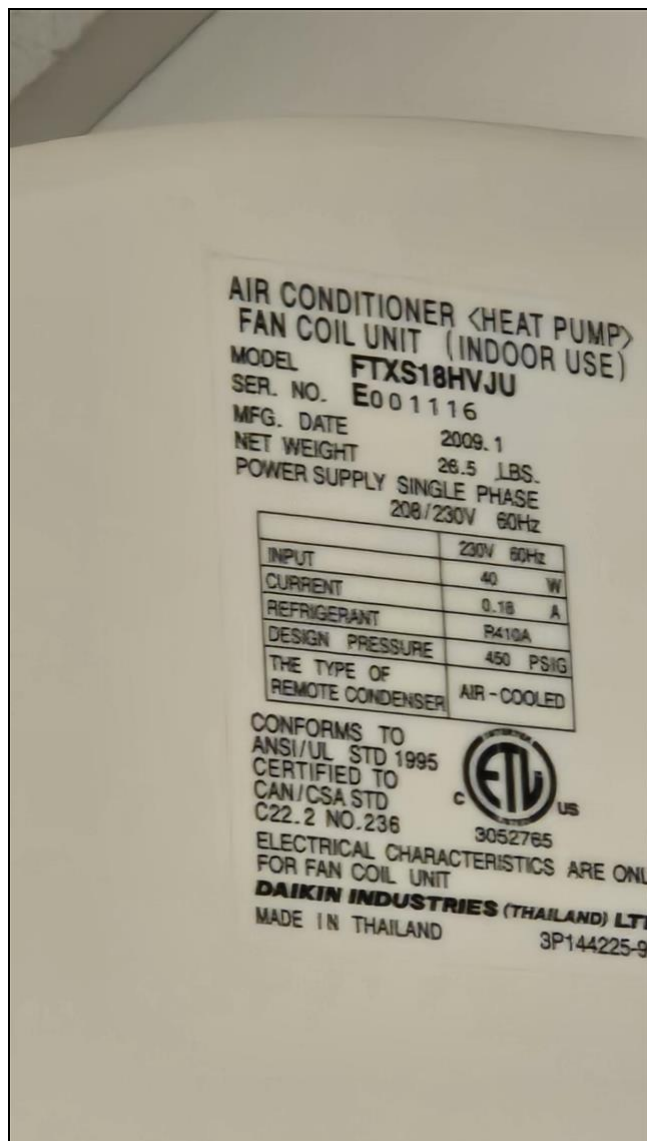
7.1 Item 1 (Picture)

(3) RTU 3 - This is a unitary system, with both heating and cooling, manufactured by Aaon. in 2009. The unit is rated at 4 tons of cooling capacity.

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

(4) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 1.5 ton cooling capacity.

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



7.1 Item 2 (Picture)

(5) CU101- This is a mini-split heat pump system, with both heating and cooling, manufactured by Daiken. in 2009. The unit has a 1.5 ton cooling capacity.
This piece of equipment is approaching the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement.

7.3 Domestic Water Heating

Inspected

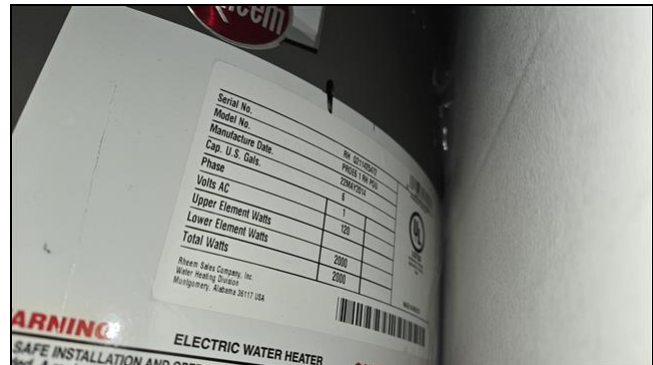
(2) The secondary water heater is an electric system manufactured by Rheem in 2014 with a 6 gallon capacity.

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..

No readily observable material deficiencies were noted.



7.3 Item 3 (Picture)



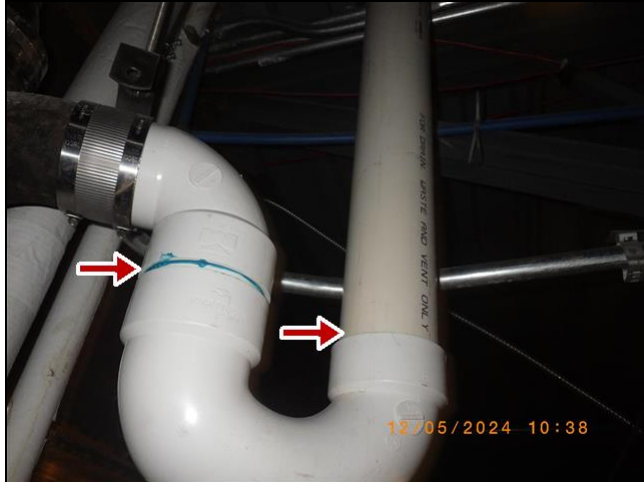
7.3 Item 4 (Picture)

8. Plumbing Systems

8.2 Drain, Waste, & Vent Systems

Inspected

(2) Joints on waste/vent plumbing did not appear to be properly joined as sealant was not visible at multiple connections. These observations were made in the areas where staining of ceiling tiles was noted. Recommend evaluation by a licensed and qualified plumbing contractor.



8.2 Item 1 (Picture)



8.2 Item 2 (Picture)

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INVOICE



Calibre Commercial Inspections, LLC
1553 W Milwaukie St
Ste #160
Boise, ID 83704
208-305-6245
Inspected By: Paul Duffau CCPIA 001011

Inspection Date: 12/5/2024
Report ID: 20241205-1422-S-Tech-Ln

Customer Info:	Inspection Property:
Professional Investor	1422 S Tech Ln Meridian ID 83642
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Inspection - Full Day	1375.00	2	2750.00
			Tax \$0.00
			Total Price \$2750.00

Payment Method:
Payment Status:
Note: