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General Info

Property Address	Date of Inspection 1/1/2024	Report ID
Customer(s) Professional Investor	Time of Inspection 08:00 AM	Real Estate Agent

Inspection Details

Building Use: MULTI-FAMILY	Number of Buildings: SIX	Number of floors/stories: 2- Story
Approximate building size: 10000+ square feet	Reported Year of Construction: 1975	Apparent occupancy status: Vacant
Client Is Present: YES	Temperature: 50 DEGREES START, 70+ DEGREES END	Weather: Clear
Wind: LOW		

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.

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. Property Overview

Items

1.0 Property Description

Comments: Informational

The subject property was a multi-family complex. It was comprised of 10 residential two-story units with a separate building storage for each unit and a community center. Parking was provided on the south side of the property.

There were six 2-bedroom, 1-bath units and four 3-bedroom, 1-bath units.

The last major remodel appeared to be in 1997.

1.1 Legal Description

Comments: Informational

ASSESSOR'S TAX PLAT #1 PT LOT 20

1.2 Topography

Comments: Informational

The subject property sloped from south to north toward Asotin creek. To manage slope of retaining wall was added on the east side of the property and between the community center and the first set of residential units.

1.3 Neighboring Properties

Comments: Informational

The neighboring properties were residential on all four side.

2. Lots & Grounds

Items

2.0 Grading

Comments: Inspected

The buildings appeared to have positive drainage from the foundation areas.

No readily observable material deficiencies were noted.

2.1 Parking Lots, Structures, & Drives

Comments: Inspected

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

(2) A total of 16 spaces were counted in a surface parking lot on the South side of the subject property. None of these were marked for accessible use.

(3) Asphalt surface of the parking lot is in an average condition. It is overdue for crack sealing, sealcoating, and restriping. Recommend obtaining estimates for the necessary work and setting aside reserves to complete work within the next 1 to 5 years.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

2.2 Sidewalks & Patios

Comments: Inspected

(1) Sidewalks were poured in place concrete in average condition for the vintage of property. Some surface spalling and cracking was noted but these appeared to be relatively minor issues.

No readily observable material deficiencies were noted.

(2) The steps were not constructed in a manner consistent with good construction practice. The rise and run of the steps was uneven by a greater margin than generally allowed by modern safety standards and poses a trip and fall hazard for persons traversing the steps. Repairs are recommended to bring steps into safe and useable condition. Repairs should be made by a qualified contractor.



2.2 Item 1 (Picture)

(3) Patios were present for the units. These were set at the same height as the thresholds for sliding doors. Some water intrusion, identified later in the report, noted. Recommend seeking solutions to limit water intrusion.

2.3 Landscaping

Comments: Inspected

Landscaping for the subject property included grass areas and trees. Sprinklers were present. Landscaping was poorly maintained.

Sprinklers were not tested.

2.4 Stormwater Management

Comments: Inspected

No readily observable material deficiencies were noted.

2.5 Fences & Enclosures

Comments: Inspected

A trash enclosure was present constructed of masonry block. Chainlink fencing was present at the play area and along the perimeter of the property. No readily observable material deficiencies were noted.

2.6 Retaining Walls

Comments: Inspected

Retaining walls were noted on the property. These were used to manage the landscaping and were not structural to the building. The retaining walls were constructed of concrete masonry block and poured concrete.

The retaining wall appears serviceable, but a guardrail and should be installed to protect children or other pedestrians from an accidental fall. This is a significant liability issue. Recommend repair by a licensed and qualified contractor.



2.6 Item 1 (Picture)

2.7 Property Lighting

Comments: Inspected

Lighting was provided at the front of every building at the entrances and there was a pole mounted light in the parking area. Lighting appeared generally sufficient.

2.8 Property Signage

Comments: Not Present

2.9 Exterior Amenities

Comments: Inspected

The complex had a playground located near the community building, the community building room and laundry facilities, and a basketball hoop. The playground area had a patio with a cover. No readily observable deficiencies were noted.

3. Foundation & Building Frame

Items

3.0 Foundation System

Comments: Inspected

The subject property had a slab-on-grade foundation system. It appeared that the slab was poured in place concrete. Based on the vintage of the structures, it is likely that the concrete was reinforced with structural steel.

No readily observable material deficiencies were noted.

3.1 Structural Framing

Comments: Inspected

(1) We could not fully observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is framed using 2x4 wood studs.

No readily observable material deficiencies were noted.

(2) The column supports for the front porch overhangs have rot at the bases. This was observed on six units. Hidden damage might be present on the remainder. Replacement by a licensed and qualified contractor is recommended.



3.1 Item 1 (Picture)

3.2 Exterior Wall Coverings

Comments: Inspected

(1) The exterior wall covering materials included vinyl. Trim, fascia, and eave materials included vinyl and metal.

(2) There were numerous holes and other damage to the siding. Several loose panels were observed. At the eaves, a piece of the fascia metal was missing and multiple pieces were loose. Recommend repair by a licensed and qualified siding contractor.

3.3 Exterior Doors & Frames

Comments: Inspected

(1) Each living unit had two entry doors with a insulated metal door at the front and a vinyl sliding door at the rear patio. Each unit had a separate storage unit with a steel door. There were three steel doors and one vinyl door for the community building.

(2) The door hardware for the front doors is very worn and overdue for replacement. Several locks opened very poorly. Several sliding glass doors had old and poorly operating hardware.

Damage noted to several frames of the storage units.

Recommend repair/replacement as necessary of all damaged and aged materials.

3.4

Windows & Frames**Comments:** Inspected

(1) The windows throughout the property were vinyl framed, thermal paned assemblies.

(2) It appeared that three of the larger windows that faced east (Units 16, 6, 7) had damaged thermal seals. Recommend replacement.

3.5 Decks & Balconies**Comments:** Not Present**3.6 Stairs****Comments:** Not Present

4. Roof Structure & Covering

Items

4.0 Roof Coverings

Comments: Inspected

(1) The observed roof coverings are: metal, exposed fasteners.. They appear to be approximately 26-30 YEARS OLD. The roof covering is in the last third of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..

(2) The metal roofing of the living spaces was installed on battens over an older asphalt composition roof. The storage and community building appeared installed directly to sheathing.

(3) Loose, protruding or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion. Recommend repair by a licensed and qualified roofing contractor.

4.1 Roof Flashings

Comments: Inspected

No readily observable material deficiencies were noted.

4.2 Parapets

Comments: Not Present

4.3 Roof Structure

Comments: Inspected

The roof was framed using manufactured roof trusses with plywood sheathing.

No readily observable material deficiencies were noted.



4.3 Item 1 (Picture)



4.3 Item 2 (Picture)

4.4 Roof Drainage

Comments: Inspected

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

The gutters are leaking at the seams. This allows water to flow into areas that it can cause damage. All such leaks should be repaired with an appropriate sealant. Recommend maintenance/repair by a competent and qualified contractor.

The downspouts and extensions/splashblocks gutters are not directing water sufficiently far from the foundation. They should direct all roof water run-off at least ten feet from the foundation walls. Recommend correcting all the existing discharge points to accomplish this by adding properly aligned splash blocks, extensions, or similar means.

4.5 Skylights

Comments: Not Present

4.6 Chimneys

Comments: Not Present

4.7 Roof Penetrations

Comments: Inspected

No readily observable material deficiencies were noted.

5. Electrical Systems

Styles & Materials

Service Entrance Location:
SOUTH SIDE

Meter Location:
SOUTH SIDE

Wiring Materials:
SOLID COPPER
STRANDED COPPER
STRANDED ALUMINUM

Items

5.0 Service Entrance

Comments: Inspected

Electrical services were located at ITE meter centers on the south side of the buildings. These meter centers were rated at 400 amps. They delivered 120/240 volt power to the units. Individual breakers were rated for 125 amps. There were a total of 10 meters for the living spaces. A separate meter was located on the south side of the community building.



5.0 Item 1 (Picture)

5.1 Bonding & Grounding

Comments: Inspected

The grounding electrode was a copper wire attached to a driven rod into the ground. Current standard requires two rods, 6 feet apart, driven to a depth of 8 feet (with some exceptions.) Older standards allowed a single rod and those are considered to be sufficient until the system receives major upgrades.

5.2 Cabinets & Panels

Comments: Inspected

In addition to the primary panels/cabinets on the exterior, each living space had a 125 volt secondary panel manufactured by ITE. The community building had a 400 amp primary enclosure manufactured by ITE in the laundry room.

Panel covers were removed on several electrical panels (most were painted to the wall - recommend correction).

No readily observable material deficiencies were noted.

5.3 Branch Wiring

Comments: Inspected

No readily observable material deficiencies were noted.

5.4 Receptacles, Switches, & Lighting

Comments: Inspected

(1) Receptacles tested as grounded. With one exception, polarity was correct. Minor deficiencies and life safety concerns follow.

(2) Several missing cover plates were noted along with cracked plates. No power was present at the dining room receptacle in Unit 12. A kitchen GFCI in Unit 6 would not reset. Reversed polarity in the front bedroom on Unit 11.

5.5 Ground Fault Circuit Interrupters

Comments: Inspected

GFCI receptacles were missing in multiple kitchens and bathrooms. None were present at the laundry area. Many were very old and beyond a normal service life. Recommend having a licensed and qualified electrical contractor upgrade GFCI receptacles at all locations required.

5.6 Smoke & Carbon Monoxide Detectors

Comments: Inspected

Missing and aging smoke detectors noted. Missing carbon monoxide detectors at all locations. Recommend installation of new smoke and carbon monoxide detectors.

6. Plumbing Systems

Styles & Materials

Water Source:
PUBLIC

Waste System:
SEWER

Items

6.0 Water Main

Comments: Inspected

Each unit had a dedicated water main.

No readily observable material deficiencies were noted.

6.1 Supply Piping

Comments: Inspected

(1) The supply piping was copper. Water was tested at most fixtures.

(2) Approximately half the units were missing shower heads. Older fixtures were noted throughout the property that are overdue for replacement.

6.2 Drain, Waste, & Vent Systems

Comments: Inspected

(1) The drain, waste, and vent piping included ABS.

No readily observable material deficiencies were noted.

(2) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the building is vacant, the plumbing system is older, there are prior known drain problems (please check the seller's disclosure), or there are large trees on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing.

6.3 Fuel Gas Systems

Comments: Inspected

Each unit had an independent gas meter at the back of the unit.

No readily observable material deficiencies were noted.

6.4 Bathrooms

Comments: Inspected

(1) Each unit had a single bathroom with a sink, tub/shower, and a commode.

(2) Minor deficiencies noted at commodes with one loose reservoir and one toilet running continuously (Unit 15). One seat was not attached to the commode (Unit 7) Recommend repair by a licensed and qualified plumbing contractor.

Cabinet damage noted in several base cabinets. Most are worn. Recommend repairs where necessary with reserves held for replacement in the future.

6.5 Kitchens - Residential

Comments: Inspected

Cabinets were removed in Units 6 and 9. Damage was noted in multiple other units. Cabinetry is generally worn. Recommend repairs and replacement as needed.



6.5 Item 1 (Picture)

6.6 Water Fountains, Miscellaneous Fixtures

Comments: Not Present

7. Heating, Cooling, & Ventilation Systems

Styles & Materials

Number of Observed Heating Plants:	Number of Observed Cooling Systems:	Number of Observed Water Heaters:
10	10	11
Heating System Maintenance in Last Year:	Cooling System Maintenance in Last Year:	Water Heater Maintenance in Last Year:
NO	NO	NO

Items

7.0 Heating Equipment

Comments: Inspected

(1) The data fro the heating units is below. There were ten heating plants present. these were located in the kitchen areas. They were all mid-efficiency gas-fired units. Maintenance has been poor over the last five years.

Not all units were tested. Power was off to one unit. Several others had dead thermostats. One, in Unit 14, did not respond to controls. Four, in Units 11-14 had flues that were improperly sloped which is a significant life safety hazard.

All of the furnaces are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Heating Plant Data - GAS-FIRED FURNACE; Fuel Source - NATURAL GAS; Manufacturer - BRYANT; Approximate Age - > 30 YEARS OLD; Heating Capacity/BTUs 69,000



7.0 Item 1 (Picture)

(2) The community room had electric baseboard heat. This was tested and working. No readily observable material deficiencies were noted.

7.1 Cooling Equipment

Comments: Inspected

The data fro the cooling units is below. There were a total of ten cooling plants.for the habitable units. Cooling was not present at the community room. Maintenance has been poor over the last five years.

Not all units were tested. Power was off to one unit. Several others had dead thermostats. One, in Unit 14, did not respond to controls.

Nine of the air conditioners are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Cooling Plant Data -9 Units - FORCED AIR CENTRAL AIR CONDITIONER; Fuel Source - ELECTRICITY; Manufacturer - BRYANT; Approximate Age - > 30 YEARS OLD; Cooling Capacity/Tons -2 & 2.5 TONS

1 Unit - FORCED AIR CENTRAL AIR CONDITIONER, Fuel Source - ELECTRICITY; Manufacturer - RHEEM; Approximate Age - 9 YEARS OLD; Cooling Capacity/Tons -2.5 TONS

7.2 Distribution Systems

Comments: Inspected

No readily observable material deficiencies were noted.

7.3 Domestic Water Heating

Comments: Inspected

(1) The data fro the water heaters below. There were 11 water heaters present, one for each unit and one for the laundry room. These were located in the kitchen areas of the rentable spaces and a separate mechanical space for the laundry room. The units varied in age. Maintenance has been poor over the last five years.

Six of the water heaters, all A.O. Smith units, are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Three of the Rheem water heaters are at the end of a normal service life with one just short of that point. Recommend retaining reserves for their replacement in the next five years.

6 Units - Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - A O SMITH; Approximate Age - > 30 YEARS OLD; Tank Capacity - 40 GALLONS;

4 Units Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - Rheem; Approximate Age - 8, 10, 12, 12 YEARS OLD; Tank Capacity - 40 GALLONS

1 Unit Water Heating Data - Electric, RHEEM, 12 YEARS OLD, 80 GALLON

(2) Multiple issues were noted on the water heaters. All need immediate attention to correct:

1. As of the adoption of the 2015 UPC, all water heaters are required to be strapped against movement during earthquakes. Recommend correction by a licensed and qualified contractor. For Washington, the relevant reference can be found online at [this link to the Washington Administrative Code](#).

2. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed with a pan of sufficient shape and size to receive all drippings or condensate. This pan was not present. Recommend installing.

3. The water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. At the time of this installation, it was a required item in this municipality. Consider consulting with a qualified plumbing contractor about the installation of an expansion tank on this system.

4. (Units 12, 13, 15, 16) The water heater's temperature-pressure relief valve drain line is routed upward. This valve is an emergency device, but periodically small amounts of water could be discharged. If the drain is routed up, water can collect near the valve and that can lead to corrosion and impair the operation of the valve during an emergency. Therefore, drain line must be routed either down or horizontally. It cannot be routed up, even over a short distance. Recommend having a qualified plumbing contractor fully evaluate and repair so the drain line is properly routed down or horizontally.

7.4 Ventilation Systems - General

Comments: Inspected

(1) All of the bathroom exhaust vents terminated in the attic space. This condition is improper and will introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to building materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the building exterior. Recommend repair by a licensed and qualified contractor.



7.4 Item 1 (Picture)

(2) Fans, both bathroom and kitchen, are worn and several operate with excessive noise. Most are overdue for replacement.

8. Life Safety Systems

Items

8.0 Fire Access Lanes

Comments: Inspected

There is a single fire access lane from Meador St.

8.1 Nearest Fire Department

Comments: Inspected

The nearest reporting fire station is less than 1/2 mile away. It is the Asotin Volunteer Fire Department.

8.2 Fire Hydrant Locations

Comments: Inspected

The nearest fire hydrant appears to be approximately 200 yards to the west along Meador St.

8.3 Fire Alarm Systems

Comments: Not Present

8.4 Portable Fire Extinguishers

Comments: Not Present

8.5 Fire Suppression Systems

Comments: Not Present

8.6 Emergency Lighting

Comments: Not Present

8.7 Emergency Signage

Comments: Not Present

9. Interior Finishes

Items

9.0 Ceiling Finishes

Comments: Inspected

Ceilings in all units was drywall with a textured and painted surface. Unless otherwise noted, the ceilings show all of the cosmetic concerns typical of a home of its age and type of construction. No further recommendation---- repair/replace/maintain as desired. If notable defects or stains are present, they will be evaluated in a separate comment.

The ceiling is textured with a "popcorn" finish. Quite often before 1978 the texture was made with asbestos fibers. These fibers are not generally considered harmful if they are not released into the air. The EPA recommends painting the texture to "lock in" the fibers and otherwise avoiding disturbing the texture. Please note that asbestos can only be identified through the use of laboratory equipment but it is prudent to presume it's presence unless the client wishes to have sampling done by an Accredited Asbestos Inspector.

9.1 Interior Wall Finishes

Comments: Inspected

(1) Wall damage sufficient to require repair noted in approximately half of the units. The damage ranged from large holes to poorly completed wall patching and repair.

One unit is smoke stained from cigarettes.

All the units require extensive cleaning.

(2) Mold noted in four units with Unit 9 the worst. Recommend remediation of all such by a licensed and qualified mold remediator.



9.1 Item 1 (Picture)



9.1 Item 2 (Picture)

9.2 Interior Floor Coverings

Comments: Inspected

(1) The floor coverings in all the finished spaces was vinyl.

(2) Floor damage noted in Units 12-14, Unit 15, and Unit 8. Unit 8 and the community building had evidence of water intrusion water intrusion.

9.3 Interior Doors

Comments: Inspected

Floors were damaged in Units 11, 12, 13, 14, and 7. While there is concrete below the vinyl, this still should be repaired.

9.4 Appliances

Comments: Inspected

Units were designed with one stove and one refrigerator. Multiple stoves were missing with the remainder past a normal service life. Damage to stoves was noted, primarily missing knobs. Anti-tip brackets were missing on 8 stoves.

Refrigerators were generally past a normal service life.

9.5 Interior Amenities

Comments: Inspected

A coin-operated laundry room was present for the residents of the complex along with the community room.

Immediate Concerns



Calibre Commercial Inspections, LLC

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

Customer
Professional Investor

Address

2. Lots & Grounds

2.6 Retaining Walls

Inspected

Retaining walls were noted on the property. These were used to manage the landscaping and were not structural to the building. The retaining walls were constructed of concrete masonry block and poured concrete.

The retaining wall appears serviceable, but a guardrail and should be installed to protect children or other pedestrians from an accidental fall. This is a significant liability issue. Recommend repair by a licensed and qualified contractor.



2.6 Item 1 (Picture)

3. Foundation & Building Frame

3.1 Structural Framing

Inspected

(2) The column supports for the front porch overhangs have rot at the bases. This was observed on six units. Hidden damage might be present on the remainder. Replacement by a licensed and qualified contractor is recommended.



3.1 Item 1 (Picture)

3.3 Exterior Doors & Frames

Inspected

(2) The door hardware for the front doors is very worn and overdue for replacement. Several locks opened very poorly. Several sliding glass doors had old and poorly operating hardware.

Damage noted to several frames of the storage units.

Recommend repair/replacement as necessary of all damaged and aged materials.

4. Roof Structure & Covering

4.0 Roof Coverings

Inspected

(3) Loose, protruding or missing fasteners visible at the time of the inspection. This condition should be corrected to avoid wind damage and/or damage from moisture intrusion. Recommend repair by a licensed and qualified roofing contractor.

5. Electrical Systems

5.4 Receptacles, Switches, & Lighting

Inspected

(2) Several missing cover plates were noted along with cracked plates. No power was present at the dining room receptacle in Unit 12. A kitchen GFCI in Unit 6 would not reset. Reversed polarity in the front bedroom on Unit 11.

5.5 Ground Fault Circuit Interrupters

Inspected

GFCI receptacles were missing in multiple kitchens and bathrooms. None were present at the laundry area. Many were very old and beyond a normal service life. Recommend having a licensed and qualified electrical contractor upgrade GFCI receptacles at all locations required.

5.6 Smoke & Carbon Monoxide Detectors

Inspected

Missing and aging smoke detectors noted. Missing carbon monoxide detectors at all locations. Recommend installation of new smoke and carbon monoxide detectors.

6. Plumbing Systems

6.1 Supply Piping

Inspected

(2) Approximately half the units were missing shower heads. Older fixtures were noted throughout the property that are overdue for replacement.

6.2 Drain, Waste, & Vent Systems

Inspected

(2) Based on the inspection industry's definition of a recommended water test for 'functional drainage' in a plumbing system, the plumbing drainpipes and drain lines appear operational at this time. However, only a video-scan of the interior of the drainpipes and drain lines can fully confirm their actual condition. When the building is vacant, the plumbing system is older, there are prior known drain problems (please check the seller's disclosure), or there are large trees on the property, it would be prudent to have the drain lines 'video-scanned' prior to closing.

6.4 Bathrooms

Inspected

(2) Minor deficiencies noted at commodes with one loose reservoir and one toilet running continuously (Unit 15). One seat was not attached to the commode (Unit 7) Recommend repair by a licensed and qualified plumbing contractor.

Cabinet damage noted in several base cabinets. Most are worn. Recommend repairs where necessary with reserves held for replacement in the future.

6.5 Kitchens - Residential

Inspected

Cabinets were removed in Units 6 and 9. Damage was noted in multiple other units. Cabinetry is generally worn. Recommend repairs and replacement as needed.



6.5 Item 1 (Picture)

7. Heating, Cooling, & Ventilation Systems

7.0 Heating Equipment

Inspected

(1) The data from the heating units is below. There were ten heating plants present. These were located in the kitchen areas. They were all mid-efficiency gas-fired units. Maintenance has been poor over the last five years.

Not all units were tested. Power was off to one unit. Several others had dead thermostats. One, in Unit 14, did not respond to controls. Four, in Units 11-14 had flues that were improperly sloped which is a significant life safety hazard.

All of the furnaces are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Heating Plant Data - GAS-FIRED FURNACE; Fuel Source - NATURAL GAS; Manufacturer - BRYANT;
Approximate Age - > 30 YEARS OLD; Heating Capacity/BTUs 69,000



7.0 Item 1 (Picture)

7.1 Cooling Equipment

Inspected

The data fro the cooling units is below. There were a total of ten cooling plants.for the habitable units. Cooling was not present at the community room. Maintenance has been poor over the last five years.

Not all units were tested. Power was off to one unit. Several others had dead thermostats. One, in Unit 14, did not respond to controls.

Nine of the air conditioners are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Cooling Plant Data -9 Units - FORCED AIR CENTRAL AIR CONDITIONER; Fuel Source - ELECTRICITY; Manufacturer - BRYANT; Approximate Age - > 30 YEARS OLD; Cooling Capacity/Tons -2 & 2.5 TONS

1 Unit - FORCED AIR CENTRAL AIR CONDITIONER, Fuel Source - ELECTRICITY; Manufacturer - RHEEM; Approximate Age - 9 YEARS OLD; Cooling Capacity/Tons -2.5 TONS

7.3 Domestic Water Heating**Inspected**

(1) The data fro the water heaters below. There were 11 water heaters present, one for each unit and one for the laundry room. These were located in the kitchen areas of the rentable spaces and a separate mechanical space for the laundry room. The units varied in age. Maintenance has been poor over the last five years.

Six of the water heaters, all A.O. Smith units, are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Three of the Rheem water heaters are at the end of a normal service life with one just short of that point. Recommend retaining reserves for their replacement in the next five years.

6 Units - Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - A O SMITH; Approximate Age - > 30 YEARS OLD; Tank Capacity - 40 GALLONS;

4 Units Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - Rheem; Approximate Age - 8, 10, 12, 12 YEARS OLD; Tank Capacity - 40 GALLONS

1 Unit Water Heating Data - Electric, RHEEM, 12 YEARS OLD, 80 GALLON

(2) Multiple issues were noted on the water heaters. All need immediate attention to correct:

1. As of the adoption of the 2015 UPC, all water heaters are required to be strapped against movement during earthquakes. Recommend correction by a licensed and qualified contractor. For Washington, the relevant reference can be found online at [this link to the Washington Administrative Code](#).

2. Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed with a pan of sufficient shape and size to receive all drippings or condensate. This pan was not present. Recommend installing.

3. The water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. At the time of this installation, it was a required item in this municipality. Consider consulting with a qualified plumbing contractor about the installation of an expansion tank on this system.

4. (Units 12, 13, 15, 16) The water heater's temperature-pressure relief valve drain line is routed upward. This valve is an emergency device, but periodically small amounts of water could be discharged. If the drain is routed up, water can collect near the valve and that can lead to corrosion and impair the operation of the valve during an emergency. Therefore, drain line must be routed either down or horizontally. It cannot be routed up, even over a short distance. Recommend having a qualified plumbing contractor fully evaluate and repair so the drain line is properly routed down or horizontally.

7.4 Ventilation Systems - General**Inspected**

(1) All of the bathroom exhaust vents terminated in the attic space. This condition is improper and will introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to building materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the building exterior. Recommend repair by a licensed and qualified contractor.



7.4 Item 1 (Picture)

(2) Fans, both bathroom and kitchen, are worn and several operate with excessive noise. Most are overdue for replacement.

9. Interior Finishes

9.1 Interior Wall Finishes

Inspected

(1) Wall damage sufficient to require repair noted in approximately half of the units. The damage ranged from large holes to poorly completed wall patching and repair.

One unit is smoke stained from cigarettes.

All the units require extensive cleaning.

9.4 Appliances

Inspected

Units were designed with one stove and one refrigerator. Multiple stoves were missing with the remainder past a normal service life. Damage to stoves was noted, primarily missing knobs. Anti-tip brackets were missing on 8 stoves.

Refrigerators were generally past a normal service life.

Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

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

Customer
Professional Investor

Address

2. Lots & Grounds

2.1 Parking Lots, Structures, & Drives

Inspected

(3) Asphalt surface of the parking lot is an average condition. It is overdue for crack sealing, sealcoating, and restriping. Recommend obtaining estimates for the necessary work and setting aside reserves to complete work within the next 1 to 5 years.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

2.2 Sidewalks & Patios

Inspected

(2) The steps were not constructed in a manner consistent with good construction practice. The rise and run of the steps was uneven by a greater margin than generally allowed by modern safety standards and poses a trip and fall hazard for persons traversing the steps. Repairs are recommended to bring steps into safe and useable condition. Repairs should be made by a qualified contractor.



2.2 Item 1 (Picture)

3. Foundation & Building Frame

3.4 Windows & Frames

Inspected

(2) It appeared that three of the larger windows that faced east (Units 16, 6, 7) had damaged thermal seals. Recommend replacement.

7. Heating, Cooling, & Ventilation Systems

7.3 Domestic Water Heating

Inspected

(1) The data fro the water heaters below. There were 11 water heaters present, one for each unit and one for the laundry room. These were located in the kitchen areas of the rentable spaces and a separate mechanical space for the laundry room. The units varied in age. Maintenance has been poor over the last five years.

Six of the water heaters, all A.O. Smith units, are substantially beyond a normal service life. Replacement is recommended. Recommend consulting a licensed and qualified HVAC contractor for estimates of cost.

Three of the Rheem water heaters are at the end of a normal service life with one just short of that point. Recommend retaining reserves for their replacement in the next five years.

6 Units - Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - A O SMITH; Approximate Age - > 30 YEARS OLD; Tank Capacity - 40 GALLONS;

4 Units Water Heating Data - GAS-FIRED; Fuel Source - NATURAL GAS; Manufacturer - Rheem; Approximate Age - 8, 10, 12, 12 YEARS OLD; Tank Capacity - 40 GALLONS

1 Unit Water Heating Data - Electric, RHEEM, 12 YEARS OLD, 80 GALLON

9. Interior Finishes

9.3 Interior Doors**Inspected**

Floors were damaged in Units 11, 12, 13, 14, and 7. While there is concrete below the vinyl, this still should be repaired.

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