

Commercial Inspection Report

Wayne Thompson

Property Address:

Broadway

Spokane WA 99201



Calibre Commercial Inspections, LLC

Paul Duffau CCPIA 001011 WA 215

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Date: 3/31/2026	Time: 03:40 PM	Report ID: 20260331-Spokane-Sample
Property: Broadway Spokane WA 99201	Customer: Wayne Thompson	

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.

Building Use: OFFICE	Apparent occupancy status: 100%	Client Is Present: YES
Temperature: 40-49 degrees	Weather: CLOUDY	Wind: MODERATE, 5-12 MPH

✓ RESULTS AT A GLANCE

94

✓ ITEMS INSPECTED

Total number in report.

23

📋 SUMMARY COMMENTS

Total number in report.

43

📷 PHOTOS

Total number in report.

🏠 1. SUMMARY

👁️ ITEMS: SUMMARY

1.0 SUMMARY

✓ INFORMATIONAL

The subject property in Spokane, Washington is a Class B, single-tenant office building originally constructed in 1906 and renovated most recently in 2021. The building contains approximately 27,013 square feet across three stories and is situated on a 0.63-acre urban infill site. At the time of inspection on March 31, 2026, the property was fully occupied by the Washington State Department of Corrections. The inspection was conducted in accordance with the CCPIA Standards of Practice and consisted of a visual evaluation of accessible building systems and components to assess general condition, maintenance status, and observable deficiencies .

Overall, the property represents a well-located, historically constructed office asset with a combination of legacy building systems and more recent upgrades, but it exhibits notable deferred maintenance and multiple capital improvement needs, particularly related to the roofing system, mechanical equipment, and portions of the building envelope. Site improvements, including asphalt parking and concrete walkways, are generally functional; however, the parking lot exhibits moderate alligator cracking, settlement, and drainage-related depressions, consistent with base failure and deferred maintenance. Additional site concerns include trip hazards within accessible parking areas and faded ADA striping, which represent safety and compliance considerations.

The roof system consists of a TPO membrane estimated to be approximately 26–30 years old, which is well beyond its typical service life. Significant deficiencies were observed, including membrane degradation with exposed reinforcing scrim, fastener back-out, and flashing failures at transitions and penetrations. These conditions substantially increase the risk of water intrusion, and full roof replacement is recommended. Additional deficiencies were noted at the addition, including missing kick-out flashing and absence of a drip edge, which further contribute to moisture intrusion risk.

The exterior building envelope consists primarily of load-bearing masonry brick construction, which remains generally serviceable but exhibits widespread mortar deterioration requiring repointing, along with localized cracking and a probable failed lintel above a window opening. Parapet wall cracking and brick damage were also observed. The elevator shaft addition, constructed with hardboard siding, is missing required flashing at horizontal transitions, creating a pathway for water intrusion. Windows appear to be older wood-framed thermal pane assemblies, likely 40+ years old, and while generally functional, should be considered for future replacement planning.

Structural systems consist of a basement foundation with masonry walls and a combination of concrete and wood-framed floor systems. No significant structural movement was observed; however, the building lacks insulation in portions of the exterior walls, which will impact energy performance.

Mechanical systems represent a major capital consideration. A total of 19 heating and 19 cooling units serve the building. Of these, the majority are at or beyond their expected service life, including several units estimated to be 40+ years old utilizing R-22 refrigerant, which has been phased out. While some newer units (2020–2022) are in good condition, the overall system is a mixed-age inventory with significant near-term replacement needs, particularly for the oldest units. The presence of electric resistance heating units further increases operational costs relative to modern systems.

Domestic hot water is provided by a 2007-era residential-grade water heater, which is beyond its expected service life and missing required safety components, including seismic strapping and an expansion tank. Replacement is recommended. Plumbing systems are generally functional; however, sewer gas odors were noted, and further evaluation of the venting and drainage system by a licensed plumbing contractor is recommended. Additional plumbing deficiencies include missing sediment traps at multiple gas-fired appliances and the presence of multiple gas meters serving a single tenant, which may warrant further investigation of utility configuration and costs.

Electrical service to the building consists of a 1000-amp, 208Y/120V three-phase system with multiple meter packs and distribution panels. While the system appears functional, deficiencies include a damaged service entrance pit cover that allows water intrusion, posing a risk to electrical components. The distribution system is extensive and appears to include older equipment; as such, portions of the electrical infrastructure should be considered aging and subject to future upgrade as part of capital planning.

Life safety considerations include older skylights lacking modern safety glazing, chimney deterioration with missing flue liner and mortar failure, and non-compliant stair rail configurations relative to modern standards. While many elements may have been compliant at the time of construction, upgrades may be warranted to align with current safety expectations.

In summary, the property is a historically constructed office building with functional structural systems and recent renovations, but it requires meaningful near-term capital investment. The most significant considerations include full roof replacement, mechanical system upgrades, masonry repairs, plumbing corrections, and targeted electrical and life-safety improvements. With these items addressed and ongoing maintenance implemented, the property can continue to perform as a viable commercial office asset; however, investors should account for elevated capital expenditures in the near to intermediate term.

2. PROPERTY OVERVIEW

ITEMS: PROPERTY OVERVIEW

2.0 PROPERTY DESCRIPTION

INFORMATIONAL

The subject property was located, Spokane, Washington 99201. It is a Class B, single-tenant general office building situated in the West Central neighborhood of the City of Spokane. The structure was originally constructed in 1906 and has undergone multiple renovation cycles, most recently in 2021. The building contains approximately 27,013 square feet of gross building area distributed across three stories, with a typical floor plate of approximately 6,753 square feet. The property is situated on a 0.63-acre site zoned CC1-NC (City Center 1 – Neighborhood Commercial) under the City of Spokane's land use code. At the time of this report, the property is fully occupied by a single tenant which operates the facility for community supervision, offender rehabilitation, and regional administration purposes.

2.1 LEGAL DESCRIPTION

INFORMATIONAL

The legal description for the property is *redacted*, per online resources. The tax parcel ID is *redacted*.

2.2 PHYSICAL PARAMETERS

INFORMATIONAL

The subject site was rectangular in shape. The site totals approximately 0.63 acres. The building footprint achieves a floor area ratio (FAR) of approximately 0.98, consistent with the urban infill character of the West Central Spokane submarket.

2.3 NEIGHBORING PROPERTIES

INFORMATIONAL

The subject property is situated at the eastern edge of the West Central neighborhood. To the east, the Spokane County Courthouse campus is the dominant land use, encompassing the historic 1895 courthouse, the Broadway Center Building, and associated county offices along W. Broadway Avenue. To the west, the corridor transitions through small commercial office and residential uses toward the Kendall Yards mixed-use development approximately one-half mile to the northwest. Properties to the north are primarily two- to three-story residential and mixed-use structures. To the south, the Spokane River Gorge forms a natural boundary, with Downtown Spokane accessible via the Monroe Street Bridge to the southeast.

2.4 PERMIT INFORMATION

INFORMATIONAL

Per online resources, permits records were available from 1999 to the present. See the Permit Records in the Miscellaneous Section.

3. LOTS & GROUNDS

STYLES & MATERIALS: LOTS & GROUNDS

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:POLE-MOUNTED
WALL-MOUNTED
STREET LIGHTS

ITEMS: LOTS & GROUNDS

3.0 ENTRY DRIVES

 INSPECTED

No readily observable material deficiencies were noted.

3.1 FIRE ACCESS LANES

 INSPECTED

No readily observable material deficiencies were noted.

3.2 FIRE HYDRANT LOCATIONS

 INSPECTED

The nearest fire hydrant was observed at the corner of West College Avenue and North Oak Street. No readily observable material deficiencies were noted.

**3.2 Item 1 (Picture)**

3.3 PARKING LOTS

 INSPECTED

(1) Parking lot surfaces materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base. A total of 50 spaces were estimated in the surface parking lot(s). Two of these were marked for accessible use.

**3.3 Item 1 (Picture)**

(2) Cracking in interconnected patterns resembling an alligator's skin was observed in the asphalt surface. This typically results from structural failure of the base or subgrade due to repeated loading and loss of support. Continued use under these conditions allows water intrusion, which accelerates base failure and leads to potholing. Localized low areas were observed where water collects after rainfall. These depressions may indicate localized settlement, poor compaction, or base instability. Standing water accelerates deterioration of asphalt and can create slip hazards in freezing conditions. The level of damage was best described as moderate consistent with deferred maintenance..

**3.3 Item 2 (Picture)****3.3 Item 3 (Picture)****3.3 Item 4 (Picture)**

(3) A trip hazard was present at one handicapped space in the van loading zone. This represents a liability to the building owner as well as a risk for disabled individuals.

**3.3 Item 5 (Picture)**

(4) Accessible parking markings (symbols/legends, signage, and/or stall boundary striping) were faded, missing, or not clearly identifiable.

3.4 CURBING/CURB STOPS

☑ INSPECTED

No readily observable material deficiencies were noted.

3.5 SIDEWALKS & PATIOS

☑ INSPECTED

The sidewalks were constructed from poured concrete.

No readily observable material deficiencies were noted.



3.5 Item 1 (Picture)

3.6 GRADING

☑ 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.

3.7 LANDSCAPING

☑ INSPECTED

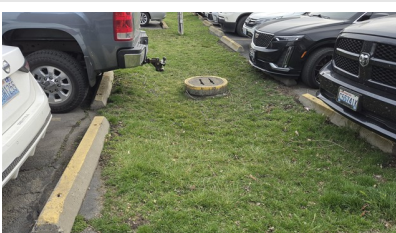
Landscaping for the subject property included grass areas and trees. Sprinklers were present.

No readily observable material deficiencies were noted.

3.8 STORMWATER MANAGEMENT

☑ INSPECTED

Storm water drainage was accomplished by sheeting action across the parking lots to both the streets and to storm drains centrally located in landscape areas. No readily observable material deficiencies were noted.



3.8 Item 1 (Picture)

3.9 FENCES & ENCLOSURES

☒ NOT PRESENT

Current standards requiring closures for trash dumpsters. That was not present at this location.



3.9 Item 1 (Picture)

3.10 RETAINING WALLS

☒ NOT PRESENT

3.11 PROPERTY LIGHTING

☒ INSPECTED

Site lighting included: pole-mounted lighting, wall-mounted lighting, and street lighting

No readily observable material deficiencies were noted.

3.12 PROPERTY SIGNAGE

☒ INSPECTED

There was very limited property signage installed on the building. That signage which was installed was for previous uses.

3.13 EXTERIOR AMENITIES

☒ NOT PRESENT

3.14 SITE SAFETY SYSTEMS

☒ NOT PRESENT

4. ROOF STRUCTURE & COVERING

STYLES & MATERIALS: ROOF STRUCTURE & COVERING

Roof Type:

FLAT

Roof Materials:

MEMBRANE – TPO

Attic Framing:

RAFTERED

Roof Ventilation:

TURBINE

Attic Insulation:

FIBERGLASS BATT

ITEMS: ROOF STRUCTURE & COVERING

4.0 ROOF ACCESS/ATTIC ACCESS

 INSPECTED

The roof was accessible by an internal stairway.

4.1 ROOF COVERINGS

 INSPECTED

The observed roof coverings for the original building was TPO membrane. This appeared to be approximately 26–30 years old. Previous repairs were noted.

Fastener back-out and telegraphing through the membrane were observed. Backed-out or improperly seated fasteners can damage the membrane and reduce wind-uplift resistance. Flashing deficiencies were observed at curbs, parapets, or vertical transitions. Issues included incomplete welds, loose termination bars, improper detailing, or stressed transitions caused by membrane tension. Flashings are common failure points in TPO/PVC systems.

Linear section of the TPO single-ply roof membrane exhibits exposed reinforcing scrim where the top polymer coating has worn away. White fabric reinforcement is visible with frayed fibers and accumulated debris. This defect indicates membrane degradation and increases the risk of water infiltration.

Linear sections of the TPO single-ply roof membrane at the northwest corner exhibited exposed reinforcing scrim where the top polymer coating has worn away. White fabric reinforcement is visible with frayed fibers and accumulated debris. This defect indicates membrane degradation and increases the risk of water infiltration.

The roof covering is beyond a normal service life. Recommend replacement.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.2 ROOF FLASHINGS

INSPECTED

Missing kick-out flashing at the addition. This allows water from the roof to bypass the gutters and can cause siding damage or water intrusion problems. Diverting the water with kick-out flashing will minimize this and lower the risk of water intrusion.

The upper roof of the addition was missing a drip edge which will allow water intrusion under the roofing materials.



4.2 Item 1 (Picture)



4.2 Item 2 (Picture)

4.3 ROOF PENETRATIONS

INSPECTED

No readily observable material deficiencies were noted.

4.4 ROOF DRAINAGE

INSPECTED

No readily observable material deficiencies were noted.

4.5 PARAPETS/SAFETY RAILINGS

INSPECTED

Perimeter parapet walls were observed to be less than 42 inches in height and therefore do not meet safety criteria for fall protection from elevated work surfaces. Where rooftop mechanical equipment requires routine access and maintenance, guardrail systems or equivalent fall protection measures are recommended to reduce fall risk and improve worker safety.

4.6 ROOF STRUCTURE

☑ INSPECTED

The roof appeared to be framed with dimensional wood joists. No readily observable material deficiencies were noted.

4.7 ATTIC VENTILATION

☑ INSPECTED

A pair of turbines were present for attic ventilation. No readily observable material deficiencies were noted.

4.8 ATTIC INSULATION

☑ INSPECTED

No readily observable material deficiencies were noted.

4.9 SKYLIGHTS

☑ INSPECTED

The skylights were older assemblies that lack current safety protections such as tempered glazing.

4.10 CHIMNEYS

☑ INSPECTED

The furnaces exhaust flues were routed into a brick chimney which had a missing or inadequate flue liner. This condition can cause deterioration of the chimney interior from the corrosion actions of condensation.

The chimney had extensive deterioration at the mortar joints of the chimney and/or significant spalling of the brick/block. This will tend to make the chimney unstable over time. The chimney caps had moderate to severe deterioration which should be repaired to avoid moisture intrusion of the chimney structure.



4.10 Item 1 (Picture)

5. BUILDING EXTERIOR

STYLES & MATERIALS: BUILDING EXTERIOR

Exterior Wall Coverings:

BRICK

Eave Materials:

NOT APPLICABLE

Veneers:

NONE

Window Materials:THERMAL PANED WOOD-
CASING**Trim Materials:**

BRICK

Door Materials:ANODIZED METAL, THERMAL
PANED
INSULATED METAL
WOOD FRAMED THERMALLY
PANED

ITEMS: BUILDING EXTERIOR

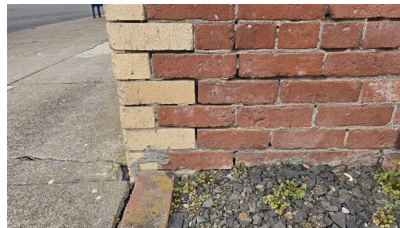
5.0 EXTERIOR WALL COVERINGS

 INSPECTED

(1) The exterior wall coverings were brick for the original building. The brick serves as both as the wall covering and the structural system. The addition that was built to house the elevator shaft appear to be wood framed with hardboard siding.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)

(2) In general, the fields of the walls were in average condition. Extensive damage was noted to mortar joints at various locations on the walls where water runoff has occurred. This is typical of deferred maintenance of masonry systems. Periodic repointing of mortar joints is a normal part of maintenance on masonry walls. The process of repointing involves removal of damaged mortar, cleaning up the joints between the masonry pieces, and replacing the old mortar with new product. Minor cranking was noted at several locations on the wall. A substantial crack was noted over one window on the west side of the building where it appeared that a lintel has failed. The upper grout corners of the parapet wall were cracked. Damaged brick was noted along the parapet wall.

(3) The hardboard siding for the elevator shaft appeared to be newly installed. This siding was missing required head flashing over horizontal segments that could accumulate water such as the tops of Windows and at the band boards. This siding was not yet painted.

5.1 FACADES

☑ INSPECTED

A metal facade was added to the front of the building. No readily observable material deficiencies were observed.



5.1 Item 1 (Picture)

5.2 EAVES

☑ NOT PRESENT

5.3 WINDOWS & FRAMES

☑ INSPECTED

(1) The installed windows appeared to be thermally paned assemblies set in wood frames. Condensation marks were noted on the interior sills which is consistent with this type of window. No readily observable material deficiencies were noted. Please note that these windows are likely 40 years old or older. Reserves should be held for eventual replacement.



5.3 Item 1 (Picture)

(2) One window was broken. This was reportedly done by the siding company working at the rear of the building. They are already slated to replace the window. Follow up is recommended.

5.4 EXTERIOR DOORS & FRAMES

☑ INSPECTED

The installed doors at the front of the building appeared to be thermally paned assemblies set in wood frames. The entries to the rear addition appeared to be anodized metal frames with thermal panes. There were insulated metal doors at the subgrade entries, the rear entries of the original building, and one insulated metal door on the east side of the building.

No readily observable material deficiencies were noted.

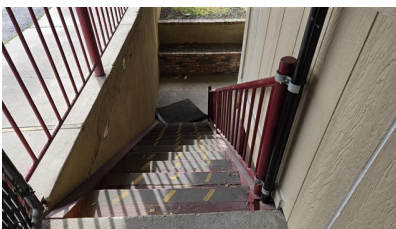
5.5 DECKS & BALCONIES

☑ NOT PRESENT

5.6 STAIRS

☑ INSPECTED

There were four exterior stairwells for the property. These appeared to be in serviceable condition. Issues were observed with the installed guard- and handrails. While they met the standard at the time of construction, current safety standards mandate handrails on both sides of the stairwell and a maximum baluster spacing of 4 inches on guard rails.



5.6 Item 1 (Picture)

5.7 THERMAL ENVELOPE

☑ NOT INSPECTED

Thermal imaging was not conducted on the building. There were a number of exterior walls with the original exposed masonry. These walls will not be energy efficient.

6. STRUCTURAL SYSTEMS

STYLES & MATERIALS: STRUCTURAL SYSTEMS

Foundation Type:

BASEMENT

Foundation Materials:

CONCRETE

Floor Structure:

WOOD JOISTS

CONCRETE

Column Materials:

NONE

Wall Structure:

MASONRY

Wall Insulation (Where Visible):

NOT VISIBLE

ITEMS: STRUCTURAL SYSTEMS

6.0 FOUNDATION SYSTEM

 INSPECTED

The subject property had a basement foundation system.

The perimeter foundation was constructed of rubblestone mortared into position. At the rear of the building, where the stairwells are located, it appeared that shotcrete was applied to the exterior of the wall to add weather protection and reinforcement. Brick was noted as providing foundational support in the basement for the upper floors.

No readily observable material deficiencies were noted.

6.1 CRAWLSPACES

 NOT PRESENT

The Southeast corner of the foundation was not accessible. It is unclear whether this is slab on grade or a crawl space. A vent was visible in that location. If there is a crawl space there, it was not inspected due to a lack of access.

6.2 STRUCTURAL WALL FRAMING

 INSPECTED

The exterior structural wall assembly of the original building appeared to be a double wythe masonry brick assembly. A double wythe brick wall system is a traditional form of masonry construction that involves two continuous vertical layers of bricks that are structurally bonded together. The masonry system is due for repointing. This was discussed in the exterior wall covering section of this report.

6.3 FLOOR STRUCTURE

 INSPECTED

The floor structures for the building were a combination of poured concrete that did not appear to be reinforced and wood joists. No readily observable material deficiencies were noted.

6.4 INSULATION

 NOT PRESENT

Insulation was not present on much of the exterior walls as evident by the exposed masonry. This will increase the energy costs of the structure.

7. MECHANICAL SYSTEMS

STYLES & MATERIALS: MECHANICAL SYSTEMS

Distribution System:

INSULATED/FLEXIBLE

DUCTWORK

ITEMS: MECHANICAL SYSTEMS

7.0 HEATING EQUIPMENT

INSPECTED

A total of nineteen (19) heating units were identified and documented at the subject property across four (4) floor levels. The inventory consists of fourteen (14) natural gas-fired forced-air furnaces and five (5) electric packaged units with integral refrigeration capacity. Gas-fired units are distributed across the Third Floor (5 units), Second Floor (5 units), and First Floor (4 units). The five electric units are located in the Basement.

The gas-fired furnace inventory includes equipment manufactured by Goodman (10 units), Rheem (1 unit), and York (3 units). Capacities range from 40,000 to 70,000 BTU/hr input; all gas units operate on natural gas at 115V or 120V, single-phase, 60 Hz.

Five Rheem model RHQA1115T units installed in the Basement are listed on this schedule under fuel type "Electric." The nameplate data recovered indicates 240/208V single-phase operation, 14.4/10.8 kW electric heat capacity, and R-22 refrigerant at 300 PSIG. This combination indicates that these are electric packaged units (electric resistance heat with integral refrigeration cooling), not conventional furnaces. They are not heat pumps in the reversible-cycle sense. The practical implications include (a) no heat pump efficiency benefit — operating costs for heating are substantially higher per MMBTU than gas-fired alternatives; (b) the R-22 refrigerant these units were designed for is no longer produced or imported under U.S. EPA regulations (phase-out completed January 1, 2020) — only reclaimed/recycled R-22 is available at a significant cost premium; and (c) at 41 years of age, these units are well beyond all recognized useful life thresholds. The consultant recommends that this classification be corrected in property records and all future transaction documents.

Refer to the Furnace Schedule in the attached Equipment Schedule for manufacturer, model, serial number, and nameplate data specific to each unit.

All accessible units were presumed to be operational at the time of inspection unless noted otherwise. Controls were activated where feasible; heat was confirmed as delivered at supply registers for accessible systems. No gas leaks, combustion odors, or visible heat exchanger damage were noted during the walkthrough. However, the assessment is limited to visual observation — see scope limitations below.

The condition thresholds applied in this assessment are derived from the Calibre CBI equipment schedule methodology, consistent with industry practice:

- Operational: Age less than 15 years
- Aging: Age 15–19 years
- End of Life: Age 20 years or greater

Operational (3 units — Units 4, 13, 14): York units installed in 2021 and 2022. Estimated 10–15 years of remaining useful life under normal operation and maintenance. No capital replacement is anticipated within the near term.

End of Life (16 units — Units 1–3, 5–12, 15–19): Sixteen of the nineteen heating units are at or past End of Life. Units 8–10 (Goodman, 2003) and Units 15–19 (Rheem electric, 1985) are the oldest in the portfolio. End of Life classification does not necessarily indicate immediate mechanical failure; however, these units are beyond the service life assumed in most capital reserve analyses, and replacement costs should be included in reserve funding schedules. Gas units nearing end of life are at elevated risk of heat exchanger cracking, which can allow combustion by-products to enter the conditioned air stream — a life-safety concern warranting attention.

The consultant notes that this assessment is limited to visual observation and review of accessible nameplate data in accordance with CCPIA standards. No combustion efficiency testing, heat exchanger pressurization, flue gas analysis, or static pressure measurement was performed as part of this engagement. The condition ratings herein reflect the equipment's apparent operational status and age-based life expectancy and do not constitute a warranty of future performance.

7.1 COOLING EQUIPMENT

INSPECTED

(1) A total of nineteen (19) air conditioning units were identified and documented at the subject property. The inventory includes equipment located at Ground Level, East (2 units) and Rooftop (17 units). One unit (Unit 11) is a ductless mini-split configuration. All remaining units are conventional split or packaged condensing equipment.

Manufacturers represented in the inventory include Goodman (1 unit), York (10 units), Carrier (1 unit), Guardian (1 unit), and Rheem (6 units). Capacities range from 2.0 to 4.0 nominal tons where nameplate data was recoverable. Six Rheem units (Units 6, 7, 12, 13, 15, 16, 18, 19) — all installed approximately 1984 — had faded or illegible data plates; tonnage and model data could not be confirmed from the nameplate.

Refrigerant types include R-22 (11 units, manufactured 1984–2005) and R-410A (8 units, manufactured 2020–2022). The refrigerant split is significant from a regulatory and cost standpoint and is addressed in detail under Condition and Remaining Useful Life.

Refer to the AC Schedule in the attached Equipment Schedule for manufacturer, model, serial number, and nameplate data specific to each unit.

Air conditioning systems were observed at the time of inspection in late March 2026. Due to ambient temperatures, mechanical cooling was not confirmed operational at all units. Accessible controls and visible components were inspected; no visible refrigerant staining, line set damage, or disconnect anomalies were noted on inspected units. The Rheem units with faded data plates (Units 6, 7, 12, 13, 15, 16, 18, 19) present reduced assurance regarding equipment identity and specifications; replacement procurement for these units should be preceded by a field survey to confirm existing mechanical connections, electrical service, and duct configurations.

Unit-level notations for flagged equipment:

Units 6, 7, 12, 13, 15, 16, 18, 19 (Rooftop Rheem, est. 1984): Eight units with faded/illegible data plates. Year of manufacture is estimated at 1984 based on available information; actual year may vary. At an estimated age of 42 years, all are well beyond End of Life thresholds. The R-22 refrigerant charge renders servicing cost-prohibitive. Tonnage is unknown. These units represent the highest replacement priority in the cooling system inventory.

Units 1, 5, 9 (Goodman 2005 / Guardian 2005 / York 2005): Three additional End of Life units at 21 years of age using R-22. All are candidates for near-term replacement.

Units 2, 3, 4, 8, 10, 11, 14, 17 (York/Carrier, 2020–2022): Eight Operational R-410A units with estimated 14–18 years of remaining useful life. No anomalies were observed. See R-410A disclosure below.

Condition and Remaining Useful Life

The condition thresholds applied in this assessment are:

- Operational: Age less than 15 years
- Aging: Age 15–19 years
- End of Life: Age 20 years or greater

Operational (8 units — Units 2, 3, 4, 8, 10, 11, 14, 17): All R-410A units installed 2020–2022. Estimated 14–18 years of remaining useful life under normal operation and maintenance. No capital replacement is anticipated within the near-term forecast horizon.

End of Life (11 units — Units 1, 5, 6, 7, 9, 12, 13, 15, 16, 18, 19): Eleven of the nineteen cooling units are at or past End of Life. The eight Rheem units from approximately 1984 are the most critical. The three 2005-era units (Goodman, Guardian, York) are also at End of Life at 21 years of age.

(2) 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](#).

The air conditioning equipment utilizes R-22 (HCFC) refrigerant.. The U.S. Environmental Protection Agency banned production and importation of R-22 effective January 1, 2020. Existing systems may continue operation with reclaimed or recycled refrigerant; however, limited supply has driven significant cost increases. In many cases, replacement is a more feasible alternative to maintaining.

7.2 DISTRIBUTION SYSTEMS

INSPECTED

No readily observable material deficiencies were noted.

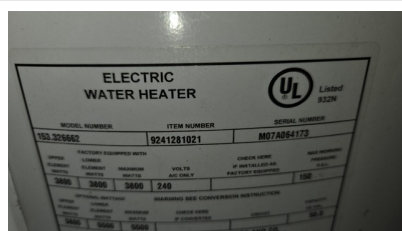
7.3 DOMESTIC WATER HEATING

INSPECTED

A single water heater was present for the building. This unit was a Sears water heater manufactured in 2007 and rated at 50 gallons of capacity. It is a residential model from a manufacturer that is no longer in business.

The water heater was missing the following elements: seismic strapping and an expansion tank.

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



7.3 Item 1 (Picture)

7.4 VENTILATION SYSTEMS - GENERAL

☑ INSPECTED

No readily observable material deficiencies were noted.

8. PLUMBING SYSTEMS

STYLES & MATERIALS: PLUMBING SYSTEMS

Water Source:

PUBLIC

Waste System:

SEWER

Water Mains:

FRONT WALL OF BUILDING

Municipal Main:

FRONT

Supply Piping Materials:

COPPER

DWV Materials:

ABS

CAST IRON

Gas/Fuel:

NATURAL GAS

Gas Meter Locations:

LEFT SIDE

Gas Supply Materials:

BLACK IRON

FLEXIBLE APPLIANCE

CONNECTOR

ITEMS: PLUMBING SYSTEMS

8.0 WATER MAIN

INSPECTED

The water main and meter were located withing the building at the front wall of the basement. This line appeared to have been replaced from the original line.

No readily observable material deficiencies were noted.

8.1 SUPPLY PIPING

INSPECTED

The observed water supply piping included copper and cpvc. Based on visual evidence, much of the system was upgraded during the 1984 remodel.

No readily observable material deficiencies were noted.

8.2 DRAIN, WASTE, & VENT SYSTEMS

INSPECTED

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

(2) Sewer gas odors noted from roof vent pipe/stack. Common causes include dry fixture traps, blocked vents (debris, nests, ice), cracked/damaged piping, or improper caps. The majority of this system was concealed by finish materials. Proper diagnosis of the issue would require a licensed plumbing contractor.

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. It would be prudent to have the drain lines 'video-scanned' prior to closing.

8.3 FUEL GAS SYSTEMS

INSPECTED

(1) The gas meters are located at the east side of the building.



8.3 Item 1 (Picture)

(2) Multiple furnaces (primarily the older assemblies) were missing sediment traps on the gas lines. These are required elements for gas systems.

(3) Multiple meters were present for the building though there was a single tenant. This suggests that there are fuel bills. Recommend researching utility costs.

8.4 RESTROOMS

☑ INSPECTED

No readily observable material deficiencies were noted.

8.5 BREAK ROOM

☑ INSPECTED

There were two break rooms.

No readily observable material deficiencies were noted.

8.6 WATER FOUNTAINS, MISCELLANEOUS FIXTURES

☑ INSPECTED

No readily observable material deficiencies were noted.

8.7 SUMP PUMP

☑ NOT PRESENT

🏠 9. ELECTRICAL SYSTEMS

✂ STYLES & MATERIALS: ELECTRICAL SYSTEMS

Service Entrance Location:
UNDERGROUND

Service Size:
1000 AMPS

Service Entrance Wiring:
NOT VISIBLE

Meter Location:
MECHANICAL ROOM

Service Voltage:
208Y/120V

Wiring Materials:
SOLID COPPER
STRANDED COPPER

Service Disconnect:
MECHANICAL ROOM

Service Grounding:
DRIVEN ROD,

🔍 ITEMS: ELECTRICAL SYSTEMS

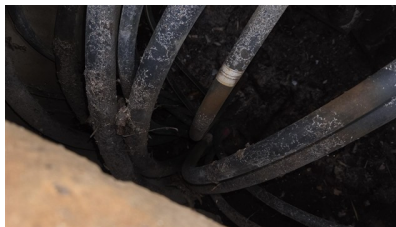
9.0 SERVICE ENTRANCE

📋 INSPECTED

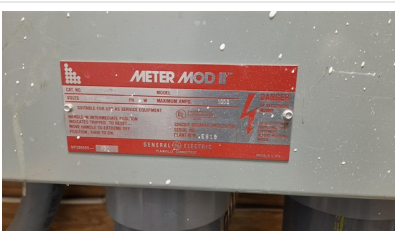
(1) The service entrance for the subject property is underground to a riser located at rear of the structure. The service size was 1000 amps. The delivered power was a three phase, four wire system with 208Y/120V.



9.0 Item 1 (Picture)



9.0 Item 2 (Picture)



9.0 Item 3 (Picture)

(2) The pit for the entrance had a damaged cover that will permit water entry. This can lead to substantial damage of the electrical system.

9.1 BONDING & GROUNDING

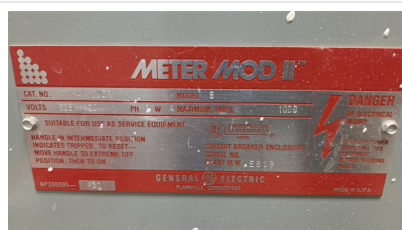
✅ INSPECTED

No readily observable material deficiencies were noted.

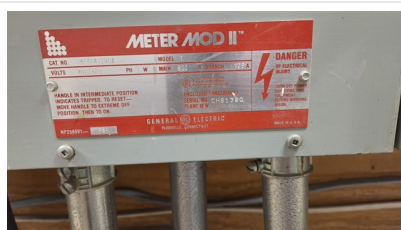
9.2 CABINETS & PANELS

INSPECTED

(1) The primary cabinet is a General Electric cabinet rated at 1000 amps and 208Y/120 volts. This cabinet was connected to, and supplied power to, six meter packs with 22 separate meters. Each meter pack was rated at 600 amps. Individual breakers for each meter on these were rated at 100amps.



9.2 Item 1 (Picture)



9.2 Item 2 (Picture)

(2) A total of twenty-four (21) electrical distribution panels were identified and documented at the subject property. The inventory consists of one (1) house/building panel serving common areas and building systems, and twenty (20) individual tenant unit sub-panels.

The Basement house panel (Panel 1) is a Square D QO Load Center, rated 200 amperes at 208Y/120V, three-phase, four-wire (4W/3Ph), with a 40-space capacity. This panel serves the elevator disconnect, hallway lighting, exit lighting, HVAC equipment, and sprinkler system, among other building common-area loads. The panel is equipped with a main lug configuration (no integral main breaker).

The twenty (23) tenant unit sub-panels (Panels 2–24, serving Units 1–23) are GE TLM1212S load centers, rated 100 amperes at 120/240V, single-phase, three-wire (3W/1Ph), with a 125A bus and 24-pole/12-space capacity. All are main lug configurations.

A representative number of covers were removed from panels.

Refer to the Electrical Panel Schedule in the attached Equipment Schedule for manufacturer, model, serial number, and panel identification data specific to each unit.



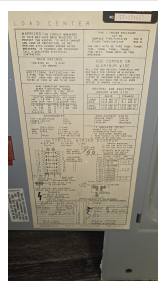
9.2 Item 3 (Picture)



9.2 Item 4 (Picture)



9.2 Item 5 (Picture)

**9.2 Item 6 (Picture)****9.2 Item 7 (Picture)**

(3) The following defects were noted during the inspection: Missing knockouts on several panels; one panel in the basement by the east exit door at the rear was missing a dead cover.

**9.2 Item 8 (Picture)**

9.3 BRANCH WIRING

INSPECTED

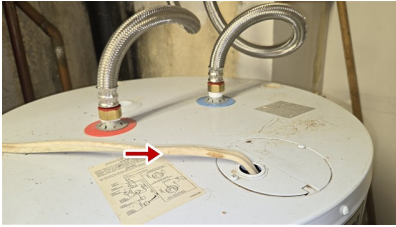
The visible portions of the branch wiring (including conductors, cables, raceways, and wiring methods) were inspected throughout the accessible areas of the property. Wiring was not enclosed in conduit. Electrical wiring observed run exposed in areas remodeled circa 1984. Under the standards in effect at the time of the remodel, commercial building wiring methods were required to utilize approved raceways (conduit), MC cable, or equivalent protected systems in most occupancies. Open/individual exposed conductors and unprotected NM cable were generally prohibited. Current observed exposed wiring does not appear to meet the wiring-method requirements that were in force during the remodel and does not comply with present-day standards for commercial installations.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)

9.4 RECEPTACLES, SWITCHES, & LIGHTING

INSPECTED

(1) A representative number of receptacles, switches, and permanently installed lighting fixtures were tested and visually inspected in accessible tenant spaces, common areas, and service areas throughout the property. All tested receptacles exhibited correct polarity, secure connections, firm wiring, and proper grounding (as indicated on the testing device) where required. No evidence of overheating, arcing, damage, or loose devices. Switches operated correctly and were properly mounted. Lighting was functional when tested.

(2) Missing cover plates were observed in several areas. This is a shock and fire hazard.



9.4 Item 1 (Picture)

9.5 GFCI & AFCI

INSPECTED

No readily observable material deficiencies were noted.

9.6 SMOKE & CARBON MONOXIDE DETECTORS

INSPECTED

No readily observable material deficiencies were noted.

10. LIFE SAFETY SYSTEMS

ITEMS: LIFE SAFETY SYSTEMS

10.0 FIRE ALARM SYSTEMS

 INSPECTED

No readily observable material deficiencies were noted.

10.1 PORTABLE FIRE EXTINGUISHERS

 INSPECTED

Fire extinguishers were appropriately placed. Inspections appear to be up to date. No readily observable material deficiencies were noted.

10.2 FIRE SUPPRESSION SYSTEMS

 NOT PRESENT

10.3 EMERGENCY LIGHTING/SIGNAGE

 INSPECTED

No readily observable material deficiencies were noted.

11. INTERIOR FINISHES

STYLES & MATERIALS: INTERIOR FINISHES

Ceiling Materials:

DRYWALL
LATHE AND PLASTER
ACOUSTIC TILE

Wall Materials:

DRYWALL
WOOD
MASONRY

Floor Coverings:

CARPET
LAMINATE
VINYL
CONCRETE

ITEMS: INTERIOR FINISHES

11.0 CEILING FINISHES

 INSPECTED

(1) Interior ceiling materials were acoustic tile and drywall.

(2) Water stains on the ceiling were observed at all four levels of the building. These were tested either with a moisture meter or imaged with IR. No active leaking was noted.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

11.1 INTERIOR WALL FINISHES

 INSPECTED

The wall coverings were observed to be drywall, masonry, and wood.
No readily observable material deficiencies were noted.

11.2 INTERIOR FLOOR COVERINGS

 INSPECTED

No readily observable material deficiencies were noted.

11.3 INTERIOR DOORS

 INSPECTED

No readily observable material deficiencies were noted.

11.4 INTERIOR STAIRS

 INSPECTED

Interior stairwells in commercial buildings are required by applicable building and life-safety codes (IBC Section 1014) to be provided with continuous, graspable handrails on both sides. Handrails must meet specific graspability criteria (typically 1¼"–2" diameter round or equivalent Type I/II profile) to ensure safe egress and occupant support.

11.5 CABINetry

☑ INSPECTED

12. VERTICAL TRANSPORT

ITEMS: VERTICAL TRANSPORT

12.0 ELEVATORS

INSPECTED

Licenses and inspections appeared up-to-date.

This elevator is well beyond the typical 20–25 year service life for hydraulic units. While no immediate operational defects were noted during the limited visual inspection, the age alone places the system in the end-of-life category where component wear (seals, valves, controls, wiring, and cab finishes) becomes more frequent and safety risks increase.

12.1 ESCALATORS

NOT PRESENT

12.2 DUMB WAITERS

NOT PRESENT

13. ENVIRONMENTAL

ITEMS: ENVIRONMENTAL

13.0 ASBESTOS

INFORMATIONAL

There was an abandoned boiler present that appeared to have an asbestos covering installed. I strongly recommend an Asbestos Inspection by an AHERA accredited inspector. All-West Testing Provides these types of services.



13.0 Item 1 (Picture)

IMMEDIATE CONCERNS

**Calibre Commercial Inspections,
LLC**

Customer
Wayne Thompson

Address
Broadway
Spokane WA 99201

4. ROOF STRUCTURE & COVERING

4.1 ROOF COVERINGS

INSPECTED

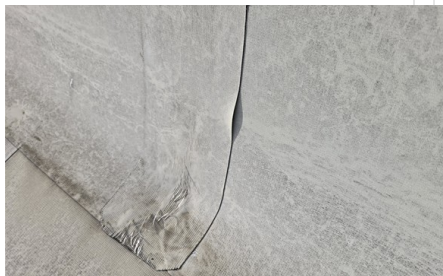
The observed roof coverings for the original building was TPO membrane. This appeared to be approximately 26–30 years old. Previous repairs were noted.

Fastener back-out and telegraphing through the membrane were observed. Backed-out or improperly seated fasteners can damage the membrane and reduce wind-uplift resistance. Flashing deficiencies were observed at curbs, parapets, or vertical transitions. Issues included incomplete welds, loose termination bars, improper detailing, or stressed transitions caused by membrane tension. Flashings are common failure points in TPO/PVC systems.

Linear section of the TPO single-ply roof membrane exhibits exposed reinforcing scrim where the top polymer coating has worn away. White fabric reinforcement is visible with frayed fibers and accumulated debris. This defect indicates membrane degradation and increases the risk of water infiltration.

Linear sections of the TPO single-ply roof membrane at the northwest corner exhibited exposed reinforcing scrim where the top polymer coating has worn away. White fabric reinforcement is visible with frayed fibers and accumulated debris. This defect indicates membrane degradation and increases the risk of water infiltration.

The roof covering is beyond a normal service life. Recommend replacement.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

4.2 ROOF FLASHINGS

INSPECTED

Missing kick-out flashing at the addition. This allows water from the roof to bypass the gutters and can cause siding damage or water intrusion problems. Diverting the water with kick-out flashing will minimize this and lower the risk of water intrusion.

The upper roof of the addition was missing a drip edge which will allow water intrusion under the roofing materials.



4.2 Item 1 (Picture)

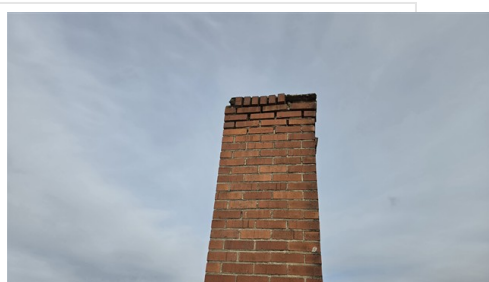


4.2 Item 2 (Picture)

4.10 CHIMNEYS

INSPECTED

The furnaces exhaust flues were routed into a brick chimney which had a missing or inadequate flue liner. This condition can cause deterioration of the chimney interior from the corrosion actions of condensation. The chimney had extensive deterioration at the mortar joints of the chimney and/or significant spalling of the brick/block. This will tend to make the chimney unstable over time. The chimney caps had moderate to severe deterioration which should be repaired to avoid moisture intrusion of the chimney structure.



4.10 Item 1 (Picture)

5. BUILDING EXTERIOR

5.0 EXTERIOR WALL COVERINGS

INSPECTED

(2) In general, the fields of the walls were in average condition. Extensive damage was noted to mortar joints at various locations on the walls where water runoff has occurred. This is typical of deferred maintenance of masonry systems. Periodic repointing of mortar joints is a normal part of maintenance on masonry walls. The process of repointing involves removal of damaged mortar, cleaning up the joints between the masonry pieces, and replacing the old mortar with new product. Minor cranking was noted at several locations on the wall. A substantial crack was noted over one window on the west side of the building where it appeared that a lintel has failed. The upper grout corners of the parapet wall were cracked. Damaged brick was noted along the parapet wall.

(3) The hardboard siding for the elevator shaft appeared to be newly installed. This siding was missing required head flashing over horizontal segments that could accumulate water such as the tops of Windows and at the band boards. This siding was not yet painted.

7. MECHANICAL SYSTEMS

7.0 HEATING EQUIPMENT

📁 INSPECTED

A total of nineteen (19) heating units were identified and documented at the subject property across four (4) floor levels. The inventory consists of fourteen (14) natural gas-fired forced-air furnaces and five (5) electric packaged units with integral refrigeration capacity. Gas-fired units are distributed across the Third Floor (5 units), Second Floor (5 units), and First Floor (4 units). The five electric units are located in the Basement. The gas-fired furnace inventory includes equipment manufactured by Goodman (10 units), Rheem (1 unit), and York (3 units). Capacities range from 40,000 to 70,000 BTU/hr input; all gas units operate on natural gas at 115V or 120V, single-phase, 60 Hz.

Five Rheem model RHQA1115T units installed in the Basement are listed on this schedule under fuel type "Electric." The nameplate data recovered indicates 240/208V single-phase operation, 14.4/10.8 kW electric heat capacity, and R-22 refrigerant at 300 PSIG. This combination indicates that these are electric packaged units (electric resistance heat with integral refrigeration cooling), not conventional furnaces. They are not heat pumps in the reversible-cycle sense. The practical implications include (a) no heat pump efficiency benefit — operating costs for heating are substantially higher per MMBTU than gas-fired alternatives; (b) the R-22 refrigerant these units were designed for is no longer produced or imported under U.S. EPA regulations (phase-out completed January 1, 2020) — only reclaimed/recycled R-22 is available at a significant cost premium; and (c) at 41 years of age, these units are well beyond all recognized useful life thresholds. The consultant recommends that this classification be corrected in property records and all future transaction documents.

Refer to the Furnace Schedule in the attached Equipment Schedule for manufacturer, model, serial number, and nameplate data specific to each unit.

All accessible units were presumed to be operational at the time of inspection unless noted otherwise. Controls were activated where feasible; heat was confirmed as delivered at supply registers for accessible systems. No gas leaks, combustion odors, or visible heat exchanger damage were noted during the walkthrough. However, the assessment is limited to visual observation — see scope limitations below.

The condition thresholds applied in this assessment are derived from the Calibre CBI equipment schedule methodology, consistent with industry practice:

- Operational: Age less than 15 years
- Aging: Age 15–19 years
- End of Life: Age 20 years or greater

Operational (3 units — Units 4, 13, 14): York units installed in 2021 and 2022. Estimated 10–15 years of remaining useful life under normal operation and maintenance. No capital replacement is anticipated within the near term.

End of Life (16 units — Units 1–3, 5–12, 15–19): Sixteen of the nineteen heating units are at or past End of Life. Units 8–10 (Goodman, 2003) and Units 15–19 (Rheem electric, 1985) are the oldest in the portfolio. End of Life classification does not necessarily indicate immediate mechanical failure; however, these units are beyond the service life assumed in most capital reserve analyses, and replacement costs should be included in reserve funding schedules. Gas units nearing end of life are at elevated risk of heat exchanger cracking, which can allow combustion by-products to enter the conditioned air stream — a life-safety concern warranting attention.

The consultant notes that this assessment is limited to visual observation and review of accessible nameplate data in accordance with CCPIA standards. No combustion efficiency testing, heat exchanger pressurization, flue gas analysis, or static pressure measurement was performed as part of this engagement. The condition

ratings herein reflect the equipment's apparent operational status and age-based life expectancy and do not constitute a warranty of future performance.

7.1 COOLING EQUIPMENT

INSPECTED

(2) 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](#).

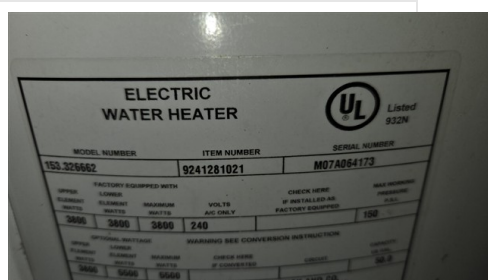
The air conditioning equipment utilizes R-22 (HCFC) refrigerant.. The U.S. Environmental Protection Agency banned production and importation of R-22 effective January 1, 2020. Existing systems may continue operation with reclaimed or recycled refrigerant; however, limited supply has driven significant cost increases. In many cases, replacement is a more feasible alternative to maintaining.

7.3 DOMESTIC WATER HEATING

INSPECTED

A single water heater was present for the building. This unit was a Sears water heater manufactured in 2007 and rated at 50 gallons of capacity. It is a residential model from a manufacturer that is no longer in business. The water heater was missing the following elements: seismic strapping and an expansion tank.

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



7.3 Item 1 (Picture)

8. PLUMBING SYSTEMS

8.2 DRAIN, WASTE, & VENT SYSTEMS

INSPECTED

(2) Sewer gas odors noted from roof vent pipe/stack. Common causes include dry fixture traps, blocked vents (debris, nests, ice), cracked/damaged piping, or improper caps. The majority of this system was concealed by finish materials. Proper diagnosis of the issue would require a licensed plumbing contractor.

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. It would be prudent to have the drain lines 'video-scanned' prior to closing.

9. ELECTRICAL SYSTEMS

9.0 SERVICE ENTRANCE

 INSPECTED

(2) The pit for the entrance had a damaged cover that will permit water entry. This can lead to substantial damage of the electrical system.

9.2 CABINETS & PANELS

 INSPECTED

(3) The following defects were noted during the inspection: Missing knockouts on several panels; one panel in the basement by the east exit door at the rear was missing a dead cover.



9.2 Item 8 (Picture)

9.4 RECEPTACLES, SWITCHES, & LIGHTING

 INSPECTED

(2) Missing cover plates were observed in several areas. This is a shock and fire hazard.



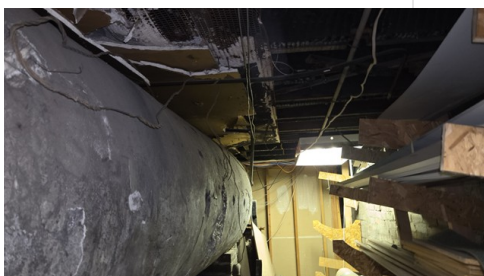
9.4 Item 1 (Picture)

13. ENVIRONMENTAL

13.0 ASBESTOS

 INFORMATIONAL

There was an abandoned boiler present that appeared to have an asbestos covering installed. I strongly recommend an Asbestos Inspection by an AHERA accredited inspector. All-West Testing Provides these types of services.



13.0 Item 1 (Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com>: Licensed To Paul Duffau CCPIA 001011

DEFERRED COSTS/NON-IMMEDIATE

**Calibre Commercial Inspections,
LLC**

Customer
Wayne Thompson

Address
Broadway
Spokane WA 99201

3. LOTS & GROUNDS

3.3 PARKING LOTS

INSPECTED

(3) A trip hazard was present at one handicapped space in the van loading zone. This represents a liability to the building owner as well as a risk for disabled individuals.



3.3 Item 5 (Picture)

(4) Accessible parking markings (symbols/legends, signage, and/or stall boundary striping) were faded, missing, or not clearly identifiable.

4. ROOF STRUCTURE & COVERING

4.5 PARAPETS/SAFETY RAILINGS

INSPECTED

Perimeter parapet walls were observed to be less than 42 inches in height and therefore do not meet safety criteria for fall protection from elevated work surfaces. Where rooftop mechanical equipment requires routine access and maintenance, guardrail systems or equivalent fall protection measures are recommended to reduce fall risk and improve worker safety.

4.9 SKYLIGHTS

INSPECTED

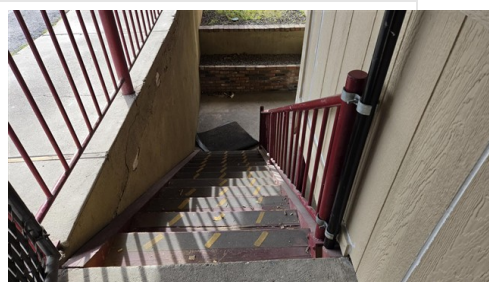
The skylights were older assemblies that lack current safety protections such as tempered glazing.

5. BUILDING EXTERIOR

5.6 STAIRS

 INSPECTED

There were four exterior stairwells for the property. These appeared to be in serviceable condition. Issues were observed with the installed guard- and handrails. While they met the standard at the time of construction, current safety standards mandate handrails on both sides of the stairwell and a maximum baluster spacing of 4 inches on guard rails.



5.6 Item 1 (Picture)

6. STRUCTURAL SYSTEMS

6.2 STRUCTURAL WALL FRAMING

 INSPECTED

The exterior structural wall assembly of the original building appeared to be a double wythe masonry brick assembly. A double wythe brick wall system is a traditional form of masonry construction that involves two continuous vertical layers of bricks that are structurally bonded together. The masonry system is due for repointing. This was discussed in the exterior wall covering section of this report.

6.4 INSULATION

 NOT PRESENT

Insulation was not present on much of the exterior walls as evident by the exposed masonry. This will increase the energy costs of the structure.

8. PLUMBING SYSTEMS

8.3 FUEL GAS SYSTEMS

 INSPECTED

(2) Multiple furnaces (primarily the older assemblies) were missing sediment traps on the gas lines. These are required elements for gas systems.

9. ELECTRICAL SYSTEMS

9.3 BRANCH WIRING

 INSPECTED

The visible portions of the branch wiring (including conductors, cables, raceways, and wiring methods) were inspected throughout the accessible areas of the property. Wiring was not enclosed in conduit. Electrical wiring observed run exposed in areas remodeled circa 1984. Under the standards in effect at the time of the remodel, commercial building wiring methods were required to utilize approved raceways (conduit), MC cable, or equivalent protected systems in most occupancies. Open/individual exposed conductors and unprotected NM cable were generally prohibited. Current observed exposed wiring does not appear to meet the wiring-

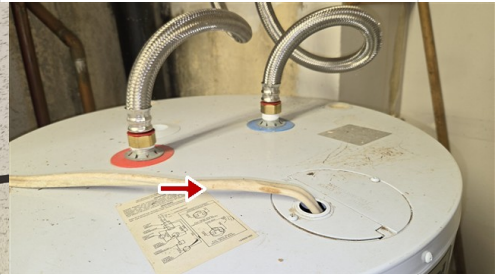
method requirements that were in force during the remodel and does not comply with present-day standards for commercial installations.



9.3 Item 1 (Picture)



9.3 Item 2 (Picture)



9.3 Item 3 (Picture)

12. VERTICAL TRANSPORT

12.0 ELEVATORS

INSPECTED

Licenses and inspections appeared up-to-date.

This elevator is well beyond the typical 20–25 year service life for hydraulic units. While no immediate operational defects were noted during the limited visual inspection, the age alone places the system in the end-of-life category where component wear (seals, valves, controls, wiring, and cab finishes) becomes more frequent and safety risks increase.

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Calibre Commercial Inspections, LLC

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Permit Record](#)

[Equipment Schedule](#)