



INSPECTION REPORT
Spokane Valley WA 99206

INSPECTED BY
Paul Duffau CCPIA
001011
Calibre Commercial
Inspections, LLC

INSPECTION DATE
📅 11/7/2024
🕒 07:00 AM

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General Info

Property Address	Date of Inspection 11/7/2024	Report ID 20241107-1031
Customer(s) Professional Investor	Time of Inspection 07:00 AM	Real Estate Agent

Inspection Details

Building Use: LIGHT INDUSTRIAL, OFFICE	Number of Buildings: SEVEN	Reported Year of Construction: 1969-1989
Apparent occupancy status: 10%	Client Is Present: NO	Temperature: 32-39 degrees
Weather: CLEAR	Wind: LOW, 0-5 MPH	

Comment Key & Definitions

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

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

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

Qualifications

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

Comment Key or Definitions

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

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

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

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

Informational (Inf) = General information regarding the building.

1. Summary

Items

1.0 Summary

Comments: Informational

The subject property is a multi-building light industrial complex located in Spokane Valley, Washington, consisting of seven primary single-story structures constructed between approximately 1969 and 1989 and situated across multiple parcels totaling roughly 14 acres. At the time of inspection on November 7, 2024, occupancy was limited and the site was functioning in a light industrial and office capacity. The inspection was performed in accordance with the Standards of Practice of the Certified Commercial Property Inspectors Association (CCPIA) and consisted of a visual evaluation of readily accessible systems and components to assess overall condition, maintenance status, and observable deficiencies.

Overall, the property reflects a typical aging light industrial asset with a mix of functional systems, deferred maintenance, and several conditions requiring corrective action. Site improvements include asphalt parking areas, concrete walkways, and perimeter fencing. Grading is generally level to positive; however, asphalt surfaces exhibit widespread deterioration including cracking, potholes, and localized structural failure, and lighting across the yard is limited, reducing visibility and site safety.

Roofing systems vary by building and include PVC membrane, asphalt composition, and metal assemblies. Several roof coverings are in the latter half of their service life, and maintenance has been inconsistent. Loose fasteners were observed on multiple metal roof systems, flashing deficiencies were noted at Building F, and damaged gutters were identified at Building A. Insulation displacement was observed in select structures, and one turbine vent was damaged, indicating the need for targeted maintenance and capital planning for future replacement.

Exterior wall systems consist of a mix of metal siding, cement fiberboard, hardboard, and concrete masonry. Improper installation details, including insufficient clearance to grade and missing head flashing, were observed at Building A, while Buildings D1 and D2 exhibited substantial siding deterioration and active water intrusion. Concrete masonry walls at Buildings B and C showed structural concerns, including unreinforced openings and block deterioration. Bird intrusion through soffits and siding penetrations was also noted in multiple buildings.

Structural systems are generally slab-on-grade with steel framing, wood framing, and masonry walls depending on the building. While foundations appeared stable, structural deficiencies were identified at certain structures, including compromised masonry walls and multiple lean-to additions at Building D2 that are in poor condition and present a risk of collapse if not repaired or removed.

Mechanical systems vary significantly in age and condition across the complex. Building A contains newer gas-fired furnaces within normal service life, while several warehouse radiant heaters and additional systems in other buildings are beyond their expected service life and require replacement planning. A roof-mounted heating unit at Building C appears non-operational due to a failed support stand. Domestic water heating equipment ranges from modern units to systems well beyond service life, and several installations lack required safety components such as seismic strapping and properly routed temperature-pressure relief discharge lines.

Plumbing systems are supplied by municipal water and appear generally functional at the time of inspection; however, a video inspection of drain lines is recommended to confirm internal condition. Electrical infrastructure varies widely by building and includes aging fuse-based systems, older panels, and multiple secondary distribution points. Deficiencies include an electrical service clearance issue at Building C, outdated equipment in several buildings, and branch wiring installations that do not meet current safety standards.

Life safety features are present but inconsistent across the complex. Fire alarm and suppression systems were observed in select buildings, and hydrants are located near the property. However, portable fire extinguishers were found to be out of date or missing in most buildings, representing a priority correction item. Interior finishes were generally utilitarian in nature, with isolated water staining at ceiling assemblies and guardrail spacing deficiencies at mezzanine stairs requiring correction.

In summary, the property represents a large, functional light industrial complex with stable primary structures but meaningful deferred maintenance and several system deficiencies typical of assets of this vintage. Immediate priorities include addressing structural concerns at masonry walls and deteriorated additions, repairing damaged siding and roof components, correcting life safety deficiencies, and evaluating aging mechanical and electrical systems. Longer-term capital planning should account for roof system maintenance, replacement of obsolete HVAC and water heating equipment, electrical modernization, and continued site improvements. With targeted repairs and structured capital investment, the property can remain serviceable for continued light industrial use.

2. Property Overview

Items

2.0 Property Description

Comments: Informational

The subject property was a light industrial complex of eight buildings on approximately 14 acres. The buildings sat on at least seven different parcels (see Legal Descriptions) with buildings straddling adjacent parcels. The buildings were all single-story with two buildings having mezzanines. The site plan in the offices listed them as Buildings A through F, with two buildings designated as D and one building, the transportation office, not listed. These annotations will be used in the report to identify the individual structures. The two buildings designated D will be subdivided to D1 and D2.

The individual parcels have separate site addresses. For the purposes of this report, all the properties are assigned the primary address supplied by the customer.

The date of initial construction varies from 1969 to 1989.

2.1 Legal Description

Comments: Informational

The legal descriptions of the individual lots is located in the Miscellaneous Section. Note that Building B and D1 share a parcel. Building C straddles two parcels and shares one with Building D2. Building E slightly overlaps the parcel line with Building F.

The parcels, in most cases, have an assigned site address. These will be on the pdfs.

2.2 Physical Parameters

Comments: Informational

The lots are generally flat. The lot lines are exceedingly irregular. The major boundary lines are Montgomery Drive to the front the the rail line on the right and rear of the property.

2.3 Neighboring Properties

Comments: Informational

The neighboring properties are light industrial with some small business office structures.

2.4 Permit Information

Comments: Informational

A BuildFax report was generated for 10310 E. Montgomery and for 2309 University Rd. There did not appear to be any other permit records available via my online systems. The reports are attached.

3. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:

WALL-MOUNTED

Items

3.0 Grading

Comments: Inspected

The grading was generally level to positive across the lot and at the various structures.

3.1 Parking Lots, Structures, & Drives

Comments: Inspected

(1) Two parking lots were present for Building A, located in front and to the right side. Approximately 20 spots were present with one ADA space on the right side. Striping appears in satisfactory condition.

Building F has a designated parking area but striping is not present.

Additional parking was available at the various buildings but was not marked/striped.

The following maintenance related issues were noted: the asphalt is due for seal-coating to preserve the surface and extend the service life and vegetation should be removed from parking lot surfaces to minimize future damage



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

(2) The asphalt surface in multiple locations throughout the yard was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface, potholes, and possibly the subsurface structure.. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)

3.2 Sidewalks & Patios

Comments: Inspected

One sidewalk was present in front of Building A.

No readily observable material deficiencies were noted.

3.3 Landscaping

Comments: Inspected

Landscaping is not present. Areas of unimproved lot are dirt with controlled weed growth.



3.3 Item 1 (Picture)

3.4 Stormwater Management

Comments: Inspected

There did not appear to be a stormwater management system installed.

3.5 Fences & Enclosures

Comments: Inspected

The property is fully fenced, primarily with chain link. One section by Building A has a concrete barrier fence.

No readily observable material deficiencies were noted.



3.5 Item 1 (Picture)

3.6 Retaining Walls

Comments: Not Present

3.7 Property Lighting

Comments: Inspected

Lighting is present at building entrances. The lot is generally poorly lit. Recommend upgrading.

3.8 Property Signage

Comments: Not Present

3.9 Exterior Amenities

Comments: Not Present

3.10 Site Safety Systems

Comments: Not Present

4. Roof Structure & Covering

Styles & Materials

Roof Type:

GABLE

Roof Materials:

MEMBRANE - PVC

METAL

ASPHALT COMPOSITION

Attic Framing:

ENGINEERED TRUSSES

Roof Ventilation:

SOFFIT

RIDGE

Attic Insulation:

FIBERGLASS BATT

Method of Inspection:

BINOCULARS

GROUND

LADDER

Limitations:

UNSAFE TO TRAVERSE DUE TO SLOPE AND MATERIAL

Items

4.0 Roof Access/Attic Access

Comments: Inspected

The roof for Building A was traversed except for the membrane (unsafe to traverse due to moisture.) The roofs for the other buildings were observed with binoculars.

4.1 Roof Coverings

Comments: Inspected

(1) Building A had three types of roof coverings. The front office areas had a PVC membrane. The show room area had asphalt composition. The warehouse had metal roofing with exposed fasteners. The asphalt composition roof appeared to be approximately 5 years old. The membrane appeared to be approximately 15 years old. The metal roofing appeared to be original to the addition in 1989.

The membrane is aging. Recommend holding reserves for replacement.

No readily observable material deficiencies were noted.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

(2) Buildings B-F had metal roofs. The re-roofing of these structures appears to have occurred at the same time as the materials are similar and the degree of fading consistent. Roofs appear to be approximately 20 years old. Numerous loose fasteners noted across all these buildings. Routine maintenance has not been performed. Recommend completion.



4.1 Item 4 (Picture)

4.2 Roof Flashings

Comments: Inspected

- (1) No readily observable material deficiencies were noted except on Building F
- (2) Flashing lifting on Building F. Recommend repair to prevent water entry.



4.2 Item 1 (Picture)

4.3 Roof Penetrations

Comments: Inspected

No readily observable material deficiencies were noted.

4.4 Roof Drainage

Comments: Inspected

The gutters on Building A were damaged. Recommend repair.



4.4 Item 1 (Picture)

4.5 Parapets/Safety Railings

Comments: Not Present

4.6 Roof Structure

Comments: Inspected

Building A and D1/D2 were metal framed buildings with metal truss systems and purlins to support the roofing materials.

The roof structure for Buildings B, C, E, and F were framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions. Truss designs and their installation specifications are specific to individual structures.

Building B also had a concrete ceiling that may originally been part of a flat roof.

No readily observable material deficiencies were noted.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)



4.6 Item 3 (Picture)

4.7 Attic Ventilation

Comments: Inspected

Building A had two turbine vents installed. One is damaged. Recommend repair.



4.7 Item 1 (Picture)

4.8 Attic Insulation

Comments: Inspected

- (1) Building A, D1, D2, E, and F had fiberglass batt insulation.
- (2) Insulation in D1 and D2 was damaged and falling from ceiling cavities. Recommend repair.



4.8 Item 1 (Picture)

4.9 Skylights

Comments: Inspected

There are indications of leakage at the skylights. However, these did not appear current and were likely corrected with the installation of the new roof covering.

No readily observable material deficiencies were noted.

4.10 Chimneys

Comments: Not Present

5. Building Exterior

Styles & Materials

Exterior Wall Coverings:

CEMENT FIBERBOARD
HARDBOARD
METAL PANEL

Trim Materials:

WOOD/WOOD PRODUCT
METAL

Eave Materials:

METAL

Window Materials:

THERMAL PANED METAL-CASING
THERMAL PANED VINYL

Door Materials:

ANODIZED METAL, THERMAL PANED
STEEL SECURITY DOOR
METAL VEHICLE DOOR
FIBERGLASS

Items

5.0 Exterior Wall Coverings

Comments: Inspected

(1) Building A had a combination of cement fiberboard siding and metal siding. The transportation office had hardboard siding. Buildings B and C were concrete masonry. The remaining buildings were sided with metal.

(2) Building A had some minor siding damage to the metal portions of siding. The cement hardboard was improperly installed with poor clearance to grade and hardscape as well as missing head flashing over windows and doors. The cement fiber siding is overdue for painting.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)

(3) Building B and C had concrete masonry for the wall and wall covering. Deficiencies in these walls are addressed in the Structural System.

Building C had considerable efflorescence from apparent leakage from the roof assembly. Flashing was missing. Recommend repair.



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)

(4) Both D buildings had substantial siding damage that significantly impacts the integrity of the system. Water intrusion noted in multiple locations. Repairs are recommended.



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)

(5) Buildings E and F had minor siding damage.

No readily observable material deficiencies were noted.



5.0 Item 9 (Picture)



5.0 Item 10 (Picture)

(6) Birds are entering into Buildings E and F through soffits and holes in the siding. Recommend correction.



5.0 Item 11 (Picture)

5.1 Windows & Frames

Comments: Inspected

Windows were a combination of metal-clad and vinyl-clad thermal paned systems.

No readily observable material deficiencies were noted.

5.2 Exterior Doors & Frames

Comments: Inspected

(1) Building A had a combination of steel security doors and anodized metal with thermally glazed entry doors for pedestrians. There was also a roll-up door for the truck dock. There were roll-up doors for the warehouse.

No readily observable material deficiencies were noted.



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)

(2) Building B had a steel security door but no doors for the other openings.

Building C had steel security doors but and two sliding doors for one half of the building.

Buildings D1/D2 and E had steel security doors with roll-up doors.

Building A had a combination of steel security doors and fiberglass entry doors for pedestrians. There was also a roll-up door for the truck dock. There were roll-up doors for the warehouse.

No readily observable material deficiencies were noted.

(3) The pedestrian door to Building E does not adequately engage the strike plate. Recommend repair.

5.3 Decks & Balconies

Comments: Not Present

5.4 Stairs

Comments: Not Present

6. Structural Systems

Styles & Materials

Foundation Type: SLAB-ON-GRADE	Foundation Materials: CONCRETE	Floor Structure: CONCRETE
Column Materials: STRUCTURAL STEEL	Wall Structure: WOOD 2X6 MASONRY STEEL FRAMED	Wall Insulation (Where Visible): FIBERGLASS BATT

Items

6.0 Foundation System

Comments: Inspected

The subject property had a slab-on-grade foundation system for all the buildings.

The foundation was constructed of poured concrete with reinforcing steel.

No readily observable material deficiencies were noted.

6.1 Crawlspace

Comments: Not Present

6.2 Structural Wall Framing

Comments: Inspected

(1) Building A and both D buildings had wall systems built from prefabricated steel buildings with the warehouse addition to Building A also prefabricated. The front office of Building A appeared to be conventionally framed.

No readily observable material deficiencies were noted.

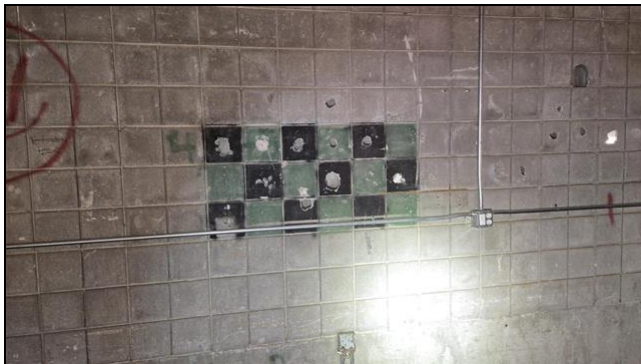
(2) Buildings B and C had concrete masonry wall systems. Substantial opening were made in the walls, especially on Building B, without adequate reinforcement. Building C has substantial damage to individual cells of the block. Recommend repair.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)

(3) Building D2 had multiple lean-to and shed additions made. These are in very poor repair and collapse is possible. Recommend repair or removal at the earliest opportunity.



6.2 Item 5 (Picture)



6.2 Item 6 (Picture)



6.2 Item 7 (Picture)

(4) We could not fully observe the wall structure materials in Buildings E and R 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 2x6 wood studs.

No readily observable material deficiencies were noted.



6.2 Item 8 (Picture)

6.3 Structural Columns

Comments: Not Present

6.4 Floor Structure

Comments: Inspected

No readily observable material deficiencies were noted.

6.5 Insulation

Comments: Inspected

No readily observable material deficiencies were noted.

7. Heating, Cooling, & Ventilation Systems

Items

7.0 Heating Equipment

Comments: Inspected

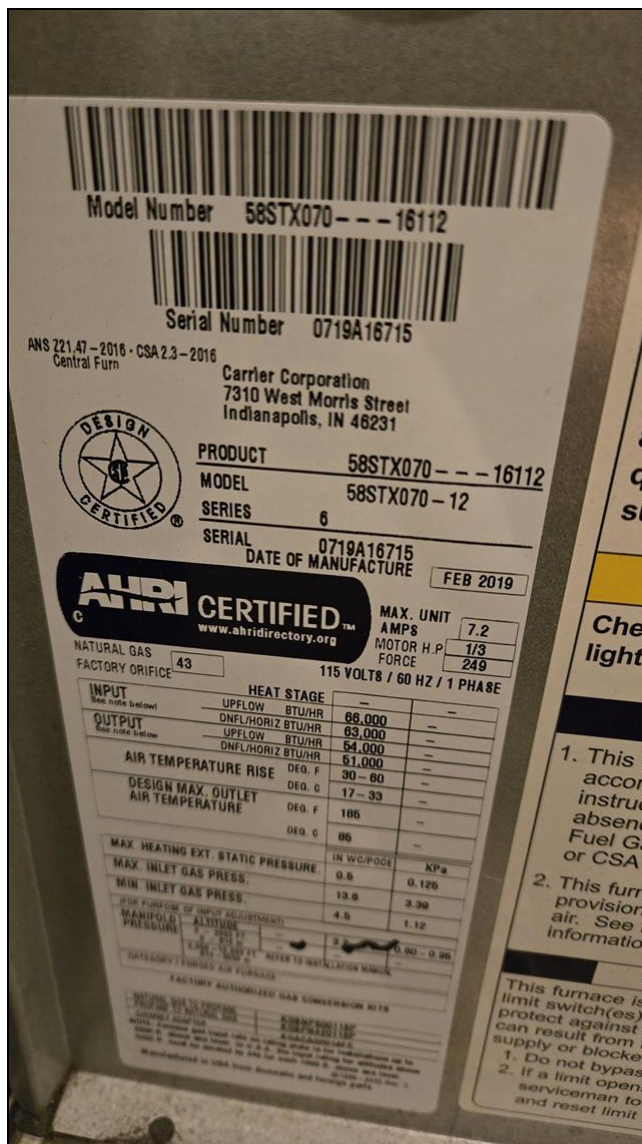
(1) Building A had four gas-fired, forced air furnaces present and readily observable. Two furnaces were manufactured by Carrier Corporation and were located in a mechanical room in the office spaces. These units were each rated at 70,000 BTUs and were manufactured in 2019. These pieces of equipment are well within a normal service life. Recommend continuing with routine maintenance.

The other two furnaces were located in the mezzanine section. These were manufactured by Goodman in 2009. The data plates were not very legible but it appeared that the units were rated for 100,000 BTUs. These are in the final third of a normal service life. Recommend continuing with routine maintenance.

The warehouse had three gas-fired radiant heaters manufactured by Reflect_O-Ray installed. These were rated at 130,000 BTUs (where the tag was visible) and are 35 years old. These are beyond a normal service life. Replacement is recommended.

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

No readily observable material deficiencies were noted.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)

(2) Building C had a unitary heating system that was roof mounted. The stand for that unit has collapsed. The unit does not appear operational. Recommend replacement.

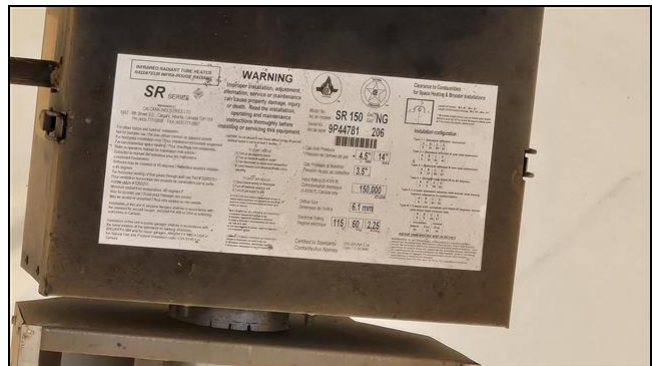


7.0 Item 5 (Video)

(3) Building D2 had a pair of infrared heaters. Data tags were not fully legible. They were manufactured by Calcana Industries and rated at 150,000 BTUs. These appeared to be approximately 15 years old. Recommend service.



7.0 Item 6 (Picture)



7.0 Item 7 (Picture)

(4) Building E had a ceiling mounted gas-fired heater manufactured by Lennox. Unable to determine age or capacity. Recommend service. Recommend presuming that unit is due for replacement within the next 5 years.

(5) Building F has one gas-fired forced air furnace and six ceiling mounted furnaces. These were manufactured by Goodman (forced air), Lennox, and Reznor (ceiling.) They appeared to be manufactured in 2005. They ranged from 70,000 Btus to 150,000 BTUs.

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

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

No readily observable material deficiencies were noted.

7.1 Cooling Equipment

Comments: Inspected

There were a total of five cooling systems present for Building A. Four of these were located on the roof of the front office. These were not approached as the membrane was wet and dangerous to traverse. However, they appear to match the furnaces. Two were Goodmans, presumably manufactured in 2009. Two were Carriers, presumably manufactured in 2019.

One was located on the left side of the building and was manufactured by Rheem in 2007. It has a 4 ton capacity.

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

No readily observable material deficiencies were noted.

7.2 Distribution Systems

Comments: Inspected

The gas-fired forced air furnaces used insulated ductwork. Distribution appeared satisfactory. Thermostats appeared in good operating condition.



7.2 Item 1 (Picture)



7.2 Item 2 (Picture)

7.3 Domestic Water Heating

Comments: Inspected

(1) Building A has an electric water heater located in a closet in the women's restroom. The water heater was manufactured by Bradford White and appeared approximately 15 years old.

This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement. Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

\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.



7.3 Item 1 (Picture)

(2) Building E had an electric water heater in the bathroom. This unit was manufactured by Ruud in 1990.

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

(3) Building F had two water heaters. One, located on the mezzanine, was manufactured by Rheem in 2021. It had a 40 gallon capacity and was electric. The other was gas-fired and located in the office spaces. It was manufactured by State Industries in 1989. Recommend replacement.

(4) None of the water heaters had required elements, to include: seismic strapping, a catch pan, an insulated pad when installed on a concrete floor, or expansion tanks. Recommend repair by a licensed and qualified plumbing contractor.

7.4 Ventilation Systems - General

Comments: Inspected

Two ventilation systems were present at Building F for spray booth systems.

Service is unlikely to be up-to-date. Recommend completing now.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

8. Plumbing Systems

Styles & Materials

Water Source: PUBLIC	Waste System: SEWER	Municipal Man: AT ROAD
Supply Piping Materials: COPPER GALVANIZED	DWV Materials: ABS CAST IRON	Gas/Fuel: NATURAL GAS
Gas Supply Materials: BLACK IRON FLEXIBLE APPLIANCE CONNECTOR		

Items

8.0 Water Main

Comments: Inspected

The water supply is from municipal sources. Water mains were observed inside Buildings A, E, and F.

No readily observable material deficiencies were noted.

8.1 Supply Piping

Comments: Inspected

The observed water supply piping included copper and galvanized steel.

No readily observable material deficiencies were noted.

8.2 Drain, Waste, & Vent Systems

Comments: Inspected

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

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

8.3 Fuel Gas Systems

Comments: Inspected

No readily observable material deficiencies were noted.

8.4 Restrooms

Comments: Inspected

A men's and women's restroom was present in Building A along with an ADA compliant guest bathroom. Bathrooms were noted in Buildings E and F. No readily observable material deficiencies were noted.

8.5 Bathrooms

Comments: Inspected

Building F had a bathroom with shower facilities. No readily observable material deficiencies were noted.

8.6 Water Fountains, Miscellaneous Fixtures

Comments: Inspected

9. Electrical Systems

Styles & Materials

Service Entrance Location:	Service Size:	Service Voltage:
OVERHEAD	400 AMPS	120/240v
UNDERGROUND	600 AMPS	120/240/480V
	800 AMPS	120/240/208V
	ESTIMATED	
Service Grounding:	Service Entrance Wiring:	Wiring Materials:
DRIVEN ROD, TO PLUMBING	NOT VISIBLE	SOLID COPPER
		STRANDED COPPER
		STRANDED ALUMINUM

Items

9.0 Service Entrance

Comments: Inspected

(1) Separate service entrances were noted for each building. Building A had an underground service while the rest had overhead services. Power delivered to the property was three-phase, four wire 208Y/120v (based on panel markings). Amperage varied based on the building.

(2) The service entrance to Building C is too low. Electrical services over drives should be a minimum of 15' from the surface. Recommend repair by a licensed and qualified electrical contractor.

9.1 Bonding & Grounding

Comments: Inspected

Grounding was to both plumbing supply piping and to driven ground rods.



9.1 Item 1 (Picture)

9.2 Cabinets & Panels

Comments: Inspected

(1) Building A (original building) had an antiquated main fuse. The case could not be opened without turning off power to the entire building. This main services on the front half of the building. There were multiple secondary panels present along with dedicated switches for equipment. Much of this electrical equipment is overdue for replacement. Many of the switches are using fuses. Plans to upgrade these to modern circuit breaker protection should be considered. Panels and switches were manufactured by Square D and Cutler Hammer.

One panel lacks proper clearance in front due because a wall was built too close to the panel. Recommend correction.



9.2 Item 1 (Video)



9.2 Item 2 (Picture)



9.2 Item 3 (Picture)

(2) Building A (addition) The main cabinet is in the warehouse and manufactured by Square D. Power appeared to be 120/240/480v and 480Y/477v with amperage ranging from 100 to 400 amps.

Two breakers were marked in the KVA range - I believe these are designating transformers and do not represent the voltage at the breaker. A total of 4 transformers were present, three in the mezzanine area and one by the addition's panels.

No readily observable material deficiencies were noted.



9.2 Item 4 (Picture)



9.2 Item 5 (Picture)



9.2 Item 6 (Picture)



9.2 Item 7 (Picture)

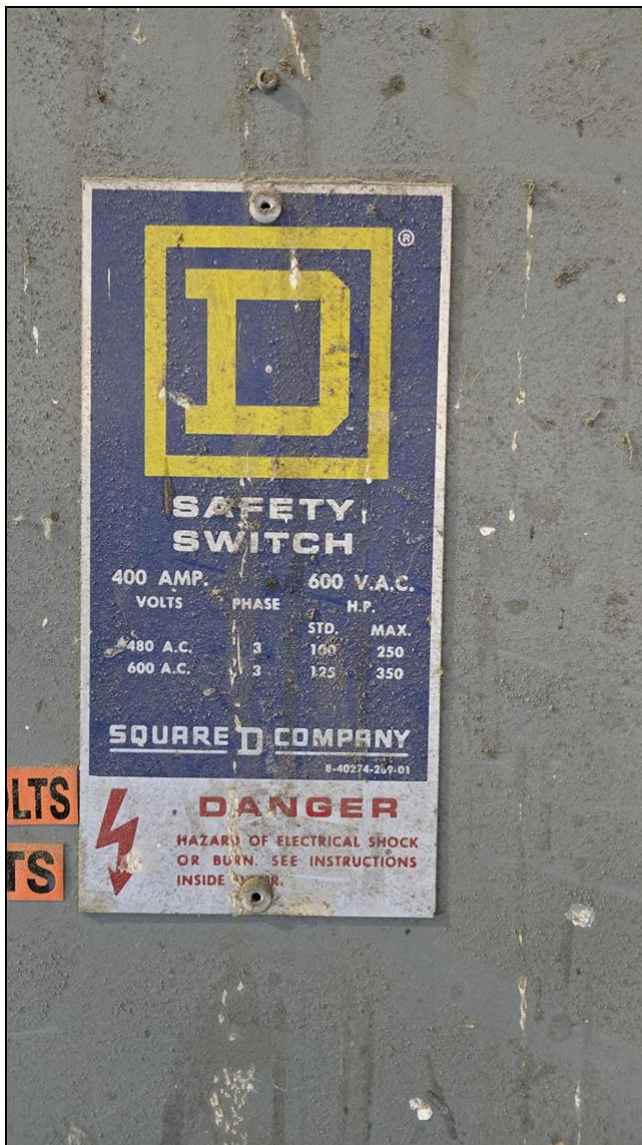


9.2 Item 8 (Picture)

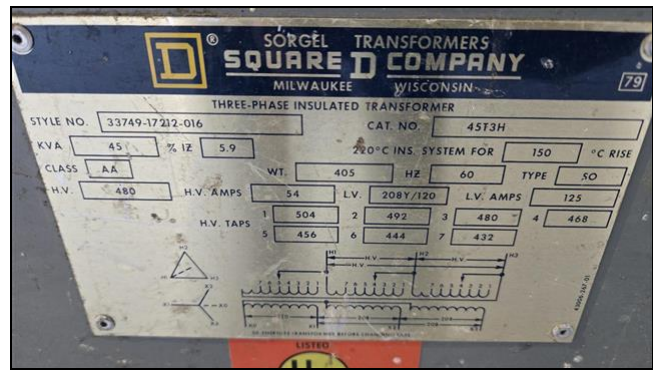


9.2 Item 9 (Picture)

(3) Building B had a 400 amp Square D service. A transformer was located in this building. The main fuse and panel system is aging and due for replacement. The main panel was locked.



9.2 Item 10 (Picture)



9.2 Item 11 (Picture)



9.2 Item 12 (Picture)

(4) Building C had antiquated main fuses. A transformer was located in this building. The main fuse and panel system is aging and due for replacement. Power appeared to be 120/208v. The main fuse was rated at 200amps. Multiple switches and secondary panels were present, almost all aging.



9.2 Item 13 (Picture)



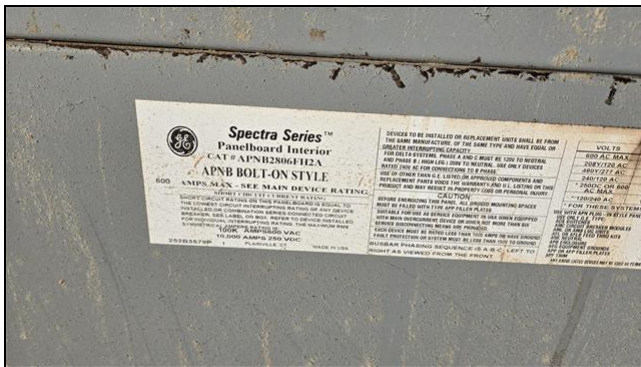
9.2 Item 14 (Picture)



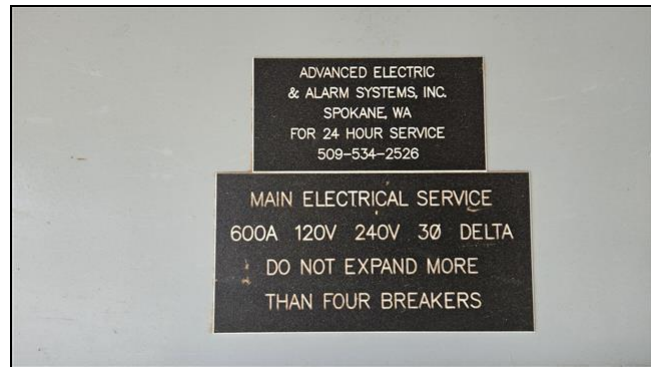
9.2 Item 15 (Picture)

(5) Buildings D1/D2 - Building D2 had a 600 amp service in a General Electric panelbox. This appeared to feed several 200 and 225 amp secondary panels in both buildings.

No readily observable material deficiencies were noted.



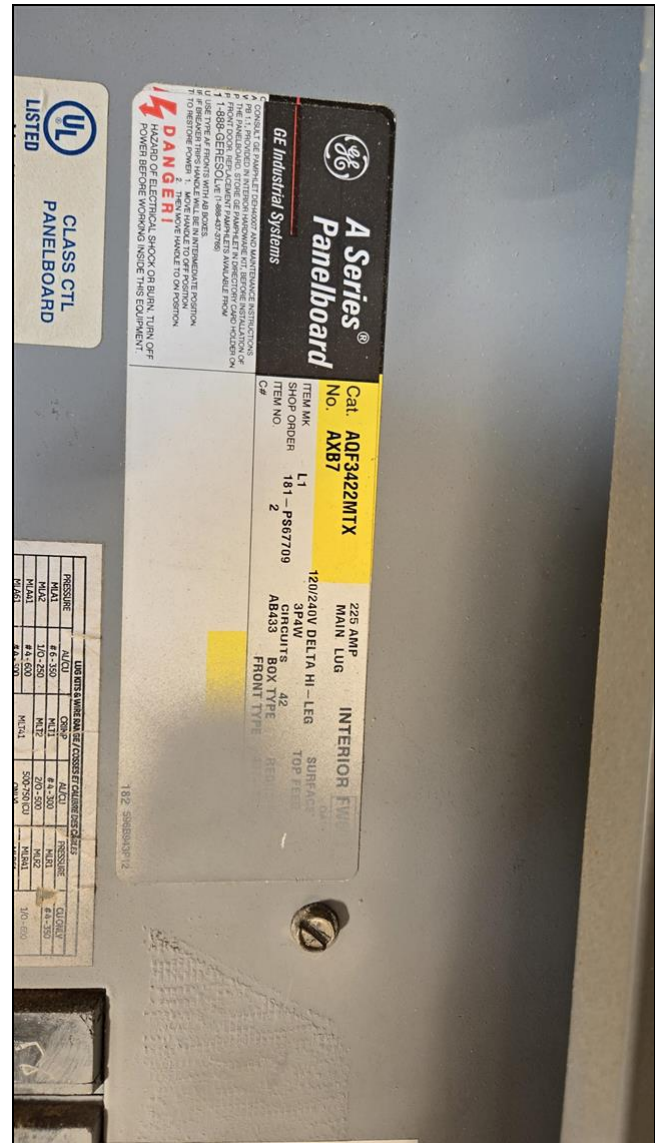
9.2 Item 16 (Picture)



9.2 Item 17 (Picture)



9.2 Item 18 (Picture)



9.2 Item 19 (Picture)

(6) Building E had a Square D main panel with 400 amp capacity. This fed several secondary panels.

No readily observable material deficiencies were noted.



9.2 Item 20 (Picture)



9.2 Item 21 (Picture)



9.2 Item 22 (Picture)

(7) Building F had a 400 amp service. Power was a 3-phase, 4-wire system with 240/120v.

No readily observable material deficiencies were noted.



9.2 Item 23 (Picture)

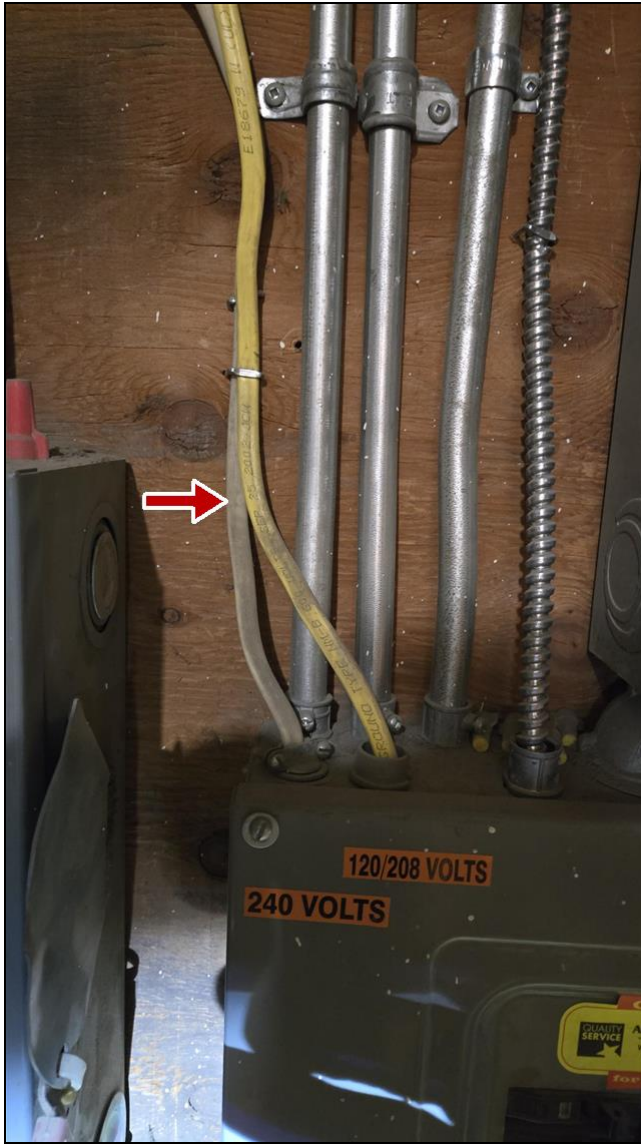


9.2 Item 24 (Picture)

9.3 Branch Wiring

Comments: Inspected

Newer wiring in Building A did not conform to current safety standards. It was installed without conduit. Recommend repair by a licensed and qualified electrical contractor.



9.3 Item 1 (Picture)

9.4 Receptacles, Switches, & Lighting

Comments: Inspected

No readily observable material deficiencies were noted.

9.5 Smoke & Carbon Monoxide Detectors

Comments: Inspected

Present in Building A.

10. Life Safety Systems

Styles & Materials

Distance to Nearest Fire Department:

LESS THAN 1 MILE

Items

10.0 Fire Access Lanes

Comments: Inspected

No readily observable material deficiencies were noted.

10.1 Nearest Fire Department

Comments: Inspected

Two fire department stations are located within 1 mile of the subject property.

10.2 Fire Hydrant Locations

Comments: Informational

Located on the front edge of the property by Building A. A second fire hydrant is located on an adjacent property within 10' of the property line by Building E and a third is located on University Rd.

10.3 Fire Alarm Systems

Comments: Inspected

Buildings A and F had a fire alarm system.

No readily observable material deficiencies were noted.

10.4 Portable Fire Extinguishers

Comments: Inspected

Present but universally out-of-date or missing for all the buildings except Building A. Recommend correction.



10.4 Item 1 (Picture)

10.5 Fire Suppression Systems

Comments: Inspected

Building A had a fire suppression system installed.

No readily observable material deficiencies were noted.



10.5 Item 1 (Picture)



10.5 Item 2 (Picture)



10.5 Item 3 (Picture)

10.6 Emergency Lighting/Signage

Comments: Inspected

No readily observable material deficiencies were noted.

10.7 Safety Signage

Comments: Not Present

11. Interior Finishes

Styles & Materials

Ceiling Materials:

DRYWALL
ACOUSTIC TILE
OPEN FRAMING

Wall Materials:

DRYWALL

Floor Coverings:

CARPET
LAMINATE
VINYL
CONCRETE

Items

11.0 Ceiling Finishes

Comments: Inspected

Numerous water stains noted in Building A where the membrane meets the wall. These were dry at the time of inspection. Recommend monitoring for water intrusion. Recommend replacing all stained or damaged panels.

11.1 Interior Wall Finishes

Comments: Inspected

11.2 Interior Floor Coverings

Comments: Inspected

11.3 Interior Doors

Comments: Inspected

11.4 Interior Stairs

Comments: Inspected

Stair railings to loft/mezzanines in Buildings E and F do not have proper baluster spacing. Recommend repair.



11.4 Item 1 (Picture)

11.5 Cabinetry

Comments: Inspected

Immediate Concerns



Calibre Commercial Inspections, LLC

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

Customer
Professional Investor

Address

3. Lots & Grounds

3.1 Parking Lots, Structures, & Drives

Inspected

(2) The asphalt surface in multiple locations throughout the yard was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface, potholes, and possibly the subsurface structure.. Recommend evaluation by a licensed and qualified paving contractor to determine the full scope of the necessary work.



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(4) Both D buildings had substantial siding damage that significantly impacts the integrity of the system. Water intrusion noted in multiple locations. Repairs are recommended.



5.0 Item 6 (Picture)



5.0 Item 7 (Picture)



5.0 Item 8 (Picture)

(6) Birds are entering into Buildings E and F through soffits and holes in the siding. Recommend correction.



5.0 Item 11 (Picture)

6. Structural Systems

6.2 Structural Wall Framing

Inspected

(2) Buildings B and C had concrete masonry wall systems. Substantial opening were made in the walls, especially on Building B, without adequate reinforcement. Building C has substantial damage to individual cells of the block. Recommend repair.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)



6.2 Item 3 (Picture)



6.2 Item 4 (Picture)

(3) Building D2 had multiple lean-to and shed additions made. These are in very poor repair and collapse is possible. Recommend repair or removal at the earliest opportunity.



6.2 Item 5 (Picture)



6.2 Item 6 (Picture)



6.2 Item 7 (Picture)

7. Heating, Cooling, & Ventilation Systems

7.0 Heating Equipment

Inspected

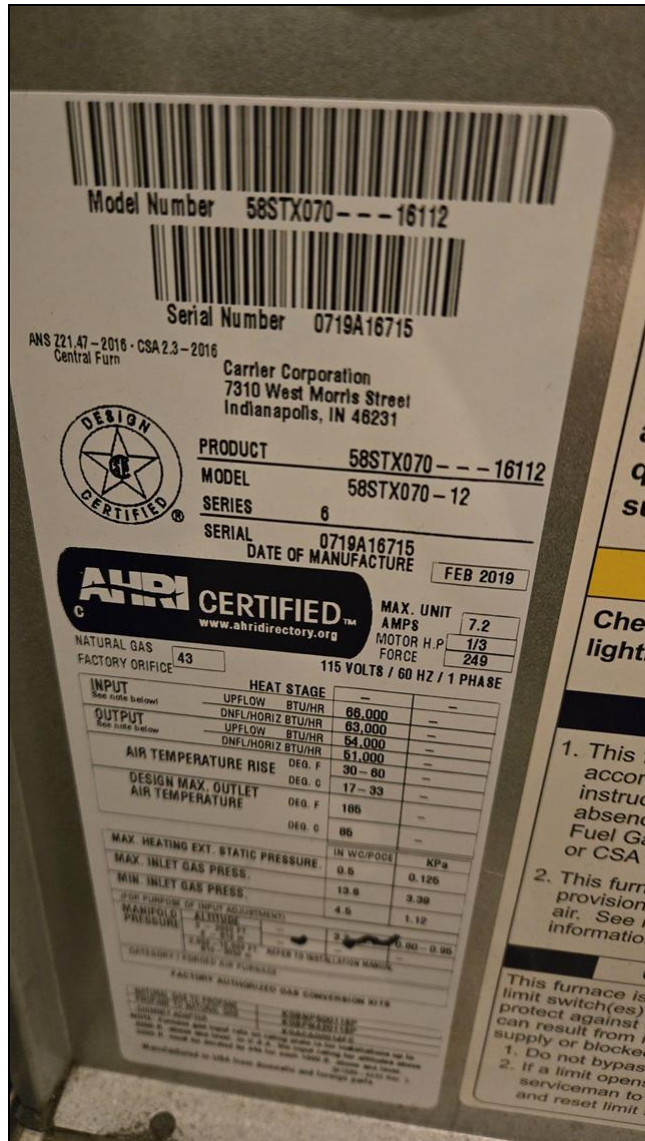
(1) Building A had four gas-fired, forced air furnaces present and readily observable. Two furnaces were manufactured by Carrier Corporation and were located in a mechanical room in the office spaces. These units were

each rated at 70,000 BTUs and were manufactured in 2019. These pieces of equipment are well within a normal service life. Recommend continuing with routine maintenance.

The other two furnaces were located in the mezzanine section. These were manufactured by Goodman in 2009. The data plates were not very legible but it appeared that the units were rated for 100,000 BTUs. These are in the final third of a normal service life. Recommend continuing with routine maintenance.

The warehouse had three gas-fired radiant heaters manufactured by Reflect_O-Ray installed. These were rated at 130,000 BTUs (where the tag was visible) and are 35 years old. These are beyond a normal service life. Replacement is recommended.

Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time. No readily observable material deficiencies were noted.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



7.0 Item 4 (Picture)

7.3 Domestic Water Heating

Inspected

(1) Building A has an electric water heater located in a closet in the women's restroom. The water heater was manufactured by Bradford White and appeared approximately 15 years old.

This piece of equipment is at the end of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement. Based on available records, inspections stickers, or the lack thereof, routine maintenance appears to be overdue. Recommend maintenance for this unit at this time.

\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.



7.3 Item 1 (Picture)

(3) Building F had two water heaters. One, located on the mezzanine, was manufactured by Rheem in 2021. It had a 40 gallon capacity and was electric. The other was gas-fired and located in the office spaces. It was manufactured by State Industries in 1989. Recommend replacement.

(4) None of the water heaters had required elements, to include: seismic strapping, a catch pan, an insulated pad when installed on a concrete floor, or expansion tanks. Recommend repair by a licensed and qualified plumbing contractor.

7.4 Ventilation Systems - General

Inspected

Two ventilation systems were present at Building F for spray booth systems.

Service is unlikely to be up-to-date. Recommend completing now.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

8. Plumbing Systems

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

9. Electrical Systems

9.0 Service Entrance

Inspected

(2) The service entrance to Building C is too low. Electrical services over drives should be a minimum of 15' from the surface. Recommend repair by a licensed and qualified electrical contractor.

9.2 Cabinets & Panels

Inspected

(1) Building A (original building) had an antiquated main fuse. The case could not be opened without turning off power to the entire building. This main services on the front half of the building. There were multiple secondary panels present along with dedicated switches for equipment. Much of this electrical equipment is overdue for replacement. Many of the switches are using fuses. Plans to upgrade these to modern circuit breaker protection should be considered. Panels and switches were manufactured by Square D and Cutler Hammer.

One panel lacks proper clearance in front due because a wall was built too close to the panel. Recommend correction.



9.2 Item 1 (Video)



9.2 Item 2 (Picture)

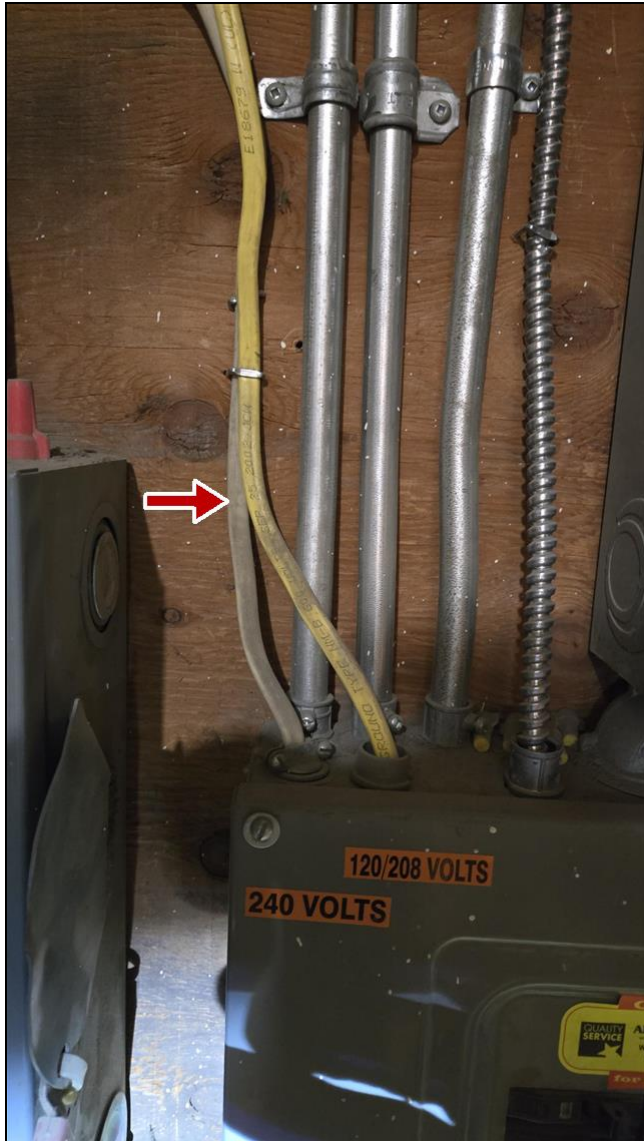


9.2 Item 3 (Picture)

9.3 Branch Wiring

Inspected

Newer wiring in Building A did not conform to current safety standards. It was installed without conduit. Recommend repair by a licensed and qualified electrical contractor.



9.3 Item 1 (Picture)

Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

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Boise, ID 83704
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Customer
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3. Lots & Grounds

3.1 Parking Lots, Structures, & Drives

Inspected

(1) Two parking lots were present for Building A, located in front and to the right side. Approximately 20 spots were present with one ADA space on the right side. Striping appears in satisfactory condition.

Building F has a designated parking area but striping is not present.

Additional parking was available at the various buildings but was not marked/striped.

The following maintenance related issues were noted: the asphalt is due for seal-coating to preserve the surface and extend the service life and vegetation should be removed from parking lot surfaces to minimize future damage



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)

3.7 Property Lighting

Inspected

Lighting is present at building entrances. The lot is generally poorly lit. Recommend upgrading.

4. Roof Structure & Covering

4.1 Roof Coverings

Inspected

(1) Building A had three types of roof coverings. The front office areas had a PVC membrane. The show room area had asphalt composition. The warehouse had metal roofing with exposed fasteners. The asphalt composition roof appeared to be approximately 5 years old. The membrane appeared to be approximately 15 years old. The metal roofing appeared to be original to the addition in 1989.

The membrane is aging. Recommend holding reserves for replacement.

No readily observable material deficiencies were noted.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



4.1 Item 3 (Picture)

(2) Buildings B-F had metal roofs. The re-roofing of these structures appears to have occurred at the same time as the materials are similar and the degree of fading consistent. Roofs appear to be approximately 20 years old. Numerous loose fasteners noted across all these buildings. Routine maintenance has not been performed. Recommend completion.



4.1 Item 4 (Picture)

4.4 Roof Drainage

Inspected

The gutters on Building A were damaged. Recommend repair.

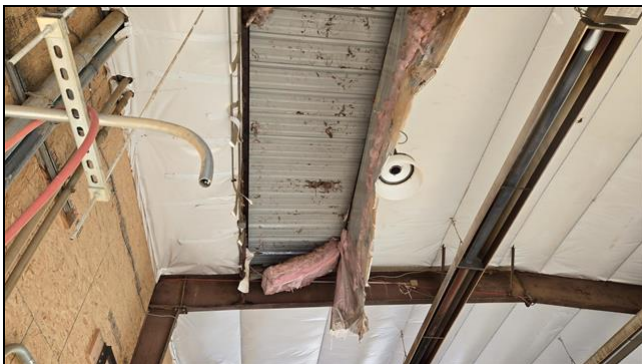


4.4 Item 1 (Picture)

4.8 Attic Insulation

Inspected

(2) Insulation in D1 and D2 was damaged and falling from ceiling cavities. Recommend repair.



4.8 Item 1 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(2) Building A had some minor siding damage to the metal portions of siding. The cement hardboard was improperly installed with poor clearance to grade and hardscape as well as missing head flashing over windows and doors. The cement fiber siding is overdue for painting.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)

(3) Building B and C had concrete masonry for the wall and wall covering. Deficiencies in these walls are addressed in the Structural System.

Building C had considerable efflorescence from apparent leakage from the roof assembly. Flashing was missing. Recommend repair.



5.0 Item 4 (Picture)



5.0 Item 5 (Picture)

5.2 Exterior Doors & Frames

Inspected

(3) The pedestrian door to Building E does not adequately engage the strike plate. Recommend repair.

7. Heating, Cooling, & Ventilation Systems

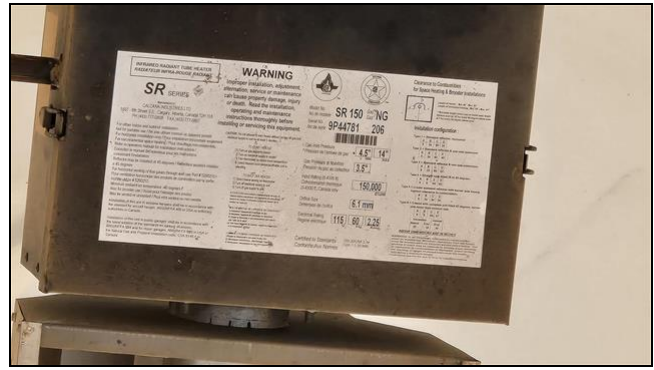
7.0 Heating Equipment

Inspected

(3) Building D2 had a pair of infrared heaters. Data tags were not fully legible. They were manufactured by Calcana Industries and rated at 150,000 BTUs. These appeared to be approximately 15 years old. Recommend service.



7.0 Item 6 (Picture)



7.0 Item 7 (Picture)

(4) Building E had a ceiling mounted gas-fired heater manufactured by Lennox. Unable to determine age or capacity. Recommend service. Recommend presuming that unit is due for replacement within the next 5 years.

(5) Building F has one gas-fired forced air furnace and six ceiling mounted furnaces. These were manufactured by Goodman (forced air), Lennox, and Reznor (ceiling.) They appeared to be manufactured in 2005. They ranged from 70,000 Btus to 150,000 BTUs.

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

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

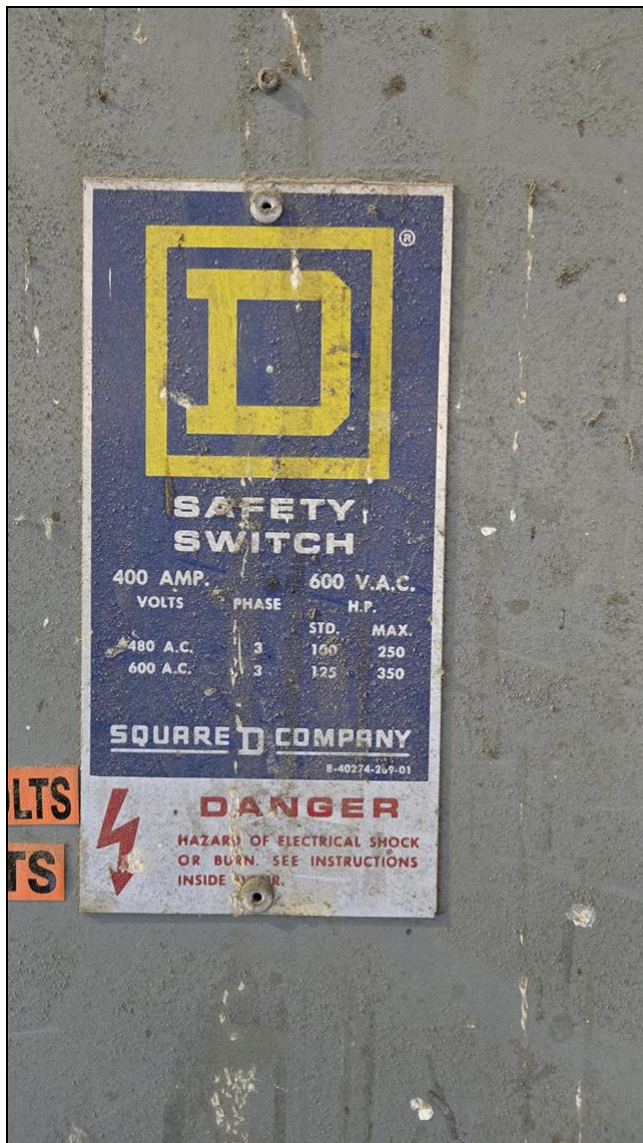
No readily observable material deficiencies were noted.

9. Electrical Systems

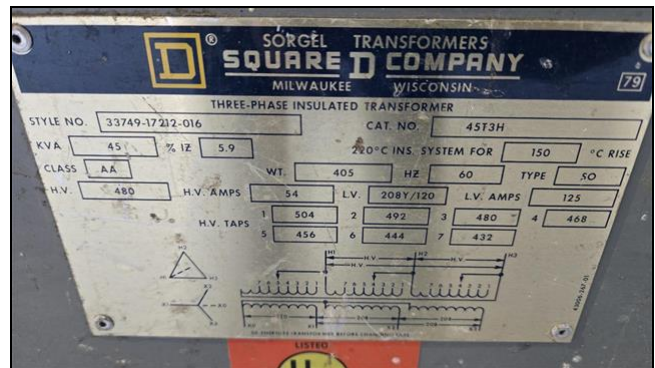
9.2 Cabinets & Panels

Inspected

(3) Building B had a 400 amp Square D service. A transformer was located in this building. The main fuse and panel system is aging and due for replacement. The main panel was locked.



9.2 Item 10 (Picture)



9.2 Item 11 (Picture)

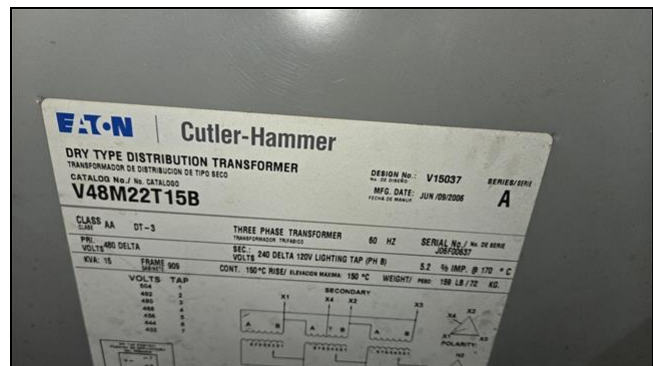


9.2 Item 12 (Picture)

(4) Building C had antiquated main fuses. A transformer was located in this building. The main fuse and panel system is aging and due for replacement. Power appeared to be 120/208v. The main fuse was rated at 200amps. Multiple switches and secondary panels were present, almost all aging.



9.2 Item 13 (Picture)



9.2 Item 14 (Picture)



9.2 Item 15 (Picture)

10. Life Safety Systems

10.4 Portable Fire Extinguishers

Inspected

Present but universally out-of-date or missing for all the buildings except Building A. Recommend correction.



10.4 Item 1 (Picture)

11. Interior Finishes

11.4 Interior Stairs

Inspected

Stair railings to loft/mezzanines in Buildings E and F do not have proper baluster spacing. Recommend repair.



11.4 Item 1 (Picture)

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INVOICE



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

Inspection Date: 11/7/2024
Report ID: 20241107-1031

Customer Info:	Inspection Property:
Professional Investor	
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Light Industrial, 25K-50K SF	3000.00	1	3000.00
Discount	-1.00	250	-250.00
			Tax \$0.00
			Total Price \$2750.00

Payment Method:
Payment Status:
Note:



Calibre Commercial Inspections, LLC

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

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.

[Building A Parcel Information](#)

[Building B and D1 Parcel Information](#)

[Building C and D2 Parcel Information](#)

[Building C and Vacant Lot Parcel Informaton](#)

[Building E Parcel Information](#)

[Building F Parcel Information](#)

[Vacant Lot Parcel Information](#)

[10310 E Montgomery BuildFax](#)

[2309 University Rd BuildFax](#)