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General Info

Property Address	Date of Inspection 8/30/2024	Report ID 20240830-12003-Vancouver-WA
Customer(s) Professional Investor	Time of Inspection 08:00 AM	Real Estate Agent

Inspection Details

Building Use: OFFICE	Number of Buildings: ONE	Approximate building size: 5000+ square feet
Reported Year of Construction: 2010	Apparent occupancy status: 50%	Client Is Present: REPRESENTATIVE
Temperature: 60-69 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. Property Overview

Items

1.0 Property Description

Comments: Informational

The subject property is a two-story office building located in Vancouver, Washington, constructed in approximately 2010 and comprising more than 5,000 square feet on a roughly 0.24-acre parcel. The building was partially occupied at the time of inspection on August 30, 2024, and is situated within a commercial corridor along Mill Plain Boulevard with adjacent mixed-use development. 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 building systems and components to assess overall condition, maintenance status, and observable deficiencies.

Overall, the building represents a relatively modern commercial asset with a sound structural system and functional core building components; however, several exterior envelope and moisture-related concerns were identified that warrant near-term attention. Site improvements include asphalt parking, concrete walkways, landscaping, and stormwater drainage infrastructure, all generally functional with only routine maintenance items such as crack sealing of asphalt and localized sidewalk repairs noted.

The roof system consists of an original TPO membrane over engineered framing. The roof covering is in the latter portion of its expected service life but remains serviceable with routine maintenance. Evidence of prior leakage was observed inside the building, and roof drainage scuppers have not been recently maintained, creating a potential pathway for water intrusion if left unaddressed. The roof access scuttle also has a damaged locking mechanism and should be repaired to maintain safe access.

Exterior wall systems present the most significant concerns. The primary EIFS cladding exhibits numerous cracks, degraded sealants, and areas of moisture intrusion. Rust staining and differential movement suggest that water has penetrated the wall assembly in multiple locations, and professional evaluation by a certified EIFS specialist is strongly recommended. In addition, the architectural slate veneer at the building frontage is failing, with several pieces missing and others loose, creating a potential life safety hazard to pedestrians and requiring prompt repair or replacement. One exterior window was also observed to be broken and should be replaced.

Structural systems consist of a slab-on-grade concrete foundation, steel columns, and wood-framed wall assemblies. The foundation and primary framing appeared stable; however, deterioration was observed at the sill plate near the water main, where moisture intrusion has resulted in wood rot and possible fungal growth. This condition requires repair and correction of the underlying moisture source.

Mechanical systems include two Trane rooftop heating and cooling units installed at the time of construction and two Mitsubishi mini-split systems serving specialized spaces. These systems remain functional but are in the final third of their expected service life, and routine maintenance appears overdue. Planning for eventual replacement is advisable. The domestic water heater was not accessible at the time of inspection; based on the building's age, it should be presumed original and budgeted for replacement.

Plumbing systems are connected to municipal services and were generally functional; however, a leaking water main valve at the front of the building has resulted in moisture intrusion, interior damage, and fungal growth. This represents a priority repair item. Additional plumbing deficiencies include a seized garbage disposal in the break room.

Electrical service is provided by an underground-fed, three-phase system rated at approximately 800 amps with modern Siemens distribution equipment. The system appeared generally serviceable, though the breaker legend in the server room panel is missing and should be recreated to support safe emergency shutdown procedures.

Life safety systems, including fire access, alarms, extinguishers, and emergency lighting, appeared generally compliant and functional. However, documentation for the elevator's current inspection and licensing was not available and should be obtained prior to ownership transfer. Interior finishes were typical for an office environment, with localized ceiling staining related to prior roof or plumbing leakage and wall damage near the water main.

In summary, the property is a relatively modern office asset with a stable structural base and functional mechanical and electrical systems, but it is experiencing envelope-related deterioration and moisture intrusion that require corrective action. Immediate priorities include repair of the leaking water main, remediation of fungal growth and sill plate deterioration, stabilization of the slate veneer, and comprehensive evaluation of the EIFS façade. Deferred capital planning should include roof maintenance, mechanical system replacement, and exterior envelope rehabilitation. With these items addressed, the building should continue to perform adequately as a commercial office facility.

1.1 Legal Description

Comments: Informational

The legal description for the property is Rose Lawn #2 Lot 11 & Tract A SP1-866 .24A.

1.2 Physical Parameters

Comments: Informational

The lot is an irregular shape most resembling a rectangle. The north side is bound by Mill Plain Blvd, the west by SE 121st Ave, and the east and southeast to a small restaurant, with the south undeveloped at this time. The lot is reported to be 10,454 square feet or .24 acres, per the data available online from Clark County.

1.3 Topography

Comments: Informational

The lot is generally flat.

1.4 Neighboring Properties

Comments: Informational

The neighboring properties are commercial in the immediate area fronting Mill Plain Blvd with residential housing behind those businesses at the north and south.

1.5 Permit Information

Comments: Informational

The permit record available at the Clark County website is extensive for the period of construction.

One open permit, obtained 4/24/24, for \$300.00, is still open.

2. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:POLE-MOUNTED
WALL-MOUNTED
STREET LIGHTS

Items

2.0 Grading

Comments: Inspected

Grading in the immediate area of the foundation appeared satisfactory.

No readily observable material deficiencies were noted.

2.1 Parking Lots, Structures, & Drives

Comments: Inspected

(1) Parking lot surfaces materials included: asphalt surface. Paving materials appear to be constructed on a stabilized gravel base. A total of 12 spaces were counted in a surface parking lot on the South side of the subject property. One of these were marked for accessible use.



2.1 Item 1 (Picture)



2.1 Item 2 (Picture)

(2) The following maintenance related issues were noted: the asphalt is due for crack seal-coating to preserve the surface and extend the service life. Recommend consulting a licensed and qualified paving contractor for an estimate of costs.



2.1 Item 3 (Picture)

2.2 Sidewalks & Patios

Comments: Inspected

The sidewalks and steps were cast in place concrete.

Cracking at the top of the steps should be sealed to prevent water intrusion/damage.



2.2 Item 1 (Picture)



2.2 Item 2 (Picture)



2.2 Item 3 (Picture)

2.3 Landscaping

Comments: Inspected

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

No readily observable material deficiencies were noted.



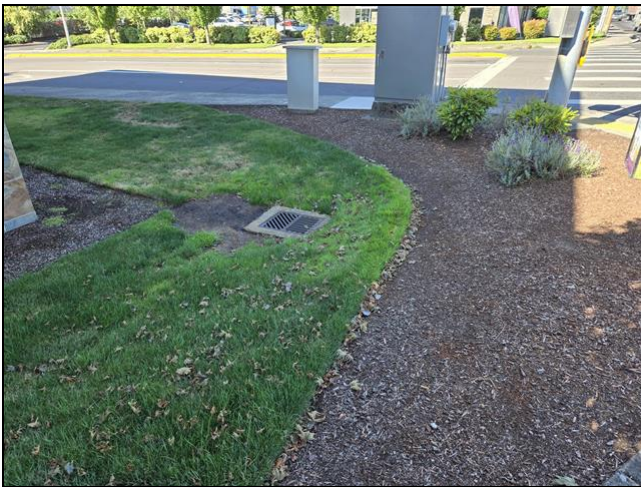
2.3 Item 1 (Picture)

2.4 Stormwater Management

Comments: Inspected

The parking lot managed stormwater runoff by sheeting action to the gutters at the street. Lot runoff was managed by three stormwater drains located at three corners of the building.

No readily observable material deficiencies were noted.



2.4 Item 1 (Picture)

2.5 Fences & Enclosures

Comments: Inspected

A fenced trash enclosure was located in the southeast corner of the lot.

No readily observable material deficiencies were noted.



2.5 Item 1 (Picture)

2.6 Retaining Walls

Comments: Inspected

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

No readily observable material deficiencies were noted.



2.6 Item 1 (Picture)

2.7 Property Lighting

Comments: Inspected

No readily observable material deficiencies were noted.

2.8 Property Signage

Comments: Inspected

2.9 Exterior Amenities

Comments: Inspected

A mailbox was located on the corner of the building near the driveway.



2.9 Item 1 (Picture)

2.10 Site Safety Systems

Comments: Inspected

The property had a video surveillance system in conjunction with card key access doors both into the building and into the suites, restrooms, and janitor's room. A security alarm system appeared to be installed.

3. Roof Structure & Covering

Styles & Materials

Roof Type: FLAT	Roof Materials: MEMBRANE - TPO	Attic Framing: ENGINEERED TRUSSES
Attic Insulation: FIBERGLASS BATT	Method of Inspection: TRAVERSED	Limitations: ATTIC WAS NOT SAFELY TRAVERSABLE

Items

3.0 Roof Access Scuttle

Comments: Inspected

There was a roof access scuttle located in a hall closet. Scuttle locking mechanism appeared damaged and did not engage. Hatch was held shut with a carabineer. Recommend repair.



3.0 Item 1 (Picture)

3.1 Roof Coverings

Comments: Inspected

The roof covering is a TPO flat roof membrane. This membrane appears to be original to the building. It is in the last quarter of a normal lifespan. Evidence of prior leakage noted inside the building and repairs appear to have been made. The existing roofing appears to be serviceable condition. Recommend routine maintenance.

The roof had multiple equipment curbs that were in used for heating/cooling plants and for ventilation systems. Two additional curbs were built for addition HVAC system in the future.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture)



3.1 Item 3 (Picture)



3.1 Item 4 (Picture)



3.1 Item 5 (Picture)

3.2 Roof Flashings

Comments: Inspected

No readily observable material deficiencies were noted.

3.3 Roof Penetrations

Comments: Inspected

No readily observable material deficiencies were noted.

3.4 Roof Drainage

Comments: Inspected

Roof drainage is accomplished by use of scuppers located in the rear corners of the building. These Skippers have not been recently maintained and will pose a point of potential water intrusion. Recommend repair at earliest opportunity.



3.4 Item 1 (Picture)

3.5 Parapets/Safety Railings

Comments: Inspected

No readily observable material deficiencies were noted.

3.6 Roof Structure

Comments: Inspected

3.7 Attic Insulation

Comments: Inspected

No readily observable material deficiencies were noted.

3.8 Skylights

Comments: Not Present

3.9 Chimneys

Comments: Not Present

4. Building Exterior

Styles & Materials

Exterior Wall Coverings: EIFS	Veneers: SLATE	Trim Materials: EIFS
Eave Materials: NOT APPLICABLE	Window Materials: THERMAL PANED METAL-CASING	Door Materials: ANODIZED METAL, THERMAL PANED

Items

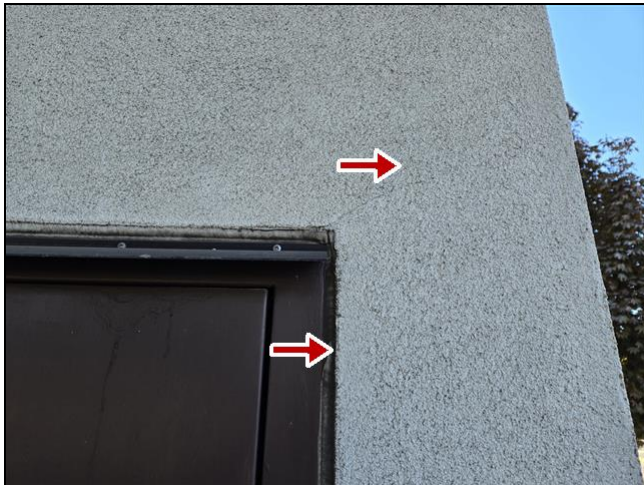
4.0 Exterior Wall Coverings

Comments: Inspected

(1) The primary exterior wall covering was EIFS (Exterior Insulated Finishing System) with areas of wood plank siding and an a slate veneer.

(2) Inspection of the EIFS siding revealed significant concerns. This siding requires very specific installation practices. The surface of the siding has numerous cracks, none of which appeared to have ever been repaired/sealed. Minor differential movement was noted between sections. Water intrusion was noted in multiple locations. In at least one location, rust staining was visible suggesting that water intrusion and damage was occurring. It appeared that the caulking around windows, doors, and penetrations was degrading.

I strongly recommend having the siding inspected by a certified EIFS specialist to determine the full scope of the issues and the costs of any necessary repairs.



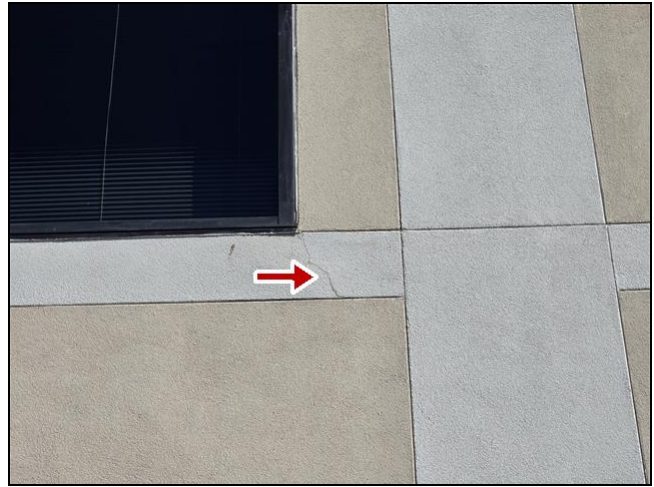
4.0 Item 1 (Picture)



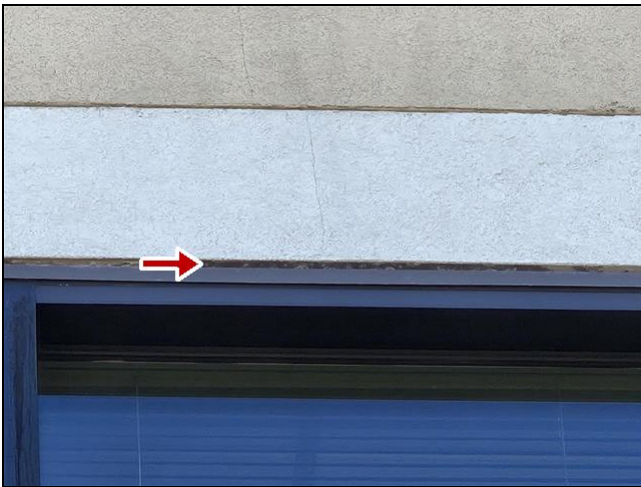
4.0 Item 2 (Picture)



4.0 Item 3 (Picture)



4.0 Item 4 (Picture)



4.0 Item 5 (Picture)

(3) Slate was applied as a architectural veneer at the front of the building. The attachment of the veneer is failing. Three pieces of slate are already missing and many more are loose and in danger of falling. Should falling pieces strike a pedestrian, the liability could be significant. Recommend consulting a contractor with expertise in these materials and their installation in this environment to determine the best course of action moving forward, either repair or full replacement.



4.0 Item 6 (Picture)



4.0 Item 7 (Picture)



4.0 Item 8 (Picture)

4.1 Windows & Frames

Comments: Inspected

- (1) Windows were thermal-panel glazing set in anodized metal frames.
- (2) One window on the front of the building was broken. Recommend repair.



4.1 Item 1 (Picture)

4.2 Exterior Doors & Frames

Comments: Inspected

- (1) Doors were thermal-panel glazing set in anodized metal frames.
- (2) No readily observable material deficiencies were noted.

4.3 Decks & Balconies

Comments: Not Present

5. Structural Systems

Styles & Materials

Foundation Type:

SLAB-ON-GRADE

Foundation Materials:

CONCRETE

Floor Structure:

ENGINEERED JOISTS

Column Materials:

STRUCTURAL STEEL

Wall Structure:

WOOD 2X6

Items

5.0 Foundation System

Comments: Inspected

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

The foundation appeared to be constructed of poured concrete with reinforcing steel. Anchor bolts were present and, were directly observed, appeared to meet standard.

No readily observable material deficiencies were noted.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)

5.1 Structural Wall Framing

Comments: Inspected

(1) We could not fully observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is framed using 2x6 wood studs.



5.1 Item 1 (Picture)

(2) The sill plate at the water main appears to have wood rot/wood-destroying fungus present. Recommend repair.



5.1 Item 2 (Picture)

5.2 Structural Columns

Comments: Inspected

Tube steel appeared to be used from structural columns.

No readily observable material deficiencies were noted.



5.2 Item 1 (Picture)

5.3 Floor Structure

Comments: Inspected

No readily observable material deficiencies were noted.



5.3 Item 1 (Picture)

5.4 Insulation

Comments: Inspected

No readily observable material deficiencies were noted.



5.4 Item 1 (Picture)

6. Heating, Cooling, & Ventilation Systems

Items

6.0 Heating Equipment

Comments: Inspected

Information on the heating/cooling plants is derived from building plans on site as the data plates on the equipment was faded beyond use.

There were two roof-top unitary gas-fired heating/cooling units. Both were manufactured by Trane in 2010. The larger of the two was rated at 80 MPH (80,000 BTU) and smaller at 60 MBH (60,000 BTU). These were listed as 80 percent efficient units. both were equipped with economizers. The model numbers were: YSC072 and YSC036.

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 in the last third of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..

No readily observable material deficiencies were noted.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

6.1 Cooling Equipment

Comments: Inspected

Information on the heating/cooling plants is derived from building plans on site as the data plates on the equipment was faded beyond use.

In addition to the two Trane roof-top systems (rated at 6 tons and 3 tons of cooling capacity respectively), there were two cooling only mini-split heat pumps. These were manufactured by Mitsubishi and had 1.5 tons of cooling capacity. Model number was MUYGE18NA. These two units provided cooling for the server and elevator rooms.

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 in the last third of a normal service life. Recommend continuing with routine maintenance and developing cash reserves for eventual replacement..

No readily observable material deficiencies were noted.



6.1 Item 1 (Picture)

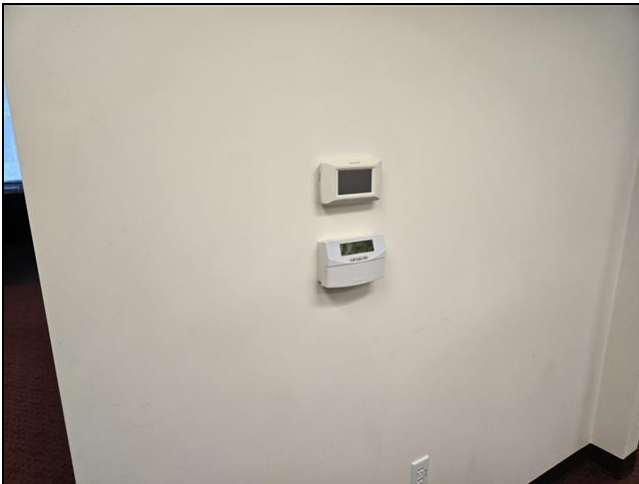
6.2 Distribution Systems

Comments: Inspected

The distribution system used insulated flexible and metal ductwork. Heat was not present at the unfinished spaces.

Thermostats were present in several locations in the upper suite. The mini-splits were operated by remote controls.

No readily observable material deficiencies were noted.



6.2 Item 1 (Picture)



6.2 Item 2 (Picture)

6.3 Domestic Water Heating

Comments: Not Inspected

Water heater was not located. Suspected to be in the Janitor's Room. No access was available.

For planning purposes, I recommend assuming that the water heater is original and due for replacement. The client should also assumed that the heater does not meet current safety and energy code standards that came into code after initial installation.

Recommend holding reserves for replacement.

6.4 Ventilation Systems - General

Comments: Inspected

No readily observable material deficiencies were noted.

7. Plumbing Systems

Styles & Materials

Water Source: PUBLIC	Waste System: SEWER	Water Mains: FRONT WALL OF BUILDING
Municipal Man: FRONT	Supply Piping Materials: PEX	DWV Materials: ABS
Gas/Fuel: NATURAL GAS	Gas Meter Locations: RIGHT SIDE	Gas Supply Materials: BLACK IRON

Items

7.0 Water Main

Comments: Inspected

The water main line is located at the front of the building in the corner by the staircase. It was leaking at the valve. This led to mold and wood-destroying fungus issues. Recommend repair at earliest opportunity.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

7.1 Supply Piping

Comments: Inspected

The observed water supply piping included pex.

No readily observable material deficiencies were noted.

7.2 Drain, Waste, & Vent Systems

Comments: Inspected

The drain, waste, and vent piping included ABS.

No readily observable material deficiencies were noted.

7.3 Fuel Gas Systems

Comments: Inspected

The plumbing service system had capacity for four separate gas hook-ups. Only one was in use.

No readily observable material deficiencies were noted.



7.3 Item 1 (Picture)

7.4 Restrooms

Comments: Inspected

There were two restrooms. Both were equipped with a sink and a toilet. The restrooms appeared to be ADA compliant with appropriate height to the sink and toilet, protect below the counter for the piping, and safety rails.



7.4 Item 1 (Picture)



7.4 Item 2 (Picture)

7.5 Break Room

Comments: Inspected

(1) A breakroom was present. The sink was functional. The only permanently installed appliance was a garbage disposal.

(2) The garbage disposal was seized. Recommend repair/replacement.

7.6 Water Fountains, Miscellaneous Fixtures

Comments: Not Inspected

Water fountains were present at the second floor but covered with plastic and not in use.



7.6 Item 1 (Picture)

8. Electrical Systems

Styles & Materials

Service Entrance Location:	Meter Location:	Service Disconnect:
UNDERGROUND	MECHANICAL ROOM	MECHANICAL ROOM
Service Size:	Service Voltage:	Service Grounding:
800 AMPS	120/240/208V	CONCRETE ENCASED ELECTRODE
Service Entrance Wiring:	Wiring Materials:	Type of Lighting:
NOT VISIBLE	SOLID COPPER STRANDED COPPER STRANDED ALUMINUM	LED

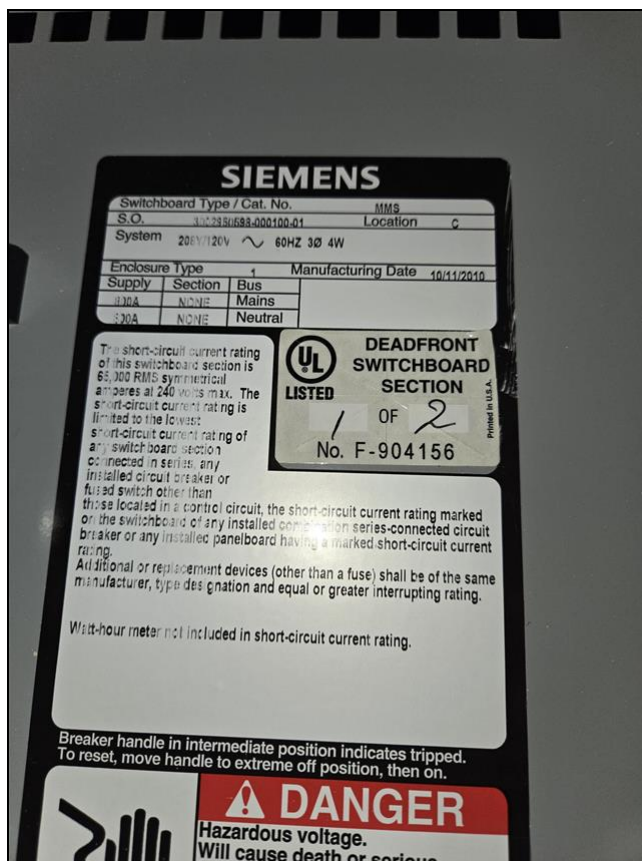
Items

8.0 Service Entrance

Comments: Inspected

The electrical service entrance was underground via riser to the downstairs mechanical room from a transformer located on the right rear corner of the property. Delivered power was 120/240/208v with 800amps of capacity on a 3-phase, 4-wire system. The switchboard panel was manufactured by Siemens Corporation and led to two installed meters with capacity for a total of six meters.

No readily observable material deficiencies were noted.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)



8.0 Item 4 (Picture)

8.1 Bonding & Grounding

Comments: Inspected

8.2 Cabinets & Panels

Comments: Inspected

(1) In addition to the primary panel/breakers identified with the meter pack, there were three secondary electrical panels. These were located in the mechanical room (used for the common areas), the elevator room, and the upstairs server room (serving the occupied suite). These were all Siemens panels. The mechanical room and server room panels were rated at 250 amps, 120/240/208v. The elevator room panel was rated at 125 amps, 120/240/208v.

No readily observable material deficiencies were noted.

(2) The breaker legend was missing from the server room panel. Recommend creating a new legend so that the appropriate breaker can be de-energized in an emergency.

8.3 Branch Wiring

Comments: Inspected

No readily observable material deficiencies were noted.



8.3 Item 1 (Picture)

8.4 Receptacles, Switches, & Lighting

Comments: Inspected

Standard receptacles noted. Grounding was consistent.

Lighting was LED tube lighting. Switches were on motion-sensors.

No readily observable material deficiencies were noted.

8.5 Ground Fault Circuit Interrupters

Comments: Inspected

No readily observable material deficiencies were noted.

9. Life Safety Systems

Styles & Materials

Distance to Nearest Fire Department:

LESS THAN 1 MILE

Items

9.0 Fire Access Lanes

Comments: Inspected

Fire access is available from the adjacent streets.

No readily observable material deficiencies were noted.

9.1 Nearest Fire Department

Comments: Inspected

Vancouver Fire Station #8 is less than .5 miles from the subject property.

9.2 Fire Hydrant Locations

Comments: Inspected

The nearest fire hydrant is located to the west of the property, across SE 121sst Ave.



9.2 Item 1 (Picture)

9.3 Fire Alarm Systems

Comments: Inspected

No readily observable material deficiencies were noted.

9.4 Portable Fire Extinguishers

Comments: Inspected

No readily observable material deficiencies were noted.



9.4 Item 1 (Picture)



9.4 Item 2 (Picture)

9.5 Fire Suppression Systems

Comments: Not Present

9.6 Emergency Lighting/Signage

Comments: Inspected

No readily observable material deficiencies were noted.

10. Interior Finishes

Styles & Materials

Ceiling Materials:

DRYWALL
OPEN FRAMING

Wall Materials:

DRYWALL
OPEN FRAMING

Floor Coverings:

CARPET
TILE
CONCRETE

Items

10.0 Ceiling Finishes

Comments: Inspected

Water stains were noted in four separate locations in the upper suite. These tested as dry at the time of inspection. Recommend monitoring.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture)



10.0 Item 3 (Picture)

10.1 Interior Wall Finishes

Comments: Inspected

Wall damage present at the point of the leaking water main.

10.2 Interior Floor Coverings

Comments: Inspected

No readily observable material deficiencies were noted.

10.3 Interior Doors

Comments: Inspected

No readily observable material deficiencies were noted.

10.4 Interior Stairs

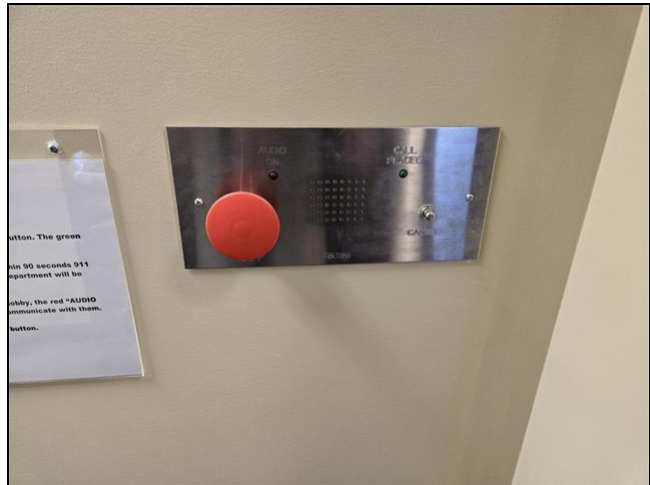
Comments: Inspected

Two flights of stairs were present. The primary stairs were next to the elevator. The secondary stairs were on the west (opposite) side of the building and served as an area of refuge for disabled individuals.

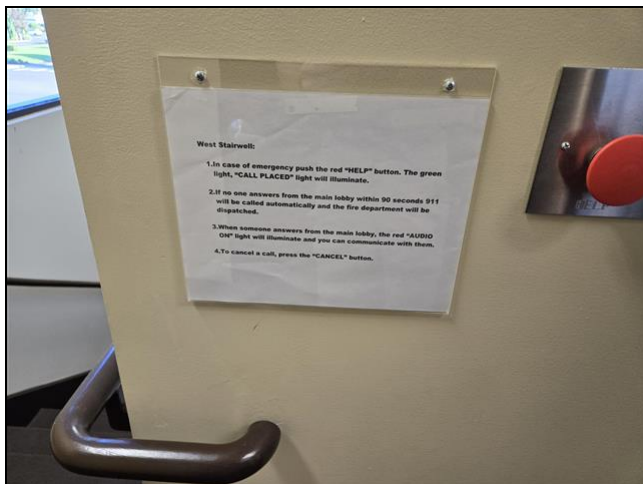
No readily observable material deficiencies were noted.



10.4 Item 1 (Picture)



10.4 Item 2 (Picture)



10.4 Item 3 (Picture)

10.5 Cabinetry

Comments: Inspected

10.6 Limitations

Comments: Informational

Unable to access the janitor's room due to door lock. Hidden conditions are possible in this space.

11. Vertical Transport

Items

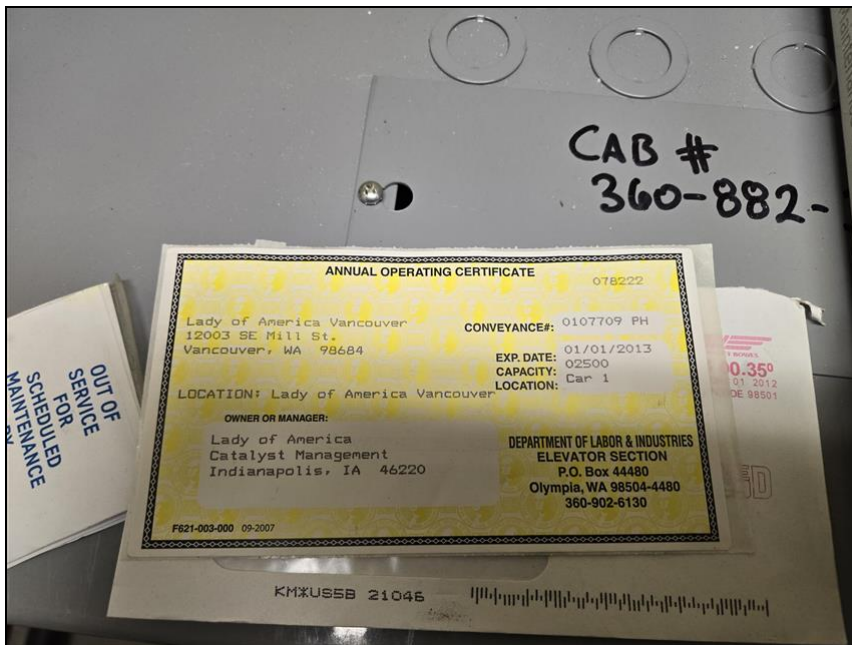
11.0 Elevators

Comments: Informational

Unable to locate a current license or inspection report for the elevator. Recommend obtaining these documents. If not up-to-date, I recommend that these be brought current prior to the transfer of the property to new owners.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

12. Environmental

Items

12.0 Fungal Growth

Comments: Informational

Fungal growth was noted on the front wall of the first floor at the leaking water main. Recommend evaluation by a mold remediation specialist to determine the best treatment plan and to implement same. Recommend work be completed at the earliest opportunity.



12.0 Item 1 (Picture)

Immediate Concerns



Calibre Commercial Inspections, LLC

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

Customer
Professional Investor

Address

3. Roof Structure & Covering

3.0 Roof Access Scuttle

Inspected

There was a roof access scuttle located in a hall closet. Scuttle locking mechanism appeared damaged and did not engage. Hatch was held shut with a carabiner. Recommend repair.



3.0 Item 1 (Picture)

3.4 Roof Drainage

Inspected

Roof drainage is accomplished by use of scuppers located in the rear corners of the building. These Skippers have not been recently maintained and will pose a point of potential water intrusion. Recommend repair at earliest opportunity.



3.4 Item 1 (Picture)

4. Building Exterior

4.0 Exterior Wall Coverings

Inspected

(3) Slate was applied as an architectural veneer at the front of the building. The attachment of the veneer is failing. Three pieces of slate are already missing and many more are loose and in danger of falling. Should falling pieces strike a pedestrian, the liability could be significant. Recommend consulting a contractor with expertise in these materials and their installation in this environment to determine the best course of action moving forward, either repair or full replacement.



4.0 Item 6 (Picture)



4.0 Item 7 (Picture)



4.0 Item 8 (Picture)

5. Structural Systems

5.1 Structural Wall Framing

Inspected

(2) The sill plate at the water main appears to have wood rot/wood-destroying fungus present. Recommend repair.



5.1 Item 2 (Picture)

6. Heating, Cooling, & Ventilation Systems

6.3 Domestic Water Heating

Not Inspected

Water heater was not located. Suspected to be in the Janitor's Room. No access was available.

For planning purposes, I recommend assuming that the water heater is original and due for replacement. The client should also assumed that the heater does not meet current safety and energy code standards that came into code after initial installation.

Recommend holding reserves for replacement.

7. Plumbing Systems

7.0 Water Main

Inspected

The water main line is located at the front of the building in the corner by the staircase. It was leaking at the valve. This led to mold and wood-destroying fungus issues. Recommend repair at earliest opportunity.



7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

7.5 Break Room

Inspected

(2) The garbage disposal was seized. Recommend repair/replacement.

8. Electrical Systems

8.2 Cabinets & Panels

Inspected

(2) The breaker legend was missing from the server room panel. Recommend creating a new legend so that the appropriate breaker can be de-energized in an emergency.

11. Vertical Transport

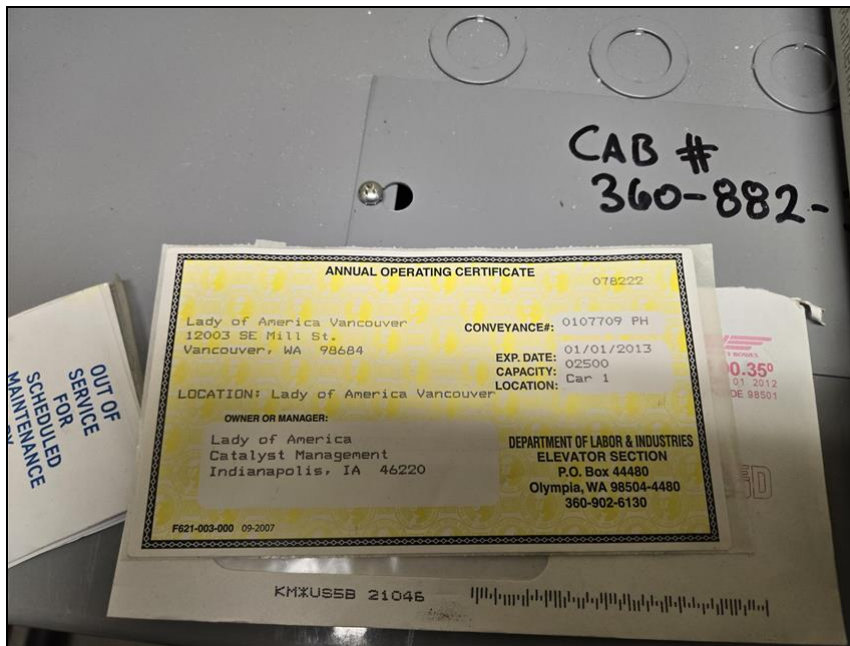
11.0 Elevators

Informational

Unable to locate a current license or inspection report for the elevator. Recommend obtaining these documents. If not up-to-date, I recommend that these be brought current prior to the transfer of the property to new owners.



11.0 Item 1 (Picture)



11.0 Item 2 (Picture)

12. Environmental

12.0 Fungal Growth

Informational

Fungal growth was noted on the front wall of the first floor at the leaking water main. Recommend evaluation by a mold remediation specialist to determine the best treatment plan and to implement same. Recommend work be completed at the earliest opportunity.



12.0 Item 1 (Picture)

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

Deferred Costs/Non-Immediate



Calibre Commercial Inspections, LLC

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

Customer
Professional Investor

Address

2. Lots & Grounds

2.1 Parking Lots, Structures, & Drives

Inspected

(2) The following maintenance related issues were noted: the asphalt is due for crack seal-coating to preserve the surface and extend the service life. Recommend consulting a licensed and qualified paving contractor for an estimate of costs.



2.1 Item 3 (Picture)

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

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: 8/30/2024
Report ID: 20240830-12003-Vancouver-WA

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

Inspection Fee:

Service	Price	Amount	Sub-Total
Commercial Inspection - Small/Mid-sized Office	1650.00	1	1650.00
			Tax \$0.00
			Total Price \$1650.00

Payment Method:
Payment Status:
Note: