



INSPECTION REPORT
Walla Walla WA 99362

INSPECTED BY
Paul Duffau, CCPIA
081041
Calibre Commercial
Inspections, LLC

INSPECTION DATE
9/24/2022
08:00 AM

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Summary](#)

[2 Property Overview](#)

[3 Lots & Grounds](#)

[4 Roof Structure & Covering](#)

[5 Building Exterior](#)

[6 Structural Systems](#)

[7 Heating, Cooling, & Ventilation Systems](#)

[8 Plumbing Systems](#)

[9 Electrical Systems](#)

[10 Life Safety Systems](#)

[11 Interior Finishes](#)

[12 Environmental](#)

[Immediate Concerns](#)

[Deferred Costs/Non-Immediate](#)

[Invoice](#)

General Info

Property Address	Date of Inspection 9/24/2024	Report ID 20240924-508-Walla-Walla
Customer(s) Professional Investor	Time of Inspection 09:00 AM	Real Estate Agent

Inspection Details

Building Use: WAREHOUSE	Number of Buildings: FOUR	Approximate building size: 35,000+ SF
Reported Year of Construction: 1959	Apparent occupancy status: Vacant	Client Is Present: YES
Temperature: 60-69 degrees	Weather: PARTLY CLOUDY	Wind: LOW, 0-5 MPH

Comment Key & Definitions

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

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

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

Qualifications

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

Comment Key or Definitions

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

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

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

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

Informational (Inf) = General information regarding the building.

1. Summary

Items

1.0 Summary

Comments: Informational

This is a commercial building report of the property at 508 Wellington Ave, Walla Walla, Washington, 99362.

A total of four separate structures are present. The primary customer-facing building is a single-story mixed use (retail/warehouse/light industrial) building covering an estimated 10,863 square feet, as reported from the Walla Walla Assessor site online. There is a 400 square foot addition to the primary building that is used for garage door storage and demonstration. This building was a single story structure.

The second building was used for lumber storage and a saw room/shop. This building was approximately 15,795 square feet for the storage area and 1,100 square feet for the shop. Mezzanines were present but do not appear to have been included for square footage. Lean-to shads were attached to the building.

The remaining two structures were a canopy storage area of approximately 4,860 square feet and covered lumber rack (built in 2006) that was approximately 10,080 square feet.

Per documents obtained from the County Assessor ---- and consistent with the age of visible components, it appears that the building was constructed in 1958 with the covered lumber rack built in 2006. This report has been prepared by Safe@Home Inspections, LLC. on behalf of our clients, LN Real Estate, LLC. Our client is the owner of the property and this report has been prepared to provide general information on the condition of the property. The site walk-through inspection was conducted on September 24th, 2024. The client's representative attended the entirety of the walk-through. Our inspection was limited to components that were readily visible and not obstructed by snow, storage, finishes, vegetation, etc.

Weather at the time of inspection was partly cloudy and dry. There has been no recent rain. Observed water marks should be monitored and considered active until such time as weather permits a better evaluation.

1.1 Overall Maintenance

Comments: Informational

The overall maintenance of the buildings appears to be average.

1.2 Summary - Lots and Grounds

Comments: Informational

The lot was asphalt covered for the majority of the area. There was a verge of unimproved land along the right and rear sides of the lot.

The asphalt was in generally serviceable condition with several notable exceptions in the lumber yard where the surface was deteriorated. Concrete flatwork appeared in serviceable condition. Stormwater drainage was by sheeting action in the front and multiple storm drains in the rear part of the lumber yard.

1.3 Summary - Structural Frame and Building Envelope

Comments: Informational

The structural frame of the primary building appeared to be in satisfactory condition, likely framed with 2 x 4 wood studs. The lumber shed was constructed with 2 x 6 wood studs and plywood sheathing. Both were covered with lapped metal siding.

The newer lumber rack appeared to be constructed of a prefabricated steel system. No significant deficiencies were noted.

The older lumber rack was a beam and column system that had been previously repaired. Future repairs to improve structural integrity are likely necessary for this structure.

1.4 Summary - Electrical Systems

Comments: Informational

Determining delivered power was challenging due to a locked box that likely holds the primary building's meter and possible a main panel. My best estimate for delivered power is 120/240/208v at 400amps.

Many of the panels and cabinets for these buildings were original to 1958. As such, they are antiquated and overdue for upgrading.

Newer Square D cabinets were present that are in generally satisfactory condition.

1.5 Summary - Plumbing Systems

Comments: Informational

Water was off, so plumbing systems were not tested.

Plumbing fixtures were limited to three restrooms, a break room, and hose bibs.

A newer water line appeared to have been installed in 2020 per the permit record.

Waste drainage appeared original to the building in those areas that were visible.

1.6 Summary - Mechanical Systems

Comments: Informational

The subject property had a total of six heating plants and two electric wall heaters. Three heating plants were rooftop unitary systems with gas-fired furnaces. One gas-fired heating plant was in the attic above the rear extension of the primary building. The remaining two gas-fired furnaces were garage/space heaters that were ceiling mounted in the Lumber shed.

Four air conditioning systems were present, three as part of the unitary systems on the roof. An additional split system was roof-mounted and integrated with the attic mounted furnace.

Two water heaters were noted, one for the bathrooms and one for the breakroom.

1.7 Summary - Fire Protection

Comments: Informational

Fire protection was limited by a lack of extinguishers.

Emergency lighting was above average for the vintage of buildings.

1.8 Summary - Interior Elements - Tenant and Common

Comments: Informational

The interiors showed wear and tear that is consistent with the usage of the building. Extensive drywall repairs are needed to bring the walls systems back up to normal.

Ceiling tiles were present with substantial evidence of water intrusion.

2. Property Overview

Items

2.0 Legal Description

Comments: Informational

The abbreviated legal description is: JM MOORE PLACE LOTS 1, 3, & 4 BLK 3 in the WW Downtown Core Area #2 neighborhood. The tax parcel number is: 360721680301

2.1 Physical Parameters

Comments: Informational

The lot is L-shaped, The front of the property faces Wellington Ave. The right side of the property runs the full length of the block along Walla Walla Ave to Ash St. The rear edge of the property runs the full length of the the block along Ash St to Melrose Street on the left. The lot is flat.

2.2 Neighboring Properties

Comments: Informational

The neighboring properties are commercial in nature with a restaurant immediately adjacent the property (filling the space in the L-shape). The commercial properties range from office space, self-storage of newer construction, light industrial, and several restaurants nearby. There is significant residential property, mixed between single family dwellings and apartments, within 1/2 mile of the property.

2.3 Permit Information

Comments: Informational

Permits were obtained for several roofing projects in 2012 and 2013. There were permits for the installation of the rooftop mechanical equipment in 2012 and for roof installations in 2007, 2012, and 2013. An emergency repair of the plumbing supply system was completed in 2020.

Permits did not appear to be present for all the current installations, including water heaters and at least one furnace.

You will find permit numbers and related information in the BuildFax report online.

3. Lots & Grounds

Styles & Materials

Parking Surface:

ASPHALT

Walkway Materials:

CONCRETE

Site Lighting:POLE-MOUNTED
WALL-MOUNTED
STREET LIGHTS

Items

3.0 Grading

Comments: Inspected

No readily observable material deficiencies were noted.

3.1 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 26 spaces were counted in a surface parking lot on the Southwest side of the subject property. Two of these were marked for accessible use.

The following maintenance related issues were noted: the asphalt is due for seal-coating to preserve the surface and extend the service life. Cracks should be cleaned of all vegetation and sealed.



3.1 Item 1 (Picture)

(2) The asphalt surface in several locations in the lumber yard was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface 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 2 (Picture)

3.2 Sidewalks & Patios

Comments: Inspected

No readily observable material deficiencies were noted.



3.2 Item 1 (Picture)



3.2 Item 2 (Picture)

3.3 Landscaping

Comments: Inspected

Unimproved areas were present at the right side and rear of the property. These were primarily weeds.

Unintended tree growth is occurring along the fence line.

Recommend general maintenance to improve appearance and removal of unintended growth to prevent damage to fence.



3.3 Item 1 (Picture)



3.3 Item 2 (Picture)

3.4 Stormwater Management

Comments: Inspected

The front parking lot appeared to drain by sheeting action to the municipal gutter system. The lumber yard had multiple storm drains installed.

No readily observable material deficiencies were noted.

3.5 Fences & Enclosures

Comments: Inspected

A chain link fence with barbed wire strands at the top provided protection along the perimeter of the property. Minor damage was noted on the fencing. There were three vehicle gates in the fencing and one pedestrian gate. The rear gate had an automatic opener. This was not tested.

One vehicle gate (right side, between the primary building and the lumber shed, was missing a wheel.



3.5 Item 1 (Picture)



3.5 Item 2 (Picture)

3.6 Retaining Walls

Comments: Not Present

3.7 Property Lighting

Comments: Inspected

Lighting was a combination of pole mounted lighting in the parking lot area, building mounted lighting at entrances and building corners, and lighting mounted under the roofs of the sheds.

Several bulbs appeared to be out.

No readily observable material deficiencies were noted.

3.8 Property Signage

Comments: Inspected

There was an elevated and lit sign at the front right corner of the roof along with multiple wall mounted signs.

No readily observable material deficiencies were noted.



3.8 Item 1 (Picture)



3.8 Item 2 (Picture)

3.9 Exterior Amenities

Comments: Not Present

3.10 Site Safety Systems

Comments: Not Present

4. Roof Structure & Covering

Styles & Materials

Roof Type:

FLAT
GABLE
SHED

Roof Materials:

MEMBRANE - TPO
METAL

Attic Framing:

ENGINEERED TRUSSES
RAFTED
TRUSSES WITH PURLINS
METAL TRUSSES WITH PURLINS

Roof Ventilation:

GABLE

Attic Insulation:

FIBERGLASS BATT
SAWDUST

Method of Inspection:

TRAVERSED
LADDER

Limitations:

UNSAFE TO TRAVERSE DUE TO SLOPE AND MATERIAL

Items

4.0 Roof Access Scuttle

Comments: Not Present

4.1 Roof Coverings

Comments: Inspected

(1) The roof covering on the flat roof section of the primary building appeared to be a TPO membrane. This roofing appeared to be approximately 10-12 years old.

Installation of the roofing appeared generally poor with substantial rippling present. While TPO products typically do have expansion/contraction properties, the size of these, on a day that was relatively moderate in temperature, suggests that the normal range of movement has been exceeded. In addition, ponding is occurring at the junction of the flat roof to the gable roof assembly. Sidewall installation was sealed with adhesives which will leak over time.

Recommend evaluation by a licensed and qualified roofing contractor to determine the best means of correction and to obtain estimates of associated costs.



4.1 Item 1 (Picture)



4.1 Item 2 (Picture)



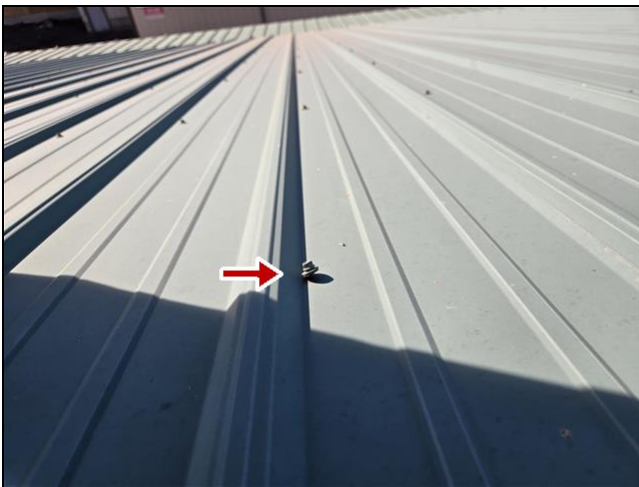
4.1 Item 3 (Picture)



4.1 Item 4 (Picture)

(2) The remaining roof of the primary building was metal with exposed fasteners.

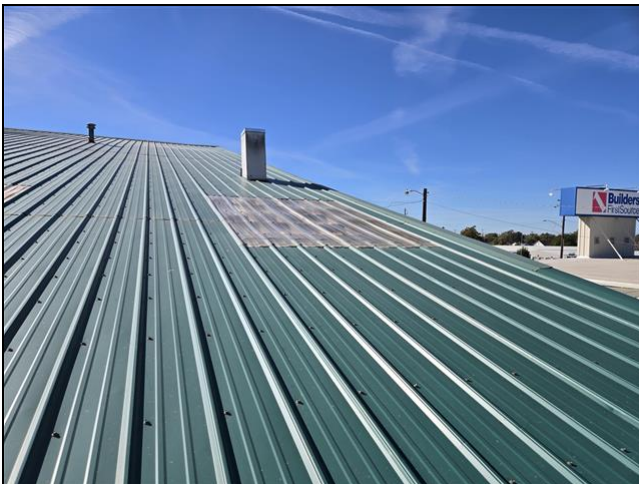
Loose fasteners were observed in multiple locations.



4.1 Item 5 (Picture)

(3) The roof of the lumber shed was metal with exposed fasteners. This roof does not have sheathing. Leakage is evident. Roof was inspected from a ladder as the slope and material made traversing hazardous.

Loose fasteners were observed in multiple locations.



4.1 Item 6 (Picture)



4.1 Item 7 (Picture)

(4) The roof for the older lumber rack was galvanized corrugated metal.

This roof was nailed, not screwed to the underlying wood. Nails are withdrawing. The metal is extensively rusted.

Recommend evaluation by a roofing contractor for necessary repairs. Do so in conjunction with recommendations made in the Structural Systems section regarding this structure.

(5) The roof covering for the newer lumber rack system was metal.

No readily observable material deficiencies were noted.

4.2 Roof Flashings

Comments: Inspected

4.3 Roof Penetrations

Comments: Inspected

No readily observable material deficiencies were noted..



4.3 Item 1 (Picture)

4.4 Roof Drainage

Comments: Inspected

The buildings had conventionally hung gutters at the edges of the roofs.

Damage was noted gutters on the gable portion of the primary building. Other gutters did not appear securely attached and may be prone to separation. Recommend repair.



4.4 Item 1 (Picture)

4.5

Parapets/Safety Railings

Comments: Not Present

4.6 Roof Structure

Comments: Inspected

(1) The roof assembly for the primary building was a combination of glulam beam with purlins for the flat roof with trusses for the gable roof. This building appeared to have sheathing. The lumber shed used trusses with purlins. No sheathing was present in the areas visible. No readily observable material deficiencies were noted.

(2) The older lumber rack cover used a beam and rafter system for the roof support. Sagging was noted at the end of the rafters at the open end. A newer beam was installed to provide support along the rear wall.



4.6 Item 1 (Picture)



4.6 Item 2 (Picture)

(3) The newer lumber rack used metal trusses with purlins for the roof support.

No readily observable material deficiencies were noted.

4.7 Attic Ventilation

Comments: Inspected

No readily observable material deficiencies were noted.

4.8 Attic Insulation

Comments: Inspected

Only the primary building and, possibly the shop, were insulated.

Approximately 4-6 inches of sawdust insulation was observed in the attic space of the gable section of the primary building. Fiberglass batts were observed in the attic spaces above the bathrooms in the flat roof section that appeared to be of similar depth. This is well below modern standards and will greatly increase the cost of operating the building



4.8 Item 1 (Picture)



4.8 Item 2 (Picture)

4.9 Skylights

Comments: Inspected

The plexiglass skylights at the lumber shed appear to be leaking. Recommend repair.



4.9 Item 1 (Picture)

4.10 Chimneys

Comments: Not Present

5. Building Exterior

Styles & Materials

Exterior Wall Coverings:

METAL PANEL

Veneers:

BRICK

Trim Materials:

METAL

Eave Materials:

METAL

PLEXIGLASS

Window Materials:

THERMAL PANED VINYL

Door Materials:

ANODIZED METAL SINGLE PANED

STEEL SECURITY DOOR

WOOD

METAL VEHICLE DOOR

INSULATED METAL VEHICLE DOOR

Items

5.0 Exterior Wall Coverings

Comments: Inspected

(1) The exterior wall covering were lapped metal panels with exposed fasteners. The primary building had a standing bond brick veneer.

(2) Minor damage noted in several locations of the exteriors. The signage system had detaching siding at the base of the system as fasteners were not attached to solid materials but to insulated foam board. Impact damage noted in the same general area and at the corner of the lumber shed.



5.0 Item 1 (Picture)

5.1 Windows & Frames

Comments: Inspected

(1) Windows were vinyl framed thermal paned systems.

Tested windows were operational.

No readily observable material deficiencies were noted.

(2) The exterior pedestrian doors were of a variety of materials including aluminum framed single pane doors at the front, wood framed door with glazing at the rear, and metal security doors.

A variety of vehicle doors were present. Most were sliding doors with metal siding. There were multiple roll-up doors though four of these were for demonstration purposes at the addition to the primary building.

Tested doors were operational.

No readily observable material deficiencies were noted.

The glazing in the front and rear doors to the primary building did not appear to be tempered.

5.2 Exterior Doors & Frames

Comments: Inspected

5.3 Decks & Balconies

Comments: Not Present

5.4 Stairs

Comments: Not Present

6. Structural Systems

Styles & Materials

Foundation Type:

SLAB-ON-GRADE
POLE BARN CONSTRUCTION
FOOTINGS AND PADS

Foundation Materials:

CONCRETE

Floor Structure:

CONCRETE
ASPHALT

Column Materials:

STRUCTURAL STEEL
WOOD

Wall Structure:

WOOD 2X4
POLE BARN WITH PURLINS

Wall Insulation (Where Visible):

FIBERGLASS BATT

Items

6.0 Foundation System

Comments: Inspected

(1) The primary building had a slab-on-grade concrete foundation. Based on the vintage of the building, it is presumed that the building has footing and foundation walls with reinforcing steel in place.

No readily observable material deficiencies were noted.

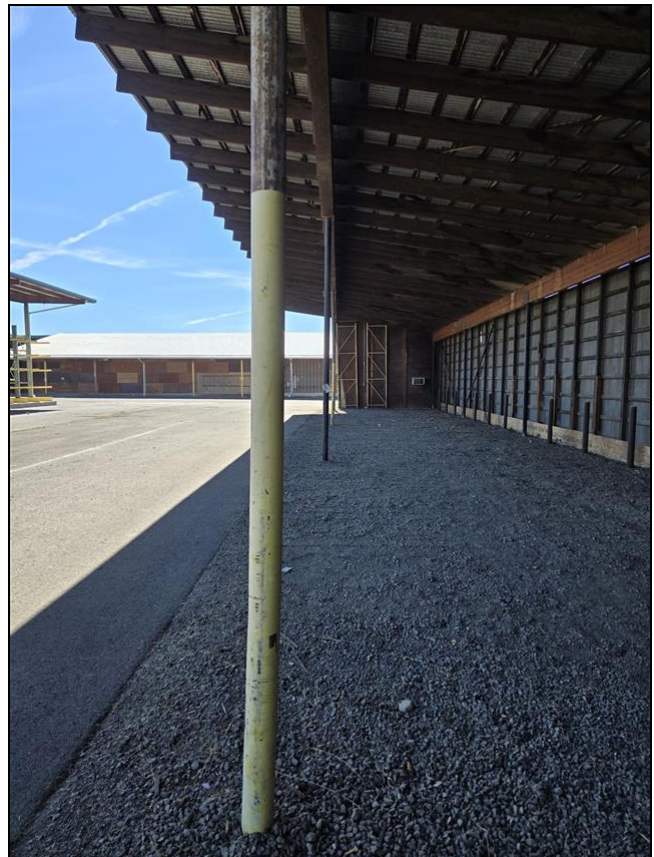
(2) The foundation for the lumber shed was exposed concrete foundation walls with presumed concrete footings with reinforcing steel. Minor cracking was noted.

No readily observable material deficiencies were noted.

(3) The older lumber rack cover used a pole-and-beam structural system with the original rear wall bearing load to a concrete foundation wall. It appears that this system was failing as a new beam system was installed to carry the load at the rear.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

(4) The newer lumber rack utilized concrete footings.

No readily observable material deficiencies were noted.

6.1 Crawlspaces

Comments: Not Present

6.2 Structural Wall Framing

Comments: Inspected

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

(2) The exterior walls of the lumber shed was framed using 2x6 wood studs with plywood sheathing. Anchor bolts were missing from much of the structure but were present at the lean-to.

Extensive water staining noted throughout the structure, likely from the roof.

A damaged sill plate was noted at the rear lean-to structure near the site of a previous repair. Recommend repair.



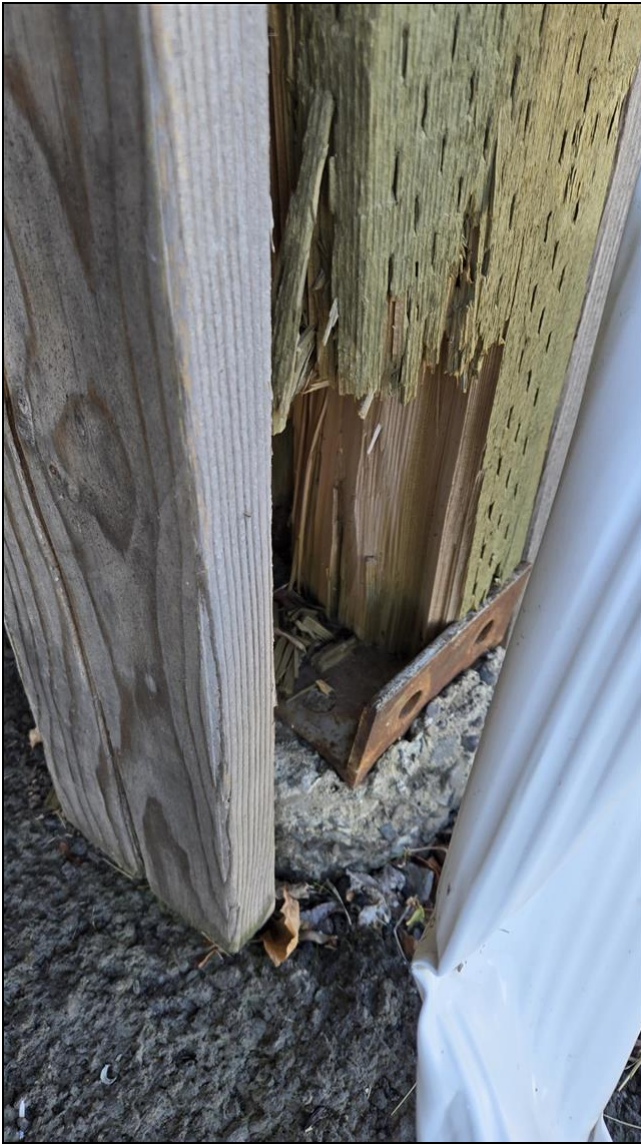
6.2 Item 1 (Picture)

6.3 Structural Columns

Comments: Inspected

(1) The lean-to for the lumber shed used wood columns bearing to concrete footings.

Damage was noted at the base of two columns and the corner support for the roof assembly was approximately 2 inches off the footing. Columns are not plumb. Recommend repair to ensure continued structural stability.



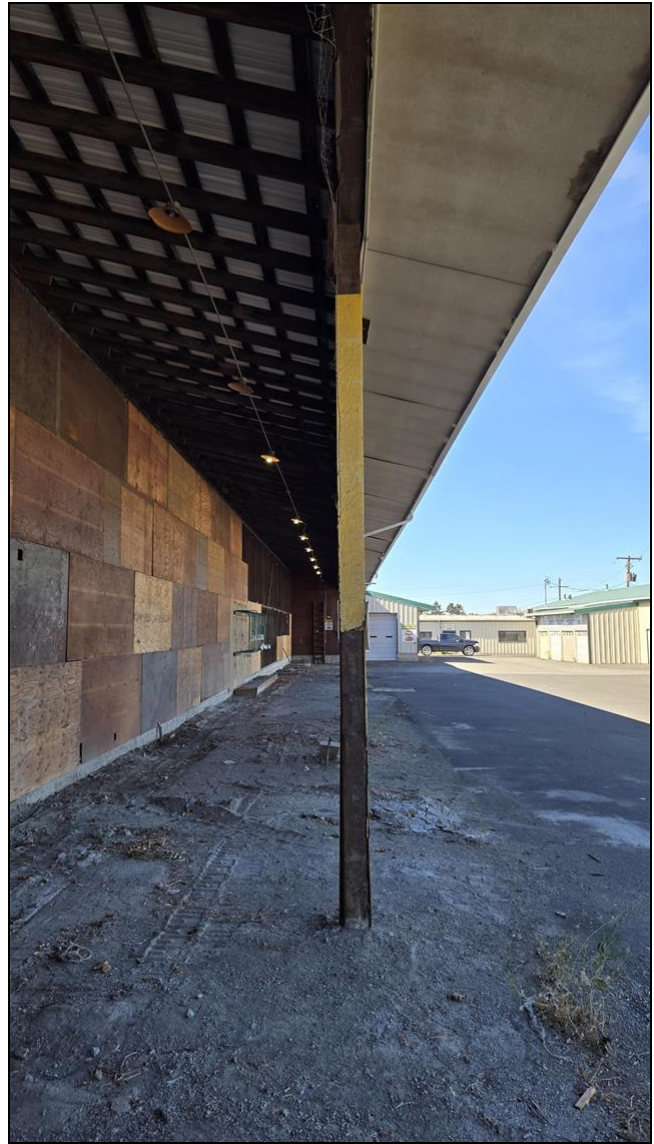
6.3 Item 1 (Picture)



6.3 Item 2 (Picture)



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)

(2) The columns were tube steel for the older lumber rack cover.

Substantial damage was noted on one tube steel column with another suffering damage of a lesser nature. Columns at the front of the structure were not plumb, suggesting ongoing concerns with movement. Footings are presumed though minor excavation failed to locate the top of the footing.

Recommend evaluation of the structure by a structural engineer to determine the scope of necessary repairs to stabilize the structure long-term and the costs associated with same. It may be prudent to obtain costs for removal of the structure as an alternative.

(3) Structural columns for the prefabricated lumber rack appeared to be in satisfactory conditions. Several of the shelf arms were damaged. No recommendation.



6.3 Item 5 (Picture)

6.4 Floor Structure

Comments: Inspected

- (1) No readily observable material deficiencies were noted with the ground floor systems..
- (2) The mezzanines framing did not meet current standards. The joists were not connected with hangers and beams did not bear to columns. Recommend repair.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)

6.5 Insulation

Comments: Inspected

Insulation appeared to be present at the primary building and at the shop. Fiberglass batting was observed.

No readily observable material deficiencies were noted.

7. Heating, Cooling, & Ventilation Systems

Items

7.0 Heating Equipment

Comments: Inspected

(1) Heating plant one was a unitary (combined heating and cooling) system near the sign on the roof. It was manufactured by Carrier Corporation and is 12 years old. The unit is rated at 115,000 BTUs. Model # 48TCEA05.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

No readily observable material deficiencies were noted.

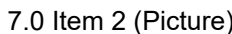


7.0 Item 1 (Picture)

(2) Heating plant two was a unitary (combined heating and cooling) system near the center of the roof. It was manufactured by Carrier Corporation and is 13 years old. The unit is rated at 115,000 BTUs. Model # 48TCEA05.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

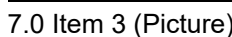
No readily observable material deficiencies were noted.



This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

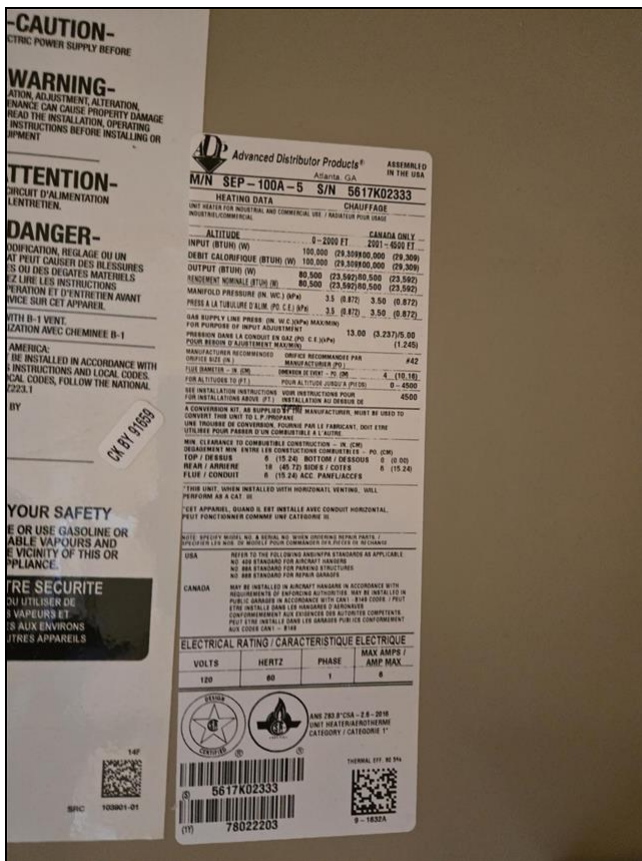
No readily observable material deficiencies were noted.

The blower door safety switch is missing. This safety device is used to prevent potential injury from the blower fan. Recommend installation.



(5) Heating plant five was a gas-fired room space heater in the store room of the lumber shed. No data plate was visible.

No readily observable material deficiencies were noted.



This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

No readily observable material deficiencies were noted.

(2) Cooling plant two was a unitary (combined heating and cooling) system near the center of the roof. It was manufactured by Carrier Corporation and is 13 years old. The unit is rated at 45,000 BTUs of cooling capacity. Model # 48TCEA05.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

No readily observable material deficiencies were noted.

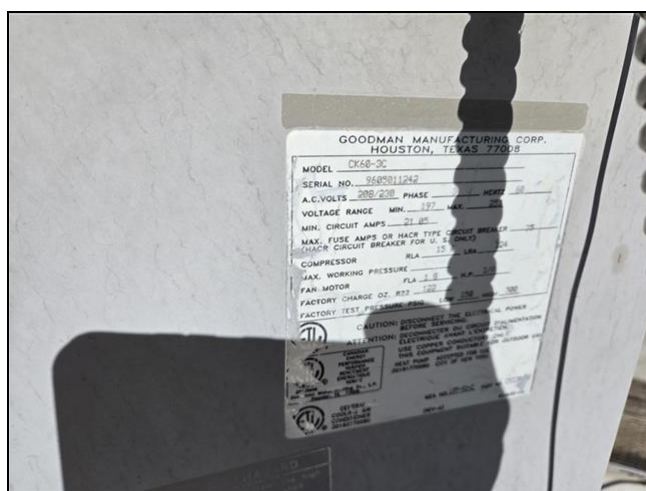
(3) Heating plant three was a unitary (combined heating and cooling) system near the gable end of the roof. It was manufactured by Carrier Corporation and is 14 years old. The unit is rated at 36,000 BTUs. Model # 48VT-A36.

This piece of equipment is well within a normal service life. Recommend continuing with routine maintenance..

No readily observable material deficiencies were noted.

(4) Cooling plant four is a Goodman Manufacturing split-system air conditioner that is 28 years old.

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



7.1 Item 1 (Picture)

7.2 Distribution Systems

Comments: Inspected

The distribution system was a combination of insulated ductwork and direct venting. All conditioned spaces appeared to have a source of heat.

No readily observable material deficiencies were noted.

7.3 Domestic Water Heating

Comments: Inspected

(1) The restrooms had a small water heater manufactured by Rheem. The tank orientation did not allow access to the data plate. The heater is electric and approximately 6 gallons.

The heater lacks the following required elements: an insulated pad under the heater; a catch pan under the heater; seismic strapping.

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



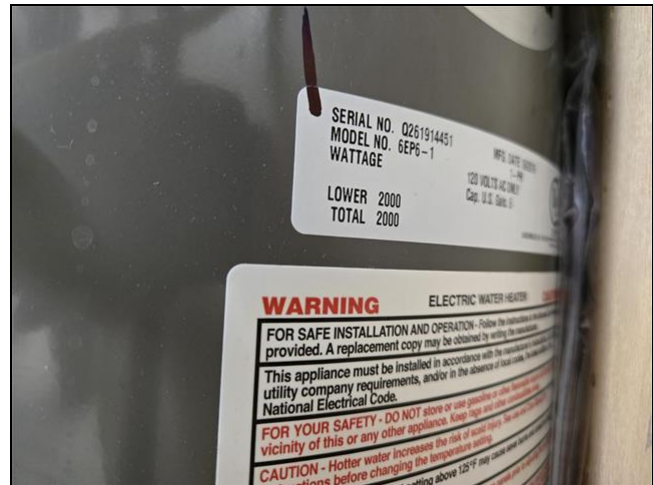
7.3 Item 1 (Picture)

(2) The break room had a small water heater manufactured by Rheem. The heater is electric and has a 6 gallon capacity.

The heater lacks the following required elements: an insulated pad under the heater; a catch pan under the heater; seismic strapping.



7.3 Item 2 (Picture)



7.3 Item 3 (Picture)

7.4 Ventilation Systems - General

Comments: Inspected

No readily observable material deficiencies were noted.

8. Plumbing Systems

Water was turned off at the time of the inspection. Function was not tested for the plumbing systems.

Styles & Materials

Water Source: PUBLIC	Waste System: SEWER	Water Mains: BATHROOM
Municipal Man: RIGHT SIDE	Supply Piping Materials: GALVANIZED	DWV Materials: CAST IRON GALVANIZED
Gas/Fuel: NATURAL GAS	Gas Meter Locations: FRONT	Gas Supply Materials: BLACK IRON FLEXIBLE APPLIANCE CONNECTOR

Items

8.0 Water Main

Comments: Inspected

The water main for the building is located in the exterior bathroom on the wall opposite the door and at floor level. It was not operated.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)

8.1 Supply Piping

Comments: Inspected

Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time.

8.2 Drain, Waste, & Vent Systems

Comments: Inspected

- (1) The drain, waste, and vent piping included cast iron and galvanized steel.
- (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

- (1) The meter for the natural gas was located at the front of the property on the left hand side.

Gas supply piping to the various appliances was black iron with flexible appliance connectors.



8.3 Item 1 (Picture)

(2) A sediment trap was missing to the Coleman gas-fired furnace in the attic. This trap is intended to collect any debris in the gas line to prevent harm to equipment. Recommend installing.



8.3 Item 2 (Picture)

8.4 Restrooms

Comments: Inspected

A total of three restrooms were present in the primary building. Each had a toilet and sink. Water was not on, so function was not tested.

None of the bathrooms were ADA accessible.

Fixtures in the outside restroom were old and overdue for upgrade.



8.4 Item 1 (Picture)



8.4 Item 2 (Picture)

8.5 Break Room

Comments: Inspected

The breakroom had a single sink present.

8.6 Water Fountains, Miscellaneous Fixtures

Comments: Inspected

One water fountain was present in the primary building.



8.6 Item 1 (Picture)

9. Electrical Systems

Styles & Materials

Service Entrance Location:

OVERHEAD

Meter Location:REAR
UTILITY POLE**Service Disconnect:**REAR
UTILITY POLE**Service Size:**

600 AMPS

Service Voltage:

120/240/208V

Service Grounding:

DRIVEN ROD,

Service Entrance Wiring:

4/0 STRANDED ALUMINUM

Wiring Materials:SOLID COPPER
STRANDED COPPER
STRANDED ALUMINUM

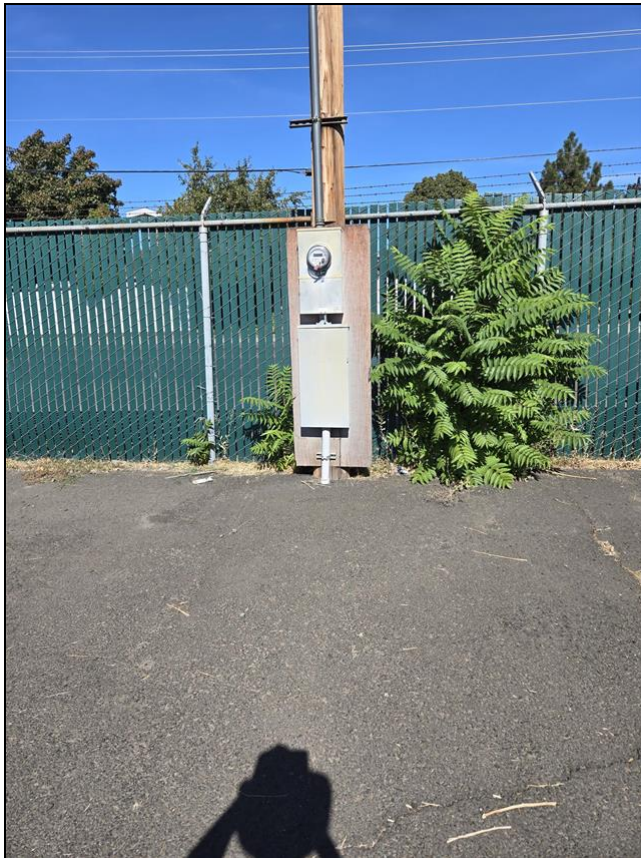
Items

9.0 Service Entrance

Comments: Inspected

(1) It appears that there are two service entrances. The first pulls from the transformers at the edge of the property and runs on a drop at the rear of the primary building. There is a box there that was locked. I think that this box holds a meter. Recommend gaining access to the panel to verify.

(2) A meter is located at a utility pole by the newer lumber rack. This panel appears to have been installed to provide power to this rack as the inspection stickers are dated at 2006/7.

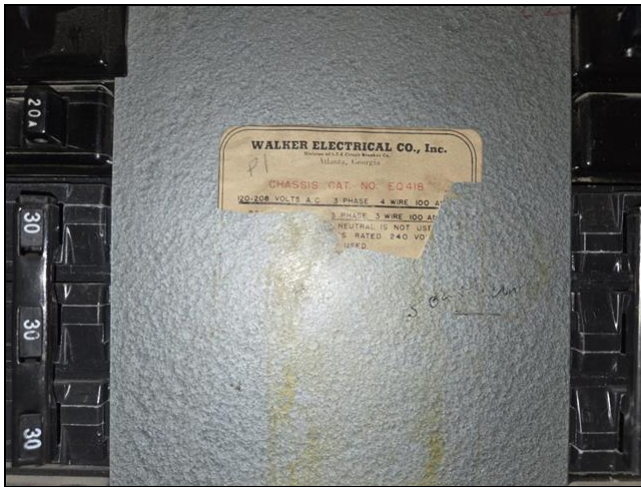


9.0 Item 1 (Picture)



9.0 Item 2 (Picture)

(3) The delivered power appears to be three-phase, four-wire 120/240/208v based on the rating labels in the older panels. The largest amperage breaker appeared to be rated at 200 amps. However, it is possible that there is another main breaker at the location of the suspected meter. Based on the installed equipment, much of which has been permitted and inspected by the state, it appears that the total amperage may be 400 amps. Recommend accessing the locked box on the exterior to provide greater clarification.



9.0 Item 3 (Picture)

9.1 Bonding & Grounding

Comments: Inspected

No readily observable material deficiencies were noted.

9.2 Cabinets & Panels

Comments: Inspected

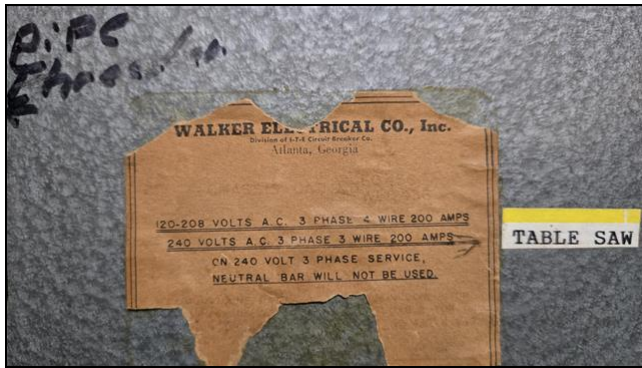
(1) There were a mix of panels. The oldest of these are Walker EQ panels that are original and are fed by Bulldog fused mains.. These panels are combined breaker and fuse systems are antiquated. Replacement is recommended.



9.2 Item 1 (Picture)



9.2 Item 2 (Picture)



9.2 Item 3 (Picture)



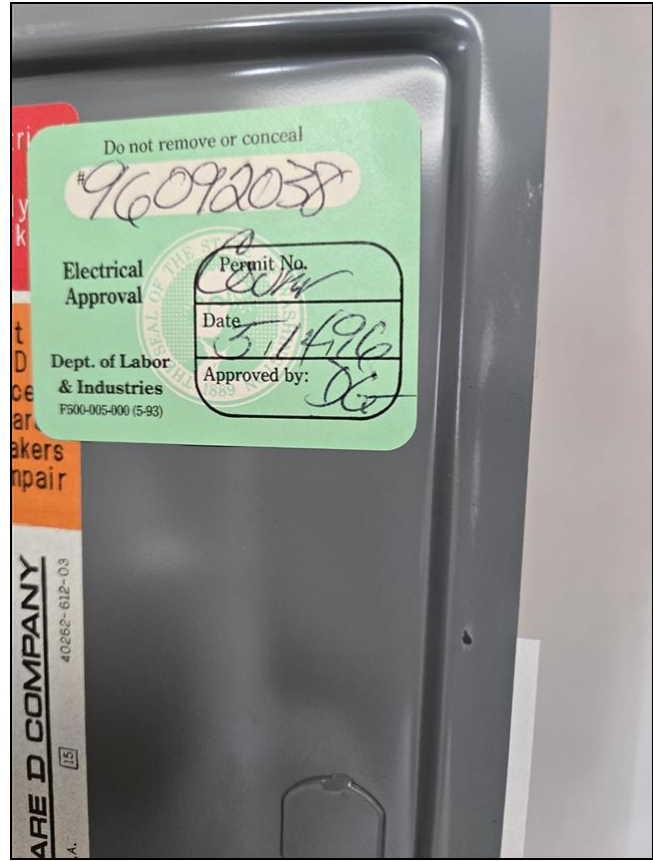
9.2 Item 4 (Picture)

(2) It appeared that significant electrical upgrades were made in 1996. Multiple Square D secondary panels were present. These had inspection stickers present.

No readily observable material deficiencies were noted.



9.2 Item 5 (Picture)



9.2 Item 6 (Picture)

9.3 Branch Wiring

Comments: Inspected

No readily observable material deficiencies were noted.

9.4 Receptacles, Switches, & Lighting

Comments: Inspected

(1) No readily observable material deficiencies were noted.

(2) Missing receptacles in the bathrooms.

9.5 Ground Fault Circuit Interrupters

Comments: Inspected

10. Life Safety Systems

Styles & Materials

Distance to Nearest Fire Department:

LESS THAN 1 MILE

Items

10.0 Fire Access Lanes

Comments: Inspected

There are fire access lanes along the front of the primary building and from the rear and side gates.

10.1 Nearest Fire Department

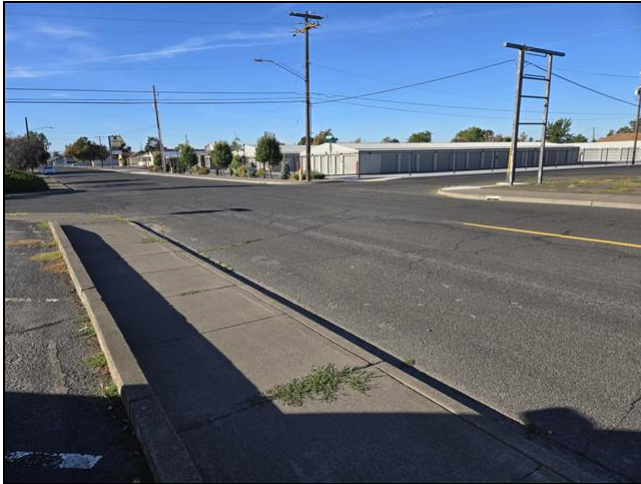
Comments: Informational

The nearest reporting fire station is Station 2 at 170 N Wilbur Ave. It is less than .5 miles away.

10.2 Fire Hydrant Locations

Comments: Inspected

Located on the corner of Wellington and Walla Walla Street across from the subject property.



10.2 Item 1 (Picture)

10.3 Fire Alarm Systems

Comments: Inspected

No readily observable material deficiencies were noted.

10.4 Portable Fire Extinguishers

Comments: Not Present

All fire extinguishers were removed. Recommend re-installation.

10.5 Fire Suppression Systems

Comments: Not Present

10.6 Emergency Lighting/Signage

Comments: Inspected

No readily observable material deficiencies were noted.

11. Interior Finishes

Styles & Materials

Ceiling Materials:

DRYWALL
ACOUSTIC TILE
OPEN FRAMING

Wall Materials:

DRYWALL
OPEN FRAMING

Floor Coverings:

TILE
VINYL
CONCRETE

Items

11.0 Ceiling Finishes

Comments: Inspected

(1) Multiple water stains noted in both the shop and the primary building. Recommend monitoring in wet weather for re-activation of the leaks. Those in the shop are likely still active due to the type and manner of roofing materials. Those in the primary building may be older damage that predates the newer roof.



11.0 Item 1 (Picture)

(2) Stained and damage ceiling tiles should be replaced.

11.1 Interior Wall Finishes

Comments: Inspected

(1) Extensive damage, consistent with the property's use, noted on drywall systems for the walls, especially the lumber shed. Interiors at the primary building show wear but are in better condition.



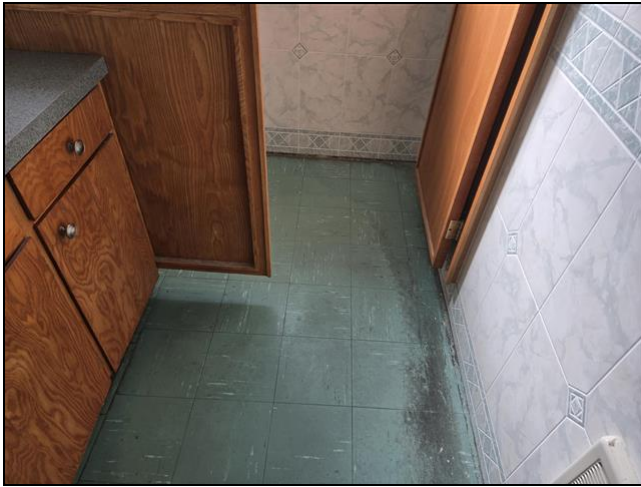
11.1 Item 1 (Picture)

(2) Substantial drywall repairs will be necessary to bring the walls into normal condition.

11.2

Interior Floor Coverings**Comments:** Inspected

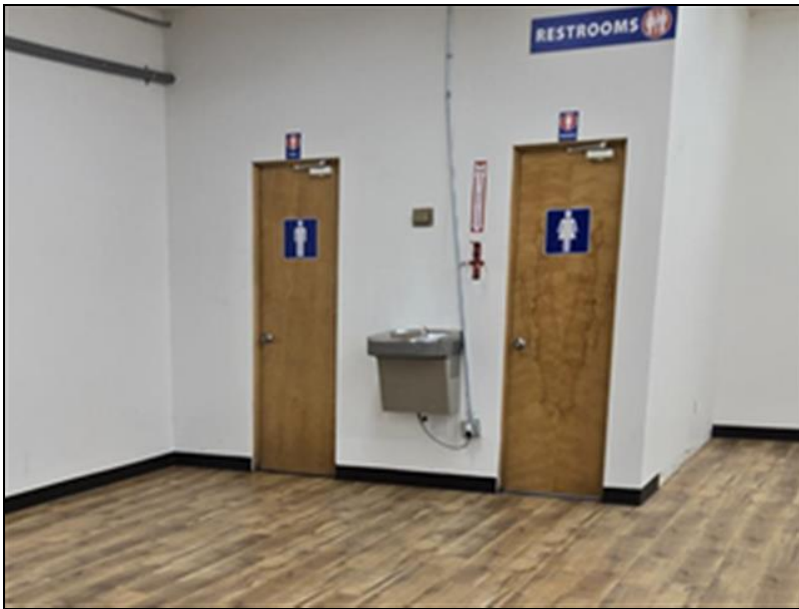
The 9-inch tiles used in the women's bathroom flooring may be asbestos containing. It is not possible to determine the presence of asbestos on a visual inspection.



11.2 Item 1 (Picture)

11.3 Interior Doors**Comments:** Inspected

The doors for the bathrooms are substantially undersized. Recommend upgrading.



11.3 Item 1 (Picture)

11.4 Interior Stairs**Comments:** Inspected

Stairs were present in several locations of the lumber shed.

Hand- and guard-rails had baluster spacing greater than 4" which creates a potential fall hazard. Recommend repair.



11.4 Item 1 (Picture)

11.5 Cabinetry

Comments: Inspected

11.6 Interior Amenities

Comments: Not Present

11.7 Limitations

Comments: Not Present

12. Environmental

Items

12.0 Fungal Growth

Comments: Informational

Fungal growth was observed on the wall of the breakroom. This appears to be surface growth.



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

4. Roof Structure & Covering

4.1 Roof Coverings

Inspected

(4) The roof for the older lumber rack was galvanized corrugated metal.

This roof was nailed, not screwed to the underlying wood. Nails are withdrawing. The metal is extensively rusted.

Recommend evaluation by a roofing contractor for necessary repairs. Do so in conjunction with recommendations made in the Structural Systems section regarding this structure.

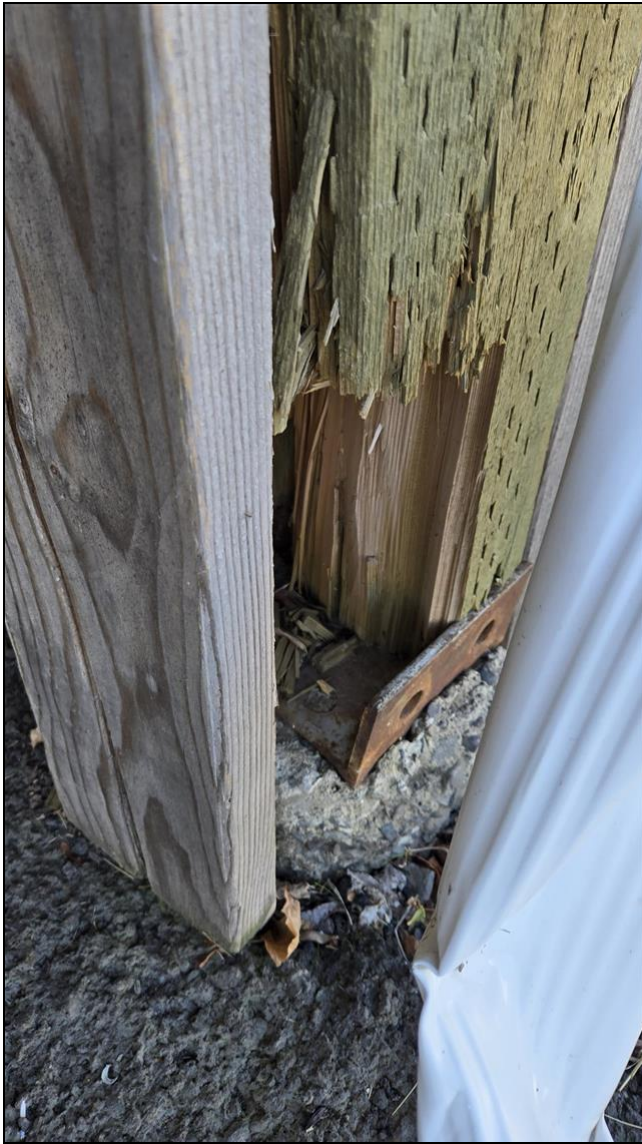
6. Structural Systems

6.3 Structural Columns

Inspected

(1) The lean-to for the lumber shed used wood columns bearing to concrete footings.

Damage was noted at the base of two columns and the corner support for the roof assembly was approximately 2 inches off the footing. Columns are not plumb. Recommend repair to ensure continued structural stability.



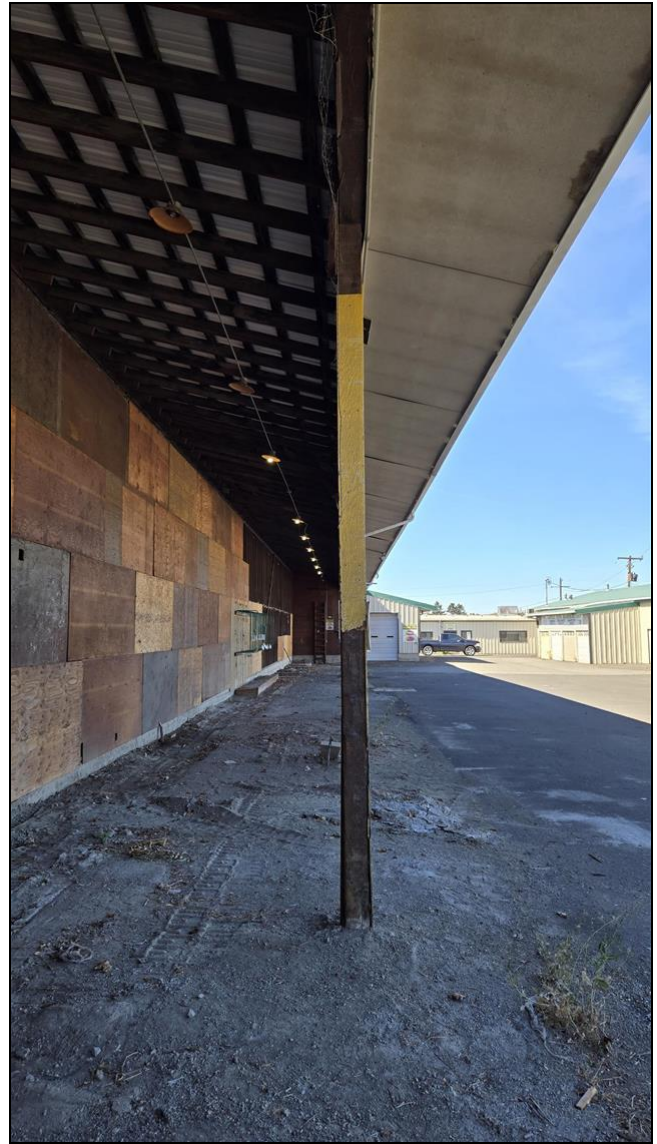
6.3 Item 1 (Picture)



6.3 Item 2 (Picture)



6.3 Item 3 (Picture)



6.3 Item 4 (Picture)

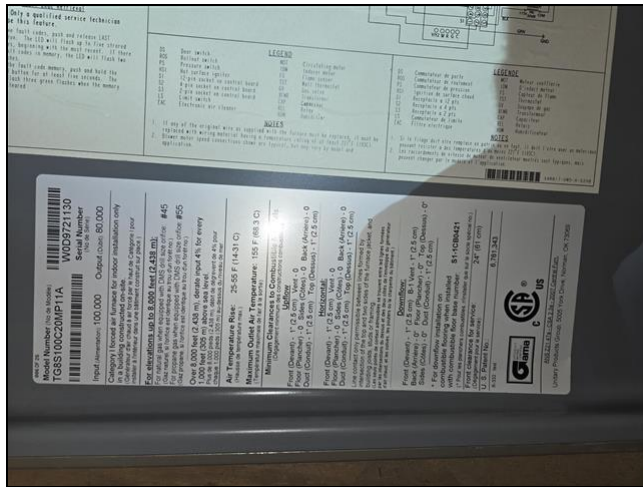
7. Heating, Cooling, & Ventilation Systems

7.0 Heating Equipment

Inspected

(4) Heating plant four was a Coleman gas-fired furnace was present in the attic space. It was approximately 14 years old and rated for 100,000 BTUs.

The blower door safety switch is missing. This safety device is used to prevent potential injury from the blower fan. Recommend installation.



7.0 Item 3 (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'.

8.3 Fuel Gas Systems

Inspected

(2) A sediment trap was missing to the Coleman gas-fired furnace in the attic. This trap is intended to collect any debris in the gas line to prevent harm to equipment. Recommend installing.



8.3 Item 2 (Picture)

10. Life Safety Systems

10.4 Portable Fire Extinguishers

Not Present

All fire extinguishers were removed. Recommend re-installation.

11. Interior Finishes

11.0 Ceiling Finishes

Inspected

(1) Multiple water stains noted in both the shop and the primary building. Recommend monitoring in wet weather for re-activation of the leaks. Those in the shop are likely still active due to the type and manner of roofing materials. Those in the primary building may be older damage that predates the newer roof.



11.0 Item 1 (Picture)

11.1 Interior Wall Finishes

Inspected

(2) Substantial drywall repairs will be necessary to bring the walls into normal condition.

Deferred Costs/Non-Immediate



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 several locations in the lumber yard was damaged as evident by localized alligator cracking suggesting a localized structural failure of the surface 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 2 (Picture)

4. Roof Structure & Covering

4.4 Roof Drainage

Inspected

The buildings had conventionally hung gutters at the edges of the roofs.

Damage was noted gutters on the gable portion of the primary building. Other gutters did not appear securely attached and may be prone to separation. Recommend repair.



4.4 Item 1 (Picture)

4.8 Attic Insulation

Inspected

Only the primary building and, possibly the shop, were insulated.

Approximately 4-6 inches of sawdust insulation was observed in the attic space of the gable section of the primary building. Fiberglass batts were observed in the attic spaces above the bathrooms in the flat roof section that appeared to be of similar depth. This is well below modern standards and will greatly increase the cost of operating the building



4.8 Item 1 (Picture)



4.8 Item 2 (Picture)

5. Building Exterior

5.0 Exterior Wall Coverings

Inspected

(2) Minor damage noted in several locations of the exteriors. The signage system had detaching siding at the base of the system as fasteners were not attached to solid materials but to insulated foam board. Impact damage noted in the same general area and at the corner of the lumber shed.



5.0 Item 1 (Picture)

6. Structural Systems

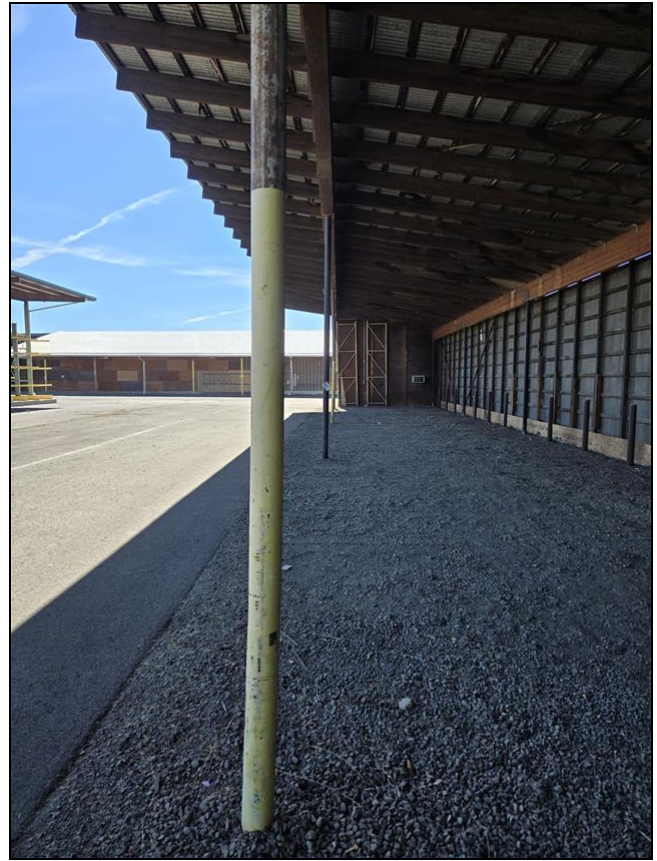
6.0 Foundation System

Inspected

(3) The older lumber rack cover used a pole-and-beam structural system with the original rear wall bearing load to a concrete foundation wall. It appears that this system was failing as a new beam system was installed to carry the load at the rear.



6.0 Item 1 (Picture)



6.0 Item 2 (Picture)

6.3 Structural Columns

Inspected

(2) The columns were tube steel for the older lumber rack cover.

Substantial damage was noted on one tube steel column with another suffering damage of a lesser nature. Columns at the front of the structure were not plumb, suggesting ongoing concerns with movement. Footings are presumed though minor excavation failed to locate the top of the footing.

Recommend evaluation of the structure by a structural engineer to determine the scope of necessary repairs to stabilize the structure long-term and the costs associated with same. It may be prudent to obtain costs for removal of the structure as an alternative.

6.4 Floor Structure

Inspected

(2) The mezzanines framing did not meet current standards. The joists were not connected with hangers and beams did not bear to columns. Recommend repair.



6.4 Item 1 (Picture)



6.4 Item 2 (Picture)

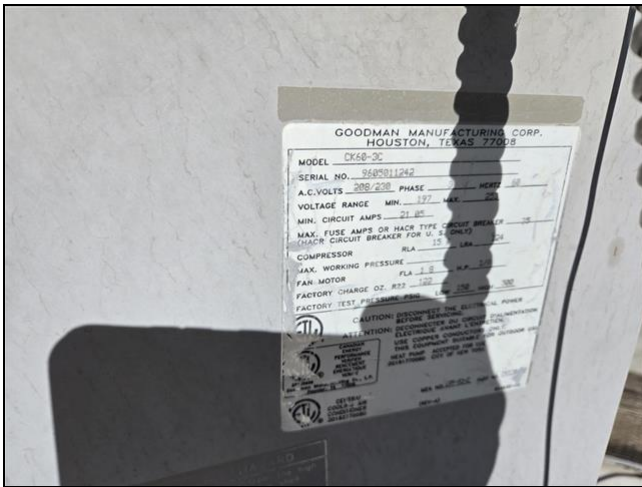
7. Heating, Cooling, & Ventilation Systems

7.1 Cooling Equipment

Inspected

(4) Cooling plant four is a Goodman Manufacturing split-system air conditioner that is 28 years old.

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



7.1 Item 1 (Picture)

7.3 Domestic Water Heating

Inspected

(1) The restrooms had a small water heater manufactured by Rheem. The tank orientation did not allow access to the data plate. The heater is electric and approximately 6 gallons.

The heater lacks the following required elements: an insulated pad under the heater; a catch pan under the heater; seismic strapping.

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



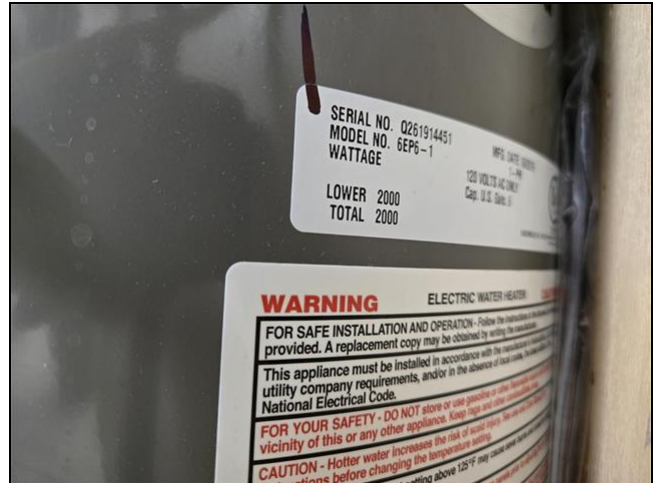
7.3 Item 1 (Picture)

(2) The break room had a small water heater manufactured by Rheem. The heater is electric and has a 6 gallon capacity.

The heater lacks the following required elements: an insulated pad under the heater; a catch pan under the heater; seismic strapping.



7.3 Item 2 (Picture)



7.3 Item 3 (Picture)

8. Plumbing Systems

8.1 Supply Piping

Inspected

Galvanized have been standard in the industry for years and usually last for decades. However, its life span largely depends upon the acidity and mineral content of the water, both of which are outside the scope of inspection to determine. Galvanized piping may develop buildup inside the pipe, especially if high levels of calcium are present. Galvanized pipe may also rust from the inside out as it ages. Be aware that any older pipe may need replacement at some point in time.

11. Interior Finishes

11.0 Ceiling Finishes

Inspected

(2) Stained and damage ceiling tiles should be replaced.

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: 9/24/2024
Report ID: 20240924-508-Walla-Walla

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: