



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
 COUNTY OF MAUI

ALAN M. ARAKAWA
 Mayor

CAROL K. REIMANN
 Director

JAN SHISHIDO
 Deputy Director

RECEIVED

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2018 APR 16 AM 8:18
 OFFICE OF THE MAYOR

OFFICE OF THE
 COUNTY COUNCIL

2018 APR 16 AM 9:34

RECEIVED

April 16, 2018

Honorable Alan M. Arakawa
 Mayor, County of Maui
 200 South High Street
 Wailuku, Hawaii 96793

For Transmittal to:

Honorable Chair Stacy Crivello
 Housing, Human Services,
 and Transportation Committee
 Maui County Council
 200 South High Street
 Wailuku, Hawaii 96793

Alan Arakawa 4/16/18

Dear Chair Crivello:

**SUBJECT: COUNTY-OWNED PARCEL ON NORTH PAPA AVENUE (KAHULUI)
 (HHT-14)**

On March 28, 2018, Professional Real Estate Inspectors conducted an inspection of the UH Maui College dormitories. Attached, you will find the report of the property condition assessment. The inspection included invasive and non-invasive inspection methods.

Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

Carol K. Reimann

CAROL K. REIMANN
 Director of Housing and Human Concerns

Attachment

xc: Riki Hokama, Chair, Budget & Finance Committee

Property Condition Report



PROFESSIONAL REAL ESTATE INSPECTORS



310 W Kaahumanu Ave, Kahului, HI 96732
Inspection prepared for: Maui County c/o Buddy Almeida
Real Estate Agent: -

Date of Inspection: 3/28/2018 Time: 8:00 AM
Age of Home: 1980 Size: 15000

This is a commercial property condition assessment to determine if three (3) former UH dormitories are suitable for housing. This inspection includes invasive and non-invasive inspection methods as well as sampling for asbestos and lead based paint.

Inspector: Frank E. Dugger (MSc)
ICC/ACI/NACBI/ASHI/NSPF/NACHI/VA/HUD
2800 Woodlawn Drive, Suite 234, Honolulu, HI 96822
Phone: 808-277-6789
Email: frank@preihawaii.com
<http://preihawaii.com>

1. General Building Information

1.0: INTRODUCTION

Professional Real Estate Inspectors thanks you for trusting us with the inspection of your prospective property. It has been our sincere pleasure working with you, and your representatives, on this project. Please take some time to review the contents of your inspection report and feel free to contact us with any questions or comments which you may have. Mahalo, again, for trusting us with your inspection needs. .

We recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

EXECUTIVE SUMMARY

The Executive Summary for this property is provided in sections 1.0 through 1.5. This information provides a general description of the property/site, general observed physical conditions during the site survey, the opinions of probable cost to remedy deficiencies, deviations from the guide and any recommendations for repairs or remedies that may be needed.

1.0: Executive Summary

Good	Fair	Poor	N/A	None
X				

Observations:

- The executive summary is contained within this section and discusses the general overview of the subject property. These areas include: General Description, General Physical Condition, Opinions of Probable Costs, Deviations from the Guide (if any) and general Recommendations. Detailed descriptions of each system/area are contained within the respective sections of the report.

1.1: General Description

Good	Fair	Poor	N/A	None
	X			

Observations:

- The subject property consists of three (3) vacant 2- story apartment type use buildings located in the Kahului area of Maui, Hawaii. There were 6 residential tenant spaces with no tenant(s) presently occupying the property. Each building consisted of two (2) two bedroom one bathroom apartment units with a living room and kitchen. The property has been vacant for approximately 10 years.

1.2: General Physical Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The exterior curtain wall and facade finishes were deteriorated and damaged at the time of inspection. There were multiple areas of visible termite and moisture damage at T-111 wood siding and window framing/trim areas. Numerous exterior doors were damaged or inoperable. Vegetation was overgrown with several trees and bushes in direct contact with the structures. There was also a robust and hazardous bee population observed at exterior and interior areas of the buildings.

1.3: Opinions of Probable Costs

Good	Fair	Poor	N/A	None
X				

Observations:

- The opinions of probable costs for the remedy of deficiencies is contained within the scope of this inspection and provide an estimated cost to repair any non routine or recurring maintenance items. See Appendix A.

1.4: Deviations from the Guide

Good	Fair	Poor	N/A	None

Observations:

- The following deviations from the Guide were made:
- Plumbing and electrical systems were not in sufficient condition to allow full inspection.
- The single story storage building was inaccessible at the time of inspection.

1.5: Recommendations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Based on the observed conditions, at the time of the site survey, we recommend the following:
 - We recommend having a licensed electrical contractor evaluate the main electrical service entrance and distribution panel for buildings B and C due to all conductors and grounding conductors being cut at the panels.
 - We recommend having a licensed plumbing contractor remove and install appropriate water heating service to each building as all were terminated when inspected.
 - We recommend having a licensed roofing contractor evaluate and replace the existing roofing finishes of all three buildings. The structural framing was intact when inspected. Only the roof sheathing and covering needs to be replaced.
 - We recommend having a licensed pest contractor, specializing in bees, evaluate and remove the extensive bee population.
 - We recommend having a licensed arborist/landscaping contractor evaluate and remove all trees within 10' and bushes within 5' of each building.
 - We recommend the removal and replacement of all kitchen and bathroom cabinets, counters, fixtures and appliances throughout all buildings.
 - We recommend the replacement of all installed flooring materials within each building.
 - We recommend replacement of the gutter systems in conjunction with roof replacement/repair.
 - Due to the observed conditions of the installed fire suppression system, we recommend having a licensed fire suppression contractor clean, service, inspect and repair the installed system and components.

2. Purpose and Scope

2.0: PURPOSE AND SCOPE

PREI conducted a Property Condition Assessment in accordance with ASTM 2018-15 *Standard Guide for Property Condition Assessment Baseline Property Condition Assessment Process*. The purpose of the Property Condition Assessment (PCA) and Property Condition Report (PCR) is to identify and convey physical deficiencies to the client with respect to the subject property. These deficiencies generally include conspicuous defects and material deferred maintenance items but not routine maintenance items or de minimis conditions which are too trivial to consider. A risk threshold is the dollar amount below which all non safety or code violations are determined to be "out of scope" and therefore not reported on. For the purpose of this inspection, the standard threshold of \$2,000 was applied.

SITE SURVEY

The Site Survey is the visual inspection of the property which is conducted by the Filed Observer and can generally be completed in one calendar day. This is a visual, non-invasive/intrusive inspection of the readily available components and systems of the subject property to identify physical deficiencies. It does not include concealed physical deficiencies, testing of systems or equipment, the need for protective apparel or specialized equipment or the testing, measuring or preparation of

system calculations. It is not intended to determine the adequacy, capacity or compliance to standards of a system or component. The Site Survey is based on the consultant's professional judgement and acts as the basis for the Property Condition Report (PCR).

PROPERTY CONDITION REPORT (PCR)

The Property Condition Report (PCR) outlines the consultant's observations and opinions as to the conditions and probable costs to remedy deficiencies. It incorporates information from the site survey, document review and any conducted interviews. The purpose of the PCR is to communicate observations, opinions and recommendations in a manner which is meaningful to the client. The PCR should contain the following information: Executive Summary, Purpose and Scope, Site Survey, Document Review and Interviews, Additional Considerations, Opinions of Probable Costs, Qualifications, Limiting Conditions (if any) and Exhibits.

OUT OF SCOPE CONSIDERATIONS

Identified in Section 7.

EXCLUSIONS AND LIMITATIONS

The client should understand that this report is the assessment of a Property Inspection Consultant, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The following exclusions and limitations apply:

Site: Operating conditions of any systems, Accessing manholes or utility pits.

Structural Frame and Building Envelope: Entering crawl or confined spaces, Determination of previous water penetration unless easily visible or if information is provided.

Roof: Walking on sloped roofs, Roof areas that appear to be unsafe or Roofs with no built in access.

Plumbing: Determination of pressures or rates, Fixture counts, Discharge points for underground systems.

HVAC: Profession related equipment, Tenant owned/maintained equipment.

Electrical: Special tenant equipment, Low voltage equipment, Telecommunications equipment, Removing electrical panels/device covers, Entering high voltage rooms/areas.

Vertical Transportation: Examination of cables, sheaves, controllers, motors, etc..., Entering elevator/escalator pits or shafts.

Life Safety/Fire Protection: Determining fire rating, Hazard classification, Determining fire rating of assemblies, Testing equipment.

Interior Elements: Operating appliances or fixtures, Determining or reporting STC, Flammability issues/regulations.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody

can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

3. System Description and Observations

3: System Description and Observations

Good	Fair	Poor	N/A	None
X				

Observations:
• See Executive Summary

3.1: Overall General Description

Permit Information Permits Required * Electrical or plumbing work requires a building permit and must be performed by licensed electrical/plumbing contractors. * A building permit is required to erect, construct, alter, remove, or demolish any building or structure (includes fences, retaining walls, and swimming pools). * A building permit is required to construct or alter any sidewalk, curb, or driveway in the City right-of-way.

Permit Not Required * A building permit is not required for curbs, planter boxes, retaining walls, and fences which are not more than thirty (30) inches in height. * A building permit is not required for painting, cabinet work, or floor coverings. * A building permit is not required for construction of a tool or storage shed not exceeding 120 square feet as an accessory to a dwelling. * A building permit is not required for repairs using similar or same materials for the purpose of maintenance and which are not more than \$1,000 in valuation in any 12-month period and **do not affect any electrical or plumbing installations.** ** Refer to Section 18-3.1, Chapter 18, Revised Ordinances of Honolulu for a complete listing of items not requiring permits.

Project Plans: Four (4) sets of project plans are required for new construction. **Note:** For work on a single-family residence, electrical and plumbing plans are not reviewed, unless the scope of work is extensive and needs to be reviewed by other agencies, such as Sewer or Water. Visit the Honolulu Department of Planning and Permitting at: <http://www.honoluluapp.org/> to verify all current requirements prior to planning, starting or considering any repairs to your home.

3.1: Overall General Description

Good	Fair	Poor	N/A	None
X				

Observations:
• See Executive Summary

3.2: Site

3.2: SITE

- 3.2.1: Topography
- 3.2.2: Storm Water Drainage
- 3.2.3: Access and Egress
- 3.2.4: Paving, Curbing and Parking
- 3.2.5: Flatwork
- 3.2.6: Landscape and Appurtenances
- 3.2.7: Recreational Facilities
- 3.2.8: Utilities**
 - 3.2.8.1: Water
 - 3.2.8.2: Electricity
 - 3.2.8.3: Natural Gas
 - 3.2.8.4: Sanitary Sewer
 - 3.2.8.5: Storm Sewer
 - 3.2.8.6: Special Utility Systems

3.2: Site

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Front Elevation
 - Rear Elevation
 - Left Elevation
 - Right Elevation
 - Parcel View
 - Building A
 - Building B
 - Building C
 - Storage Building



Front Elevation



Left Elevation



Parcel View



Building A



Storage Building



Building B



Building C



Bldg C

Rear Elevation



Eldg B

Rear Elevation



Storage

Rear Elevation



Rear Elevation



Building C

3.2.1: Topography

Good	Fair	Poor	N/A	None
X				

Observations:

- The topography of the property was generally flat.



The topography of the property was generally flat.

3.2.2: Storm Water Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- Storm water drainage from the property was to street drains located along the front/sides of the property.

3.2.3: Access and Egress

Good	Fair	Poor	N/A	None
X				

Observations:

- *****ACCESS BARRIERS*****
- There were no accessibility issues noted at the building.
- ***** FIRE ACCESS ROADS *****
- There were no noted obstructions below the 13'-6" minimum.
- ***** EXIT LOCATIONS *****
- There were not less than two exits to outside or one exit that exceeds travel distance of 75 feet noted at the time of inspection.
- ***** EXIT WIDTH *****
- Exit doorways were not less than 32 inches in clear width. (IBC 1010.1.1)
- ***** BLOCKED EXITS *****
- Exit doors were not locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection.
- ***** TRIP HAZARDS *****
- There were no noted trip hazards noted at the exits.
- ***** PROJECTIONS INTO PATH *****
- There were no projections into the egress path at the time of inspection. (IBC 1010.1.1.1)



There were no noted obstructions below the 13'-6" minimum.



There were no accessibility issues noted at the building.



There were no noted obstructions below the 13'-6" minimum.

3.2.4: Paving, Curbing and Parking

Good	Fair	Poor	N/A	None
	X			

Observations:

- **The parking area surface was deteriorated with lines weathered to the point of not providing clear lanes for parking use. Recommend having the parking area resurfaced and striped to ensure proper identification of parking stalls.**



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3.2.5: Flatwork

Good	Fair	Poor	N/A	None
	X			

Observations:

- Concrete sidewalks noted.
- The sidewalks appeared to be intact and functioning properly at the time of inspection.
- ***** EXTERIOR STAIRWAYS/RAMPS *****
- The exterior stairs appeared to be properly installed at the time of inspection.
- Exterior stair handrails were corroded and need to be cleaned, treated and refinished.
- **Bldg A hand rail was missing. Recommend installation as required.**



The sidewalks appeared to be intact and functioning properly at the time of inspection.

The exterior stairs appeared to be properly installed at the time of inspection.



Bldg A hand rail was missing. Recommend installation as required.



The sidewalks appeared to be intact and functioning properly at the time of inspection.



Concrete sidewalks noted.



Exterior stair handrails were corroded and need to be cleaned, treated and refinished.

3.2.6: Landscape and Appurtenances

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Vegetation was overgrown and in need of removal in many areas.**
- **The vegetation was overgrown and causing deterioration/damage to the exterior curtain wall and fixtures.**
- **There were numerous trees contacting the building curtain walls and roof areas. These areas appeared to have damage/deterioration noted at the time of inspection. Recommend having a licensed landscape contractor/arborist evaluate and trim vegetation and trees as necessary.**



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3.2.7: Recreational Facilities

Good	Fair	Poor	N/A	None
				X

Observations:

3.2.8: Utilities

Good	Fair	Poor	N/A	None
	X			

Observations:

- 3.2.8.1: Water
- 3.2.8.2: Electricity
- 3.2.8.3: Natural Gas
- 3.2.8.4: Sanitary Sewer
- 3.2.8.5: Storm Sewer

3.2.8.1: Water

Good	Fair	Poor	N/A	None
	X			

Observations:

- ****** HOSE BIBS ******
- **Some of the exterior hose bibs had slow dripping leaks observed at the time of inspection. Recommend repair.**



Some of the exterior hose bibs had slow dripping leaks observed at the time of inspection. Recommend repair.

3.2.8.2: Electricity

Good	Fair	Poor	N/A	None
	X			

Observations:

- **** EXTERIOR LIGHTING ****
- Exterior lighting was functional at the time of inspection. Replacement of fixtures will be on an as needed basis only.
- **Some of the exterior lighting fixtures were damaged and need to be replaced.**



Exterior lighting was functional at the time of inspection. Replacement of fixtures will be on an as needed basis only.



**** EXTERIOR LIGHTING ****



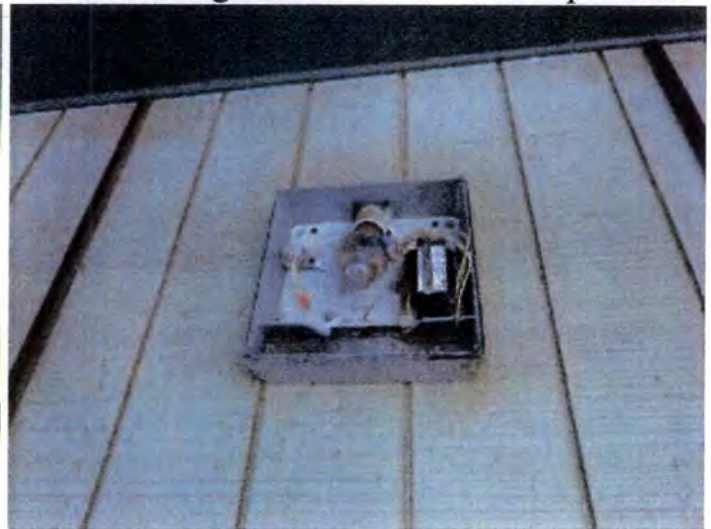
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Exterior lighting was functional at the time of inspection. Replacement of fixtures will be on an as needed basis only.

3.2.8.4: Sanitary Sewer

Good	Fair	Poor	N/A	None
X				

Observations:

- The property was serviced by a City&County maintained sanitary sewer system.

3.2.8.5: Storm Sewer

Good	Fair	Poor	N/A	None
X				

Observations:

- Storm water from the property drains from the property to public drains located at the street areas.

3.3: Structural Frame and Building Envelope

3.3: Structural Frame and Building Envelope

3.3.1: Foundation

3.3.2: Building Frame

3.3.3.1: Fenestration System

3.3.3.2: Parapets

3.3.4: Roofing

3.3: Structural Frame and Building Envelope

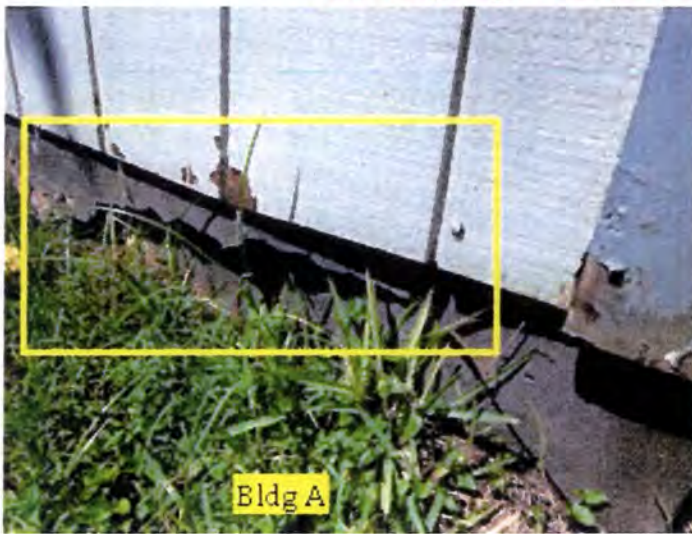
Good	Fair	Poor	N/A	None
		X		

- Observations:
- Plywood Texture III
 - Wood siding

3.3.1: Foundation

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Monolithic slab on grade observed
 - Most of the visible areas of foundation appeared to be intact and functioning at the time of inspection.
 - **Building A and B: Visible cracks observed at the foundational areas of the buildings. There were separations observed along the defect areas which represent movement between the faults. We recommend having a licensed foundation/masonry contractor evaluate and repair the affected areas as necessary to prevent further damage.**



Bldg A



Bldg A (Front)

Building A and B: Visible cracks observed at the foundational areas of the buildings. There were separations observed along the defect areas which represent movement between the faults. We recommend having a licensed foundation/masonry contractor evaluate and repair the affected areas as necessary to prevent further damage.

Building A and B: Visible cracks observed at the foundational areas of the buildings. There were separations observed along the defect areas which represent movement between the faults. We recommend having a licensed foundation/masonry contractor evaluate and repair the affected areas as necessary to prevent further damage.

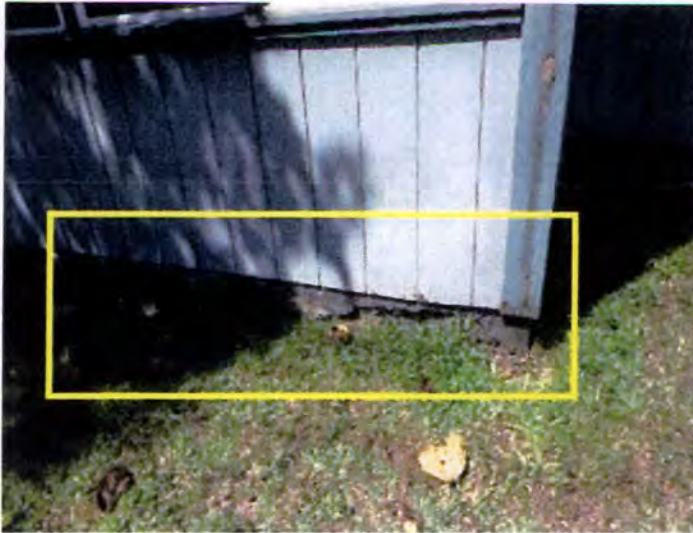


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3.3.2: Building Frame

Good	Fair	Poor	N/A	None
X				

Observations:

- Wood framing, joists and rafters observed.
- Visible and accessible framing areas were inspected for termite and/or moisture damage and appeared to be intact and functional at the time of inspection. Any replacement of framing members will be select demo of individual components and not greater than 20% of installed materials. This only pertains to the three primary residential structures and not the single story storage building.
- No more than two access holes were cut into the interior wall finishes of each building to determine the condition of the wall framing members. These openings were made at the areas of visible moisture/termite/mold damage. The underlying framing appeared to be intact and functional when inspected.



Visible and accessible framing areas were inspected for termite and/or moisture damage and appeared to be intact and functional at the time of inspection. Any replacement of framing members will be select demo of individual components and not greater than 20% of installed materials. This only pertains to the three primary residential structures and not the single story storage building.

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3.3.3: Facade and Curtainwall

Good	Fair	Poor	N/A	None
		X		

Observations:

- **** FACADE ****
- Wood trim/fascia/soffit areas noted.
- **** WALLS ****
- Wood framed wall panels noted
- ******DAMAGE******
- **The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.**
- **There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.**
- **** CURTAINWALL ****
- **Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.**
- **Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes.**
- **Blistering/peeling/missing paint observed at many exterior trim, fascia and soffit areas. Recommend properly preparing and refinishing exterior finishes.**



Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.



Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes.



The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.



Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.



There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.

Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.



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Blistering/peeling/missing paint observed at many exterior trim, fascia and soffit areas. Recommend properly preparing and refinishing exterior finishes.



Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes.



Wood framed wall panels noted



There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.



*** CURTAINWALL ***



Blistering/peeling/missing paint observed at many exterior trim, fascia and soffit areas. Recommend properly preparing and refinishing exterior finishes.



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Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.



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Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes.



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Blistering/peeling/missing paint observed at many exterior trim, fascia and soffit areas. Recommend properly preparing and refinishing exterior finishes.



Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary.



Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes.



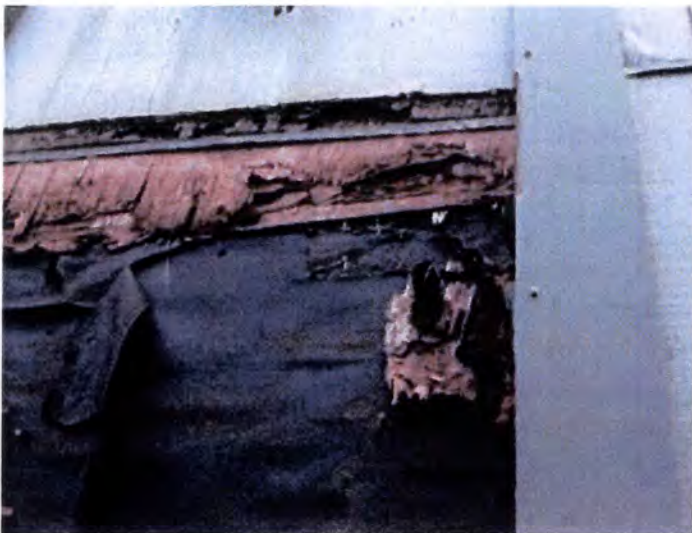
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3.3.3.1: Fenestration System

Good	Fair	Poor	N/A	None
		X		

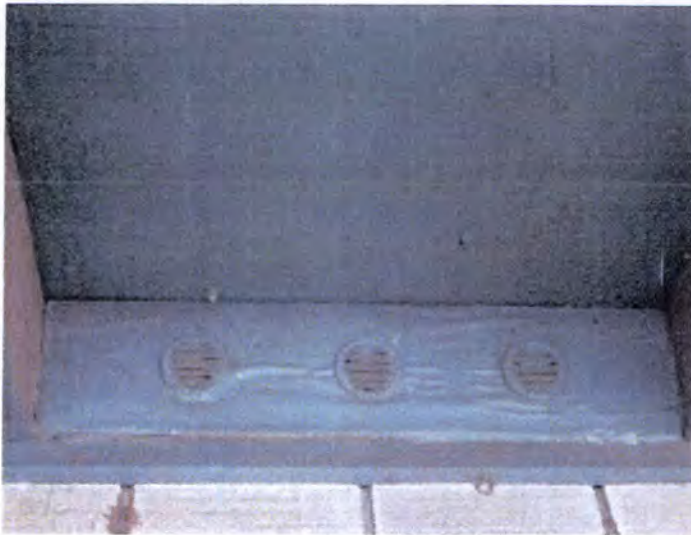
Observations:

- **** WINDOWS ****
- Vinyl framed windows noted
- **** STAIRS ****
- The exterior stairs appeared to be properly installed with appropriate hand rails noted at the time of inspection.
- **** FASCIA/SOFFIT ****
- Wood trim/fascia/soffit areas noted.
- **** DOORS ****
- **The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings.**
- **** WINDOWS ****
- **Due to the vegetative contact with exterior siding and finishes, the window trim is moisture/termite damaged at numerous locations. We recommend the removal and replacement of exterior window trim finishes.**
- Many of the ground floor windows were broken at the time of inspection.
- The stair way windows were heavily corroded, damaged and/or inoperable at the time of inspection. Recommend replacement.
- **** FASCIA/SOFFIT ****
- **The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.**
- **There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.**



The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.

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There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.

The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings.



The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.

The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings.



Many of the ground floor windows were broken at the time of inspection.



Many of the ground floor windows were broken at the time of inspection.



The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings.



The stair way windows were heavily corroded, damaged and/or inoperable at the time of inspection. Recommend replacement.



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Due to the vegetative contact with exterior siding and finishes, the window trim is moisture/termite damaged at numerous locations. We recommend the removal and replacement of exterior window trim finishes.



Vinyl framed windows noted



The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary.



Many of the ground floor windows were broken at the time of inspection.



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The stair way windows were heavily corroded, damaged and/or inoperable at the time of inspection. Recommend replacement.



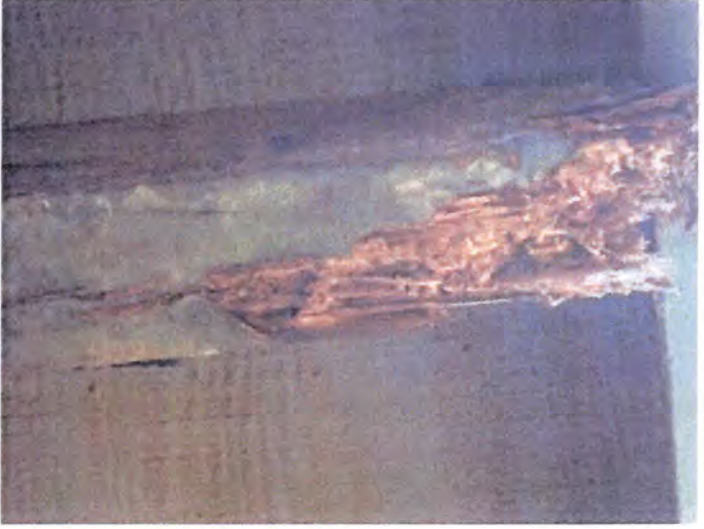
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There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.



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The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings.



The stair way windows were heavily corroded, damaged and/or inoperable at the time of inspection. Recommend replacement.

3.3.4: Roofing

Good	Fair	Poor	N/A	None
		X		

Observations:

- ***** MATERIALS *****
- Asphalt shingle
- ***** SLOPE *****
- The roof appears to have areas of sloped surface leading to the roof drains.
- ***** PONDING *****
- There were no visible areas of ponding, or signs of past ponding, observed at the roofing areas at the time of inspection.
- ***** GUTTERS *****
- Aluminum
- **PVC**
- ***** CONDITION *****
- **There were visible areas of moisture intrusion observed at the roof sheathing (within the attic spaces) at the time of inspection. This indicated a failed/failing roofing system. Recommend replacement of the installed sheathing and roofing finish.**
- **There were numerous areas of missing shingles observed at the roof ridge areas. Recommend repair in conjunction with roof replacement.**
- ***** GUTTERS *****
- **Damaged/broken/missing gutters noted. Recommend having a licensed contractor evaluate and repair/replace as necessary.**
- **Vegetation growth observed in gutters. Recommend clearing.**



There were numerous areas of missing shingles observed at the roof ridge areas. Recommend repair in conjunction with roof replacement.



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Asphalt shingle



Asphalt shingle



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***** SLOPE *****

There were numerous areas of missing shingles observed at the roof ridge areas. Recommend repair in conjunction with roof replacement.



There were numerous areas of missing shingles observed at the roof ridge areas. Recommend repair in conjunction with roof replacement.

There were no visible areas of ponding, or signs of past ponding, observed at the roofing areas at the time of inspection.



Damaged/broken/missing gutters noted. Recommend having a licensed contractor evaluate and repair/replace as necessary.



There were visible areas of moisture intrusion observed at the roof sheathing (within the attic spaces) at the time of inspection. This indicated a failed/failing roofing system. Recommend replacement of the installed sheathing and roofing finish.



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3.4: Mechanical and Electrical System

3.4: Mechanical and Electrical Systems

3.4.1: Plumbing

- 3.4.1.1: Supply and Waste Plumbing
- 3.4.1.2: Domestic Hot Water Production
- 3.4.1.3: Fixtures

3.4.2: Heating

- 3.4.2.1: Heat Generating Equipment
- 3.4.2.2: Distribution System

3.4.3: Air Conditioning and Ventilation

- 3.4.3.1: Equipment
- 3.4.3.2: Distribution
- 3.4.3.3: Control Systems

3.4.4: Electrical

- 3.4.4.1: Service and Metering
- 3.4.4.2: Distribution

3.4.1: Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- **** CONDITION OF PLUMBING SYSTEM ****
- The plumbing systems of the building consist of supply plumbing, waste plumbing, drain plumbing and plumbing vents.
- **** BACKFLOW PREVENTER ****
- There was a back flow preventer located: at the front of the building
- **** METER(S) AND SHUT OFFS ****
- The main water service meter for the unit was located at the front of the property.



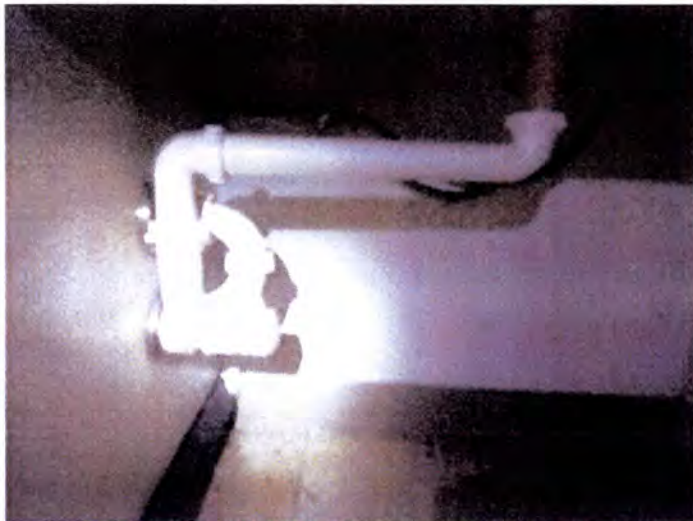
There was a back flow preventer located: at the front of the building

3.4.1.1: Supply and Waste Piping

Good	Fair	Poor	N/A	None
	X			

Observations:

- **** SUPPLY ****
- Copper supply plumbing
- **** WASTE / DRAIN ****
- **ABS**/PVC waste/drain plumbing
- **** VENT ****
- ABS vent plumbing
- Cast iron vent plumbing
- **** PLUMBING SUPPORT ****
- The visible areas of piping appeared to be properly supported at the time of inspection.
- **The water to the buildings was off and could not be inspected.**
- **Non standard repairs observed at plumbing connections. Recommend repair.**



ABS/PVC waste/drain plumbing



Non standard repairs observed at plumbing connections. Recommend repair.



ABS/PVC waste/drain plumbing



Copper supply plumbing



ABS/PVC waste/drain plumbing

3.4.1.2: Domestic Hot Water Production

Good	Fair	Poor	N/A	None
		X		

Observations:

- All water heating appliances were terminated with supply and service plumbing cut and electrical connections removed. Recommend having a licensed plumber evaluate and install commercial grade gas on demand hot water heating systems for each floor of each building.
- There were solar water heating panels located on the roofing areas of the buildings. There were visible indications of leaks and interior hazing at the panels which is an indication of damage to the environmental seals or panels. These panels did not appear to be in service and should be evaluated by a licensed plumbing contractor prior to use.



There were solar water heating panels located on the roofing areas of the buildings. There were visible indications of leaks and interior hazing at the panels which is an indication of damage to the environmental seals or panels. These panels did not appear to be in service and should be evaluated by a licensed plumbing contractor prior to use.



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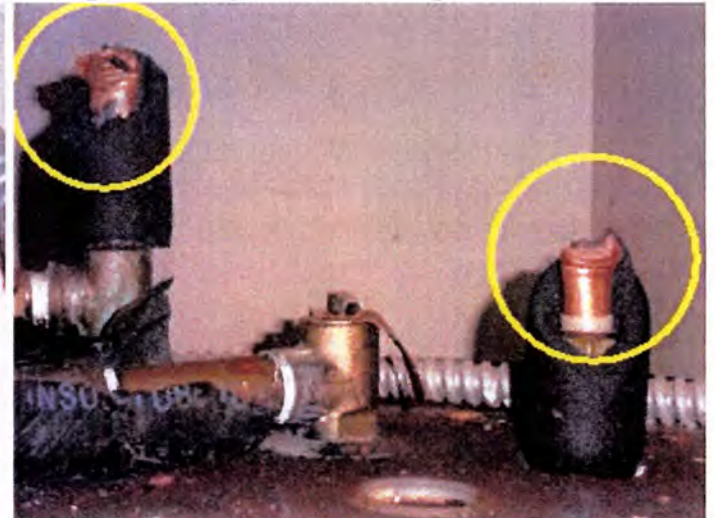
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All water heating appliances were terminated with supply and service plumbing cut and electrical connections removed. Recommend having a licensed plumber evaluate and install commercial grade gas on demand hot water heating systems for each floor of each building.



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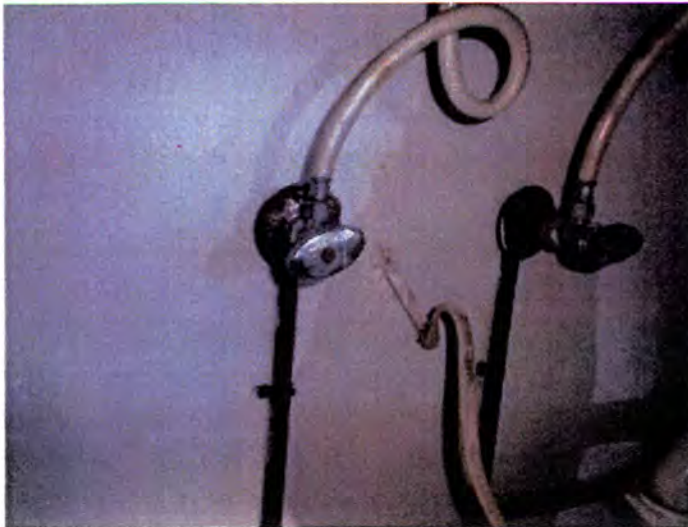
All water heating appliances were terminated with supply and service plumbing cut and electrical connections removed. Recommend having a licensed plumber evaluate and install commercial grade gas on demand hot water heating systems for each floor of each building.

3.4.1.3: Fixtures

Good	Fair	Poor	N/A	None
		X		

Observations:

• Based on the observed physical conditions of the installed fixtures, we recommend the replacement of all plumbing fixtures and shut off valves in all buildings to ensure proper future operation.



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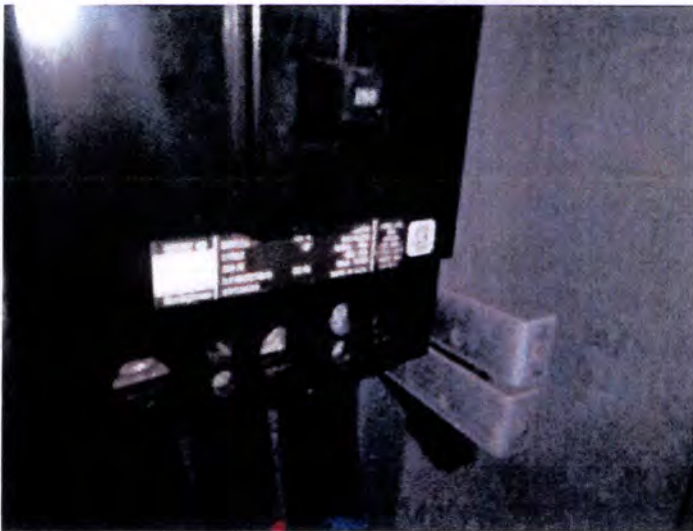
Based on the observed physical conditions of the installed fixtures, we recommend the replacement of all plumbing fixtures and shut off valves in all buildings to ensure proper future operation.

3.4.4: Electrical

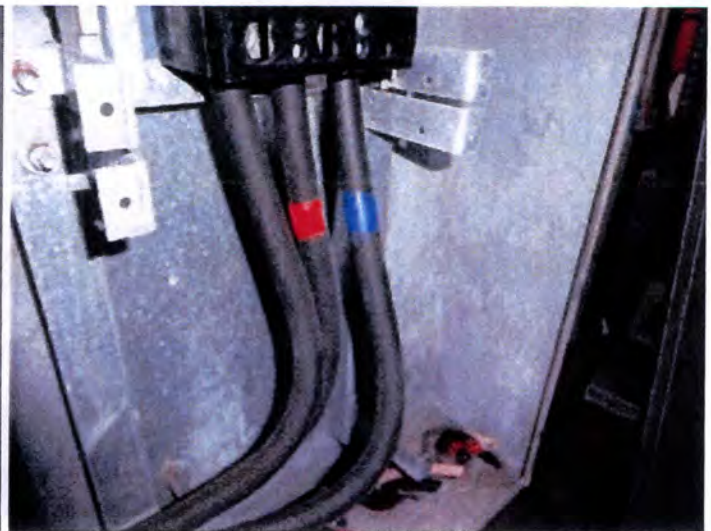
Good	Fair	Poor	N/A	None
	X			

Observations:

- **** SERVICE AMPERAGE ****
- 150 amp three phase service noted at each building



150 amp three phase service noted at each building



150 amp three phase service noted at each building

3.4.4.1: Service and Metering

Good	Fair	Poor	N/A	None
		X		

Observations:

- **** SERVICE ENTRANCE ****
- Lateral Service noted." Lateral Service" refers to an underground electrical service entrance to the home rather than a more common "Overhead Service" where the wires are connected from service pole to house.
- Building A electrical room was inaccessible at the time of inspection. There was, however, power present at Building A.
- ----- CONDITION -----
- Service entrance appeared to be intact and functioning at the time of inspection.
- **** METERING ****
- The main service meter was located: each building has an electrical room with metering.
- The meter enclosures were inspected for installation and integrity and appeared to be intact and functioning properly at the time of inspection.
- **** COMPONENTS ****
- Transformers were located: rear center of property.
- All installed transformers, switch gear and CT cabinets appeared to be installed properly with no visible signs of leaks/seepage noted at the transformers and all cabinets were intact and corrosion free at the time of inspection.
- **** GROUNDING ****
- Driven Rod
- Water pipe ground
- The grounding point(s) appeared to be intact and functional at the time of inspection.
- **** SERVICE CONDUCTORS ****
- Service conductors are encased in rigid conduit
- ***** CONDUIT SUPPORT *****
- The visible areas of conduit appeared to be properly supported at the time of inspection.
- **Building B and C: The main service conductors and all electrical branch wiring was cut at the main service panel entrances (located in the respective electrical rooms) when inspected. Recommend having a licensed electrical contractor evaluate and repair electrical service to each building. The installed cabinets, panels and service disconnects appeared serviceable.**
- **Storage bldg: Exterior conduit was damaged/detached from the bend box. Recommend repair.**



Storage bldg: Exterior conduit was damaged/detached from the bend box. Recommend repair.



Service conductors are encased in rigid conduit



The meter enclosures were inspected for installation and integrity and appeared to be intact and functioning properly at the time of inspection.



Transformers were located: rear center of property.



All installed transformers, switch gear and CT cabinets appeared to be installed properly with no visible signs of leaks/seepage noted at the transformers and all cabinets were intact and corrosion free at the time of inspection.



Building B and C: The main service conductors and all electrical branch wiring was cut at the main service panel entrances (located in the respective electrical rooms) when inspected. Recommend having a licensed electrical contractor evaluate and repair electrical service to each building. The installed cabinets, panels and service disconnects appeared serviceable.



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Service conductors are encased in rigid conduit

3.4.4.2: Distribution

Good	Fair	Poor	N/A	None
		X		

Observations:

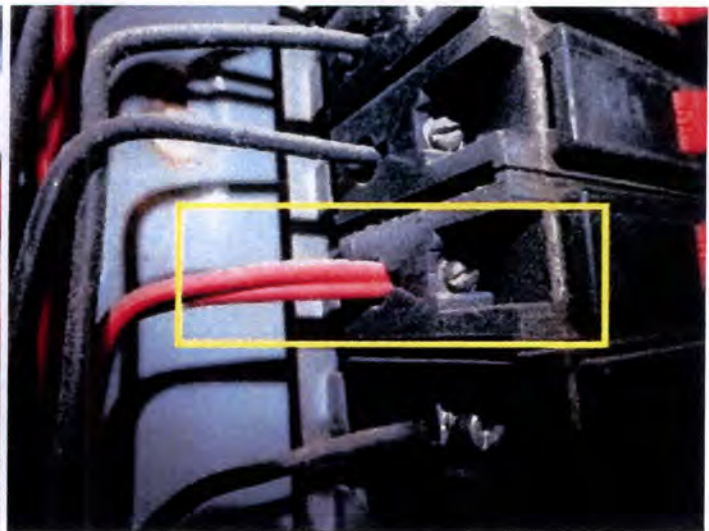
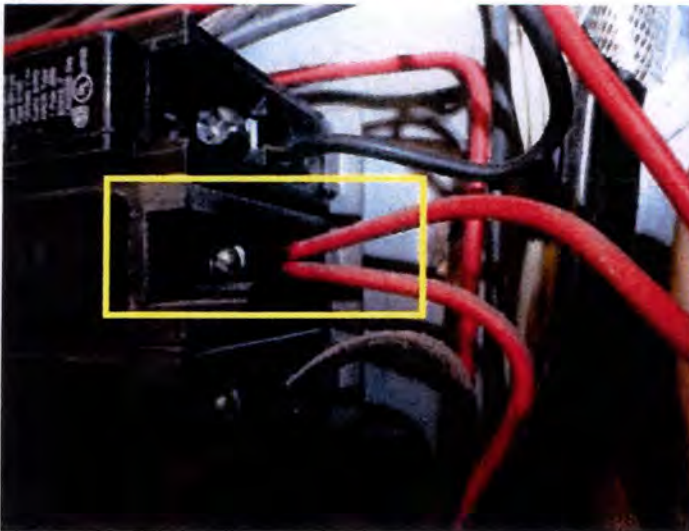
- **** **PANELBOARDS** ****
- Each building was serviced by one main **electrical cabinet** at the time of inspection.
- Each **dwelling unit** was serviced by one electrical cabinet at the time of inspection.
- The installed circuit breakers appeared to be functioning properly and securely in place at the time of inspection.
- ***** **ALUMINUM WIRING** *****
- There were no aluminum branch circuits noted at the time of inspection.
- ***** **SWITCHES / LIGHTS / RECEPTACLES** *****
- Building A's tested receptacles, switches and lights operated properly at the time of inspection. There were missing bulbs observed but power was present at the fixtures.
- **** **PANEL CONDITION** ****
- **All of the branch wiring to buildings B and C was cut with circuit breakers removed. Recommend having a licensed electrical contractor repair.**
- **There were double tapped 1-pole circuit breakers noted at the time of inspection. This is not consistent with the manufacturer's instructions and the NEC. We recommend having a licensed electrician evaluate and repair/replace as necessary.**
- **There appeared to be open knock outs/twist outs within a metal electrical cabinet. Any unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, or those permitted as part of the design for **listed** equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment. (NEC 110.12(A)). Recommend having a licensed electrician replace the plastic plugs with metallic ones.**
- ***** **LABELING** *****
- **Panels were not properly labeled as required.**
- **** **JUNCTION BOXES / SPLICES** ****
- **There were missing junction box covers noted at the following locations: attic spaces and front exterior of store.**
- **There were improperly terminated splices at the following locations: B-201**



Building A's tested receptacles, switches and lights operated properly at the time of inspection. There were missing bulbs observed but power was present at the fixtures.



Each dwelling unit was serviced by one electrical cabinet at the time of inspection.



There were double tapped 1-pole circuit breakers noted at the time of inspection.

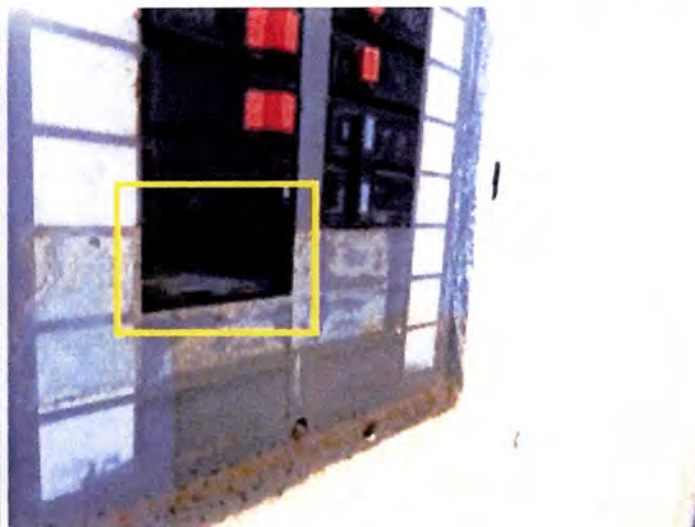
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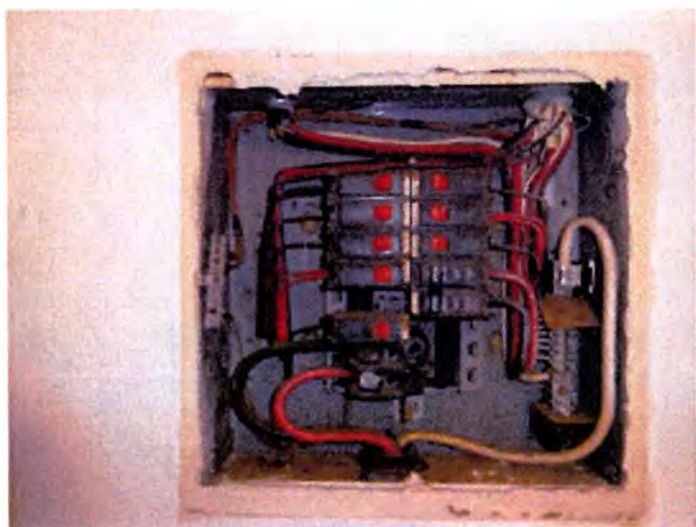
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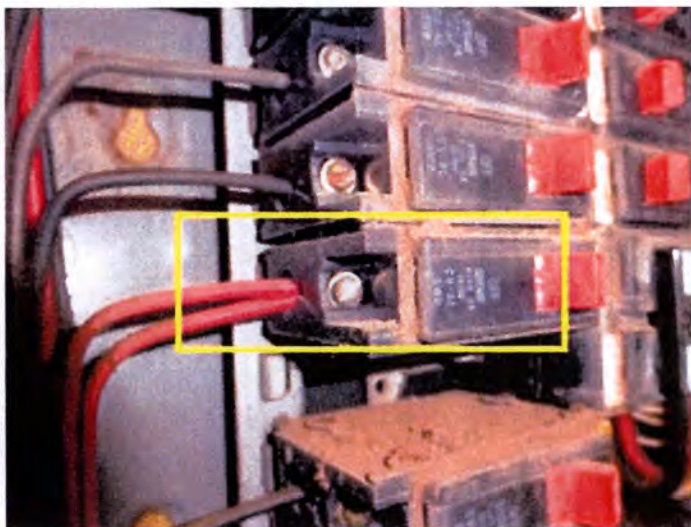
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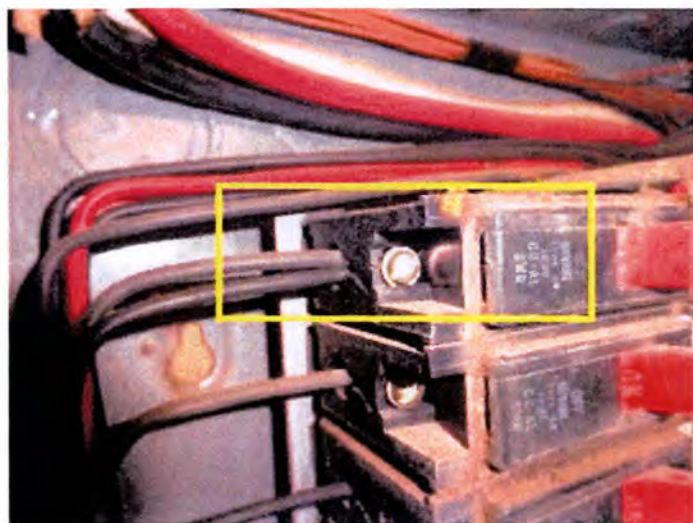
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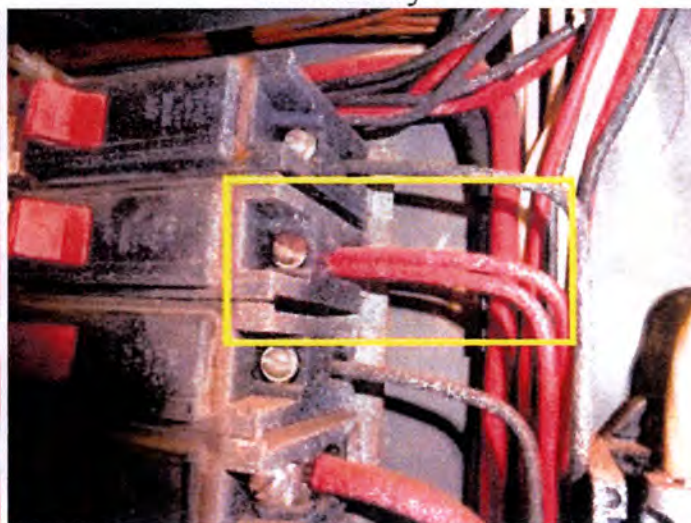
The installed circuit breakers appeared to be functioning properly and securely in place at the time of inspection.



There were double tapped 1-pole circuit breakers noted at the time of inspection. This is not consistent with the manufacturer's instructions and the NEC. We recommend having a licensed electrician evaluate and repair/replace as necessary.



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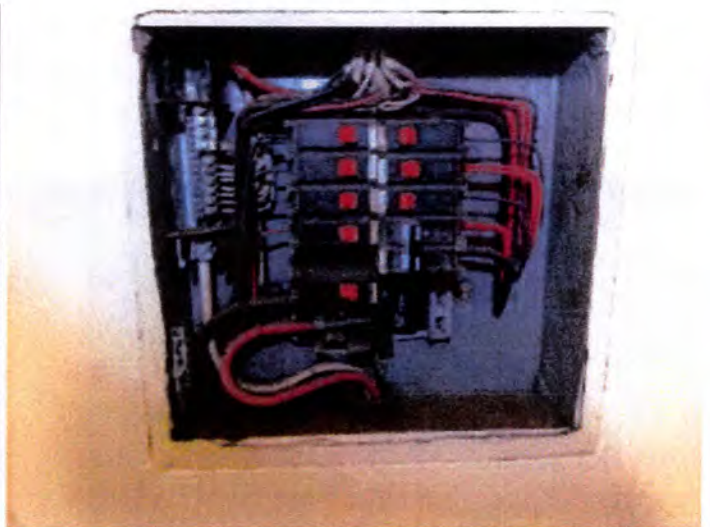
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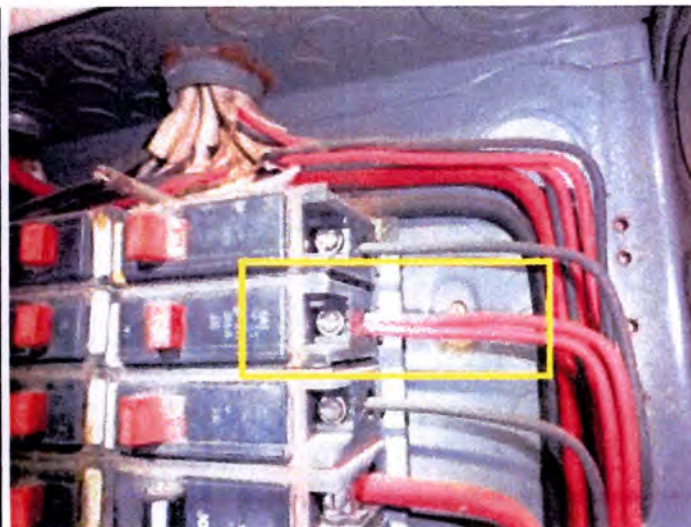
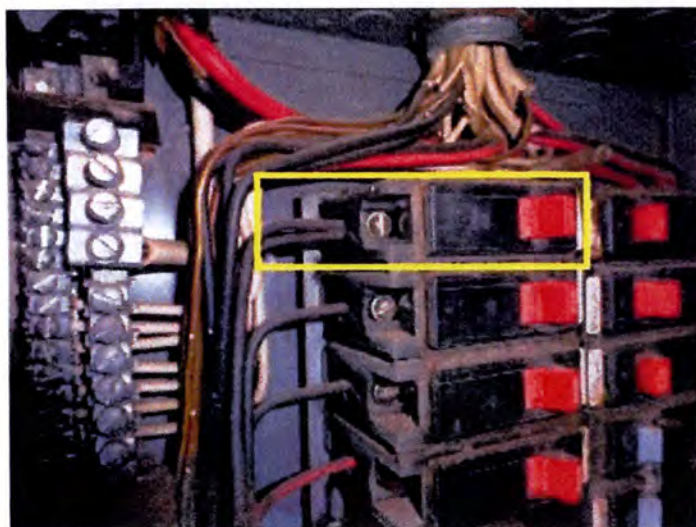
***** SWITCHES / LIGHTS / RECEPTACLES *****



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There were double tapped 1-pole circuit breakers noted at the time of inspection.

This is not consistent with the manufacturer's instructions and the NEC.

This is not consistent with the manufacturer's instructions and the NEC.

We recommend having a licensed electrician evaluate and repair/replace as necessary.

We recommend having a licensed electrician evaluate and repair/replace as necessary.



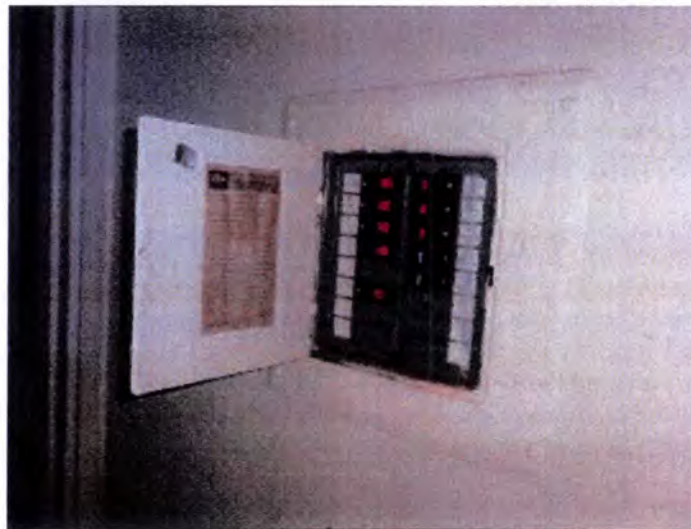
There were improperly terminated splices at the following locations: B-201

Each dwelling unit was serviced by one electrical cabinet at the time of inspection.



Each dwelling unit was serviced by one electrical cabinet at the time of inspection.

All of the branch wiring to buildings B and C was cut with circuit breakers removed. Recommend having a licensed electrical contractor repair.



Each dwelling unit was serviced by one electrical cabinet at the time of inspection.

3.5: Vertical Transportation

3.5: Vertical Transportation

- 3.5.1: Elevators
- 3.5.2: Escalators

3.5: Vertical Transportation

Good	Fair	Poor	N/A	None
				X

Observations:

3.6: Life Safety/Fire Protection

3.6: Life Safety / Fire Protection

- 3.6.1: Sprinklers and Stand Pipes

- 3.6.2: Alarm Systems
- 3.6.3: Fire Extinguishers
- 3.6.4: Emergency Lighting
- 3.6.5: Fire Alarm Systems
- 3.6.6: Address Number
- 3.6.7: 3' Clearance around Hydrants
- 3.6.9: Other Systems

3.6: Life Safety/Fire Protection

Good	Fair	Poor	N/A	None
		X		

Observations:

- The following equipment, if installed, was inspected:
- Sprinklers (wet/dry)
- Risers
- Fire Extinguishers
- Alarm System(s)
- Smoke Detectors

3.6.1: Sprinklers and Stand Pipes

Good	Fair	Poor	N/A	None
		X		

Observations:

- **** RISER ****
- The fire suppression risers were located at the end of each building.
- **** RISER ****
- **The installed risers and associated equipment appeared to be damaged/improperly maintained when inspected. Recommend having a licensed fire suppression contractor evaluate, service, test and inspect the entire fire suppression system.**
- **** PULL STATIONS ****
- **Approximately half of the installed pull stations were damaged when inspected. Recommend replacement/repair.**
- **** SPRINKLERS ****
- **Sprinkler Systems: due to the system not having been properly serviced at required intervals, adequacy or performance questionable.**
- **Building B: Sprinkler branch pipe was broken/bent down in the electrical room. Recommend repair.**
- **B-101: Fire sprinkler branch pipe and valve located in the hall closet was leaking when inspected.**
- **B-102: Sprinkler head was leaking when inspected.**
- **C-101: Sprinkler head was leaking when inspected.**



The fire suppression risers were located at the end of each building.



Approximately half of the installed pull stations were damaged when inspected. Recommend replacement/repair.



**** PULL STATIONS ****



Approximately half of the installed pull stations were damaged when inspected. Recommend replacement/repair.



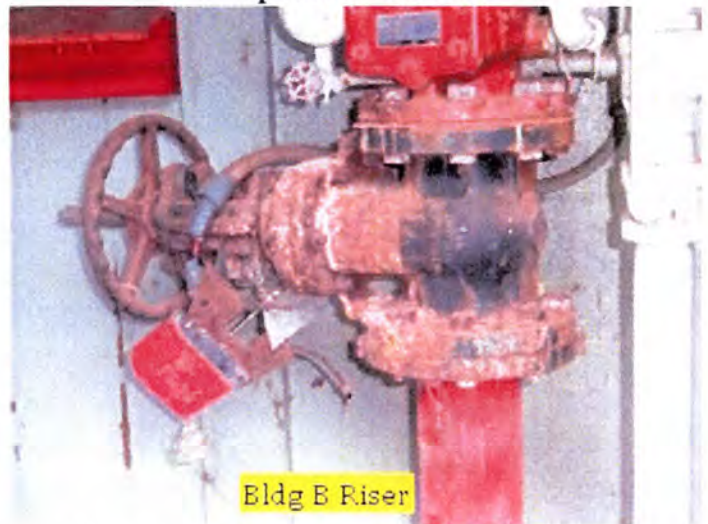
The fire suppression risers were located at the end of each building.



Sprinkler Systems: due to the system not having been properly serviced at required intervals, adequacy or performance questionable.



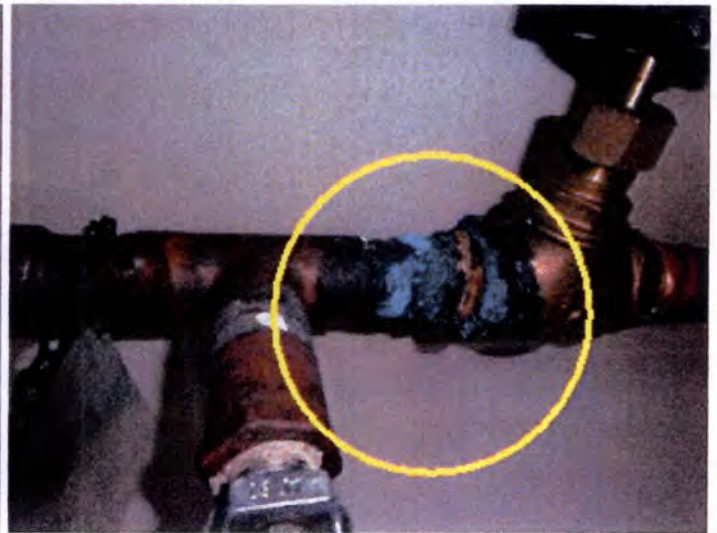
The fire suppression risers were located at the end of each building.



The installed risers and associated equipment appeared to be damaged/improperly maintained when inspected. Recommend having a licensed fire suppression contractor evaluate, service, test and inspect the entire fire suppression system.



Approximately half of the installed pull stations were damaged when inspected. Recommend replacement/repair.



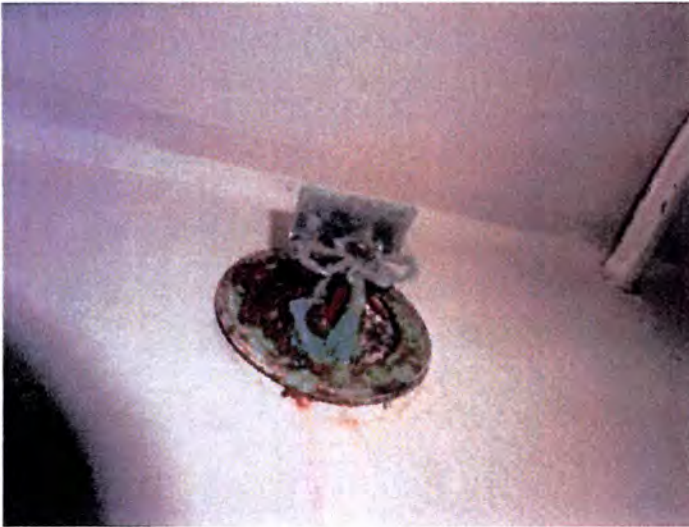
B-101: Fire sprinkler branch pipe and valve located in the hall closet was leaking when inspected.



Building B: Sprinkler branch pipe was broken/bent down in the electrical room. Recommend repair.



Building B: Sprinkler branch pipe was broken/bent down in the electrical room. Recommend repair.



B-102: Sprinkler head was leaking when inspected.



The installed risers and associated equipment appeared to be damaged/improperly maintained when inspected. Recommend having a licensed fire suppression contractor evaluate, service, test and inspect the entire fire suppression system.



Sprinkler Systems: due to the system not having been properly serviced at required intervals, adequacy or performance questionable.



C-101: Sprinkler head was leaking when inspected.

3.6.2: Alarm Systems

Good	Fair	Poor	N/A	None
		X		

Observations:

• Each building had a designated alarm and alarm panel which was located on the ground floor. Based on the observed conditions of installed equipment, we recommend having the installed equipment repaired and/or replaced by a licensed security contractor as desired.



Each building had a designated alarm and alarm panel which was located on the ground floor. Based on the observed conditions of installed equipment, we recommend having the installed equipment repaired and/or replaced by a licensed security contractor as desired.

Each building had a designated alarm and alarm panel which was located on the ground floor. Based on the observed conditions of installed equipment, we recommend having the installed equipment repaired and/or replaced by a licensed security contractor as desired.

3.6.3: Fire Extinguishers

Good	Fair	Poor	N/A	None
		X		

Observations:

- The installed fire extinguishers were expired inspection and servicing placards at the time of inspection. We recommend having a licensed fire extinguisher contractor evaluate and be contracted to service and inspect the existing items as required.
- Most of the fire extinguishers were missing at required locations.



The installed fire extinguishers were expired inspection and servicing placards at the time of inspection. We recommend having a licensed fire extinguisher contractor evaluate and be contracted to service and inspect the existing items as required.

Most of the fire extinguishers were missing at required locations.



Most of the fire extinguishers were missing at required locations.

3.6.4: Emergency Lighting

Good	Fair	Poor	N/A	None
			X	

Observations:

- Due to the configuration and size of the building, emergency lighting is not required to be installed.

3.6.6: Address Number

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Address or street number: not visible from the street with numbers in contrast to their background. We recommend having the required numbering installed to ensure that emergency personnel can properly identify the spaces, as required.**

3.6.7: Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- There were no smoke detectors noted at the time of inspection as required by the **NFPA 72** (National Fire Alarm and Signaling Code). Smoke detectors are required to be located in each bedroom, outside of bedrooms, in "habitable spaces" (living rooms, dining rooms, etc...), be hardwired into the home electrical system with battery back up power sources installed. We strongly recommend having a licensed electrical contractor evaluate and install all required detection devices in all required locations. Due to the fact that there are **NO** installed devices, the installation of devices is required to meet the current NFPA code requirements and does not meet "grandfathering" requirements.

- There were smoke detection devices installed, which appeared to be part of the independent alarm systems. Since the alarm systems were in poor condition with no power present at buildings B and C, we recommend installation of interconnected smoke detection devices in all required locations. If the alarm systems are brought up to an operable condition, the installed detection devices will be sufficient.

3.6.8: 3' Clearance around Hydrants

Good	Fair	Poor	N/A	None
X				

Observations:

- There was a 3-foot clear space around the circumference of the servicing fire hydrant at the time of inspection.

3.7: Interior Elements

- 3.7.1: Common Areas
- 3.7.2: Tenant Spaces
- 3.7.3: Interior Spaces
- 3.7.4: Kitchen Spaces
- 3.7.5: Dwelling Units/Sleeping Areas
- 3.7.6: Bathrooms

3.7: Interior Elements

3.7.3: Interior Spaces

Good	Fair	Poor	N/A	None
		X		

Observations:

- A-101
- A-102
- A-201
- A-202
- B-101
- B-102
- B-201
- B-202
- C-101
- C-102
- C-201: Inaccessible
- C-202
- **** CEILING ****
- Most of the installed ceiling materials appeared to be intact and functioning property at the time of inspection.
- **** ATTIC/UNFINISHED SPACES ****
- There were attic accesses located in the following locations: All second floor dwelling units.
- **** WINDOWS ****
- Most of the tested windows operated properly when tested. Except as noted.
- **** DOORS ****
- Bldg A doors operated when tested.
- **** FLOORING ****
- Bldg A Flooring appeared to be in functional condition at the time of inspection.
- **** WALLS ****
- **Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.**
- **Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.**
- **** FLOORING ****
- **Most of the flooring in buildings B and C were damaged and should be replaced after completion of renovations.**
- **** ATTIC/UNFINISHED SPACES ****
- **There were visible indications of mold present at all attic areas.**
- **** DOORS ****
- **Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.**
- **Visible mold observed at interior doors.**
- **** WINDOWS ****
- **Many of the ground floor windows were broken at the time of inspection. Recommend replacement.**
- **There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.**
- **** CEILING ****
- **There were visible indications of water intrusion, with mold growth, noted at the ceiling areas of A-201, C-101. Recommend having a licensed contractor evaluate and repair as necessary to prevent further damage.**



There were visible indications of mold present at all attic areas.



There were visible indications of mold present at all attic areas.



There were visible indications of mold present at all attic areas.



There were visible indications of mold present at all attic areas.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



There were visible indications of mold present at all attic areas.



There were visible indications of mold present at all attic areas.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.

A-102



Most of the tested windows operated properly when tested. Except as noted.



Bldg A doors operated when tested.



Most of the tested windows operated properly when tested. Except as noted.



Most of the tested windows operated properly when tested. Except as noted.



Most of the tested windows operated properly when tested. Except as noted.



There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.



Most of the tested windows operated properly when tested. Except as noted.



Most of the tested windows operated properly when tested. Except as noted.



Most of the tested windows operated properly when tested. Except as noted.



There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.



A-101

Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



Bldg A Flooring appeared to be in functional condition at the time of inspection.

Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



Bldg A Flooring appeared to be in functional condition at the time of inspection.



Many of the ground floor windows were broken at the time of inspection. Recommend replacement.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.



There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.



Many of the ground floor windows were broken at the time of inspection. Recommend replacement.



Bldg A doors operated when tested.



Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



Most of the tested windows operated properly when tested. Except as noted.



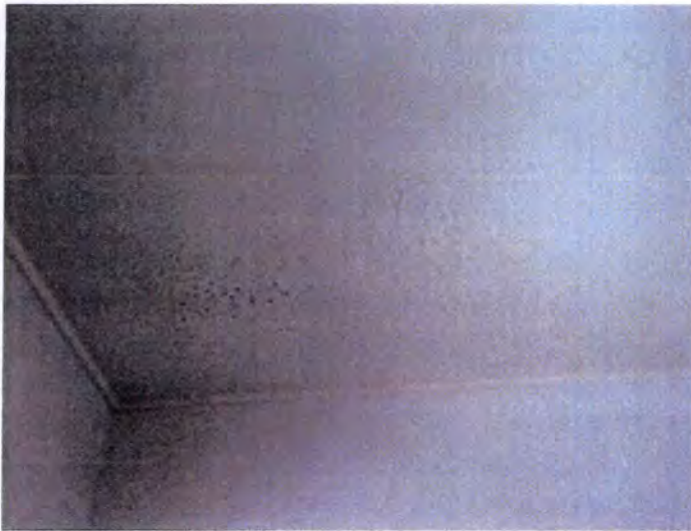
Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



A-201



There were visible indications of water intrusion, with mold growth, noted at the ceiling areas of A-201. Recommend having a licensed contractor evaluate and repair as necessary to prevent further damage.



There were visible indications of water intrusion, with mold growth, noted at the ceiling areas of A-201. Recommend having a licensed contractor evaluate and repair as necessary to prevent further damage.



There were attic accesses located in the following locations: All second floor dwelling units.



Most of the tested windows operated properly when tested. Except as noted.



Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



A-201

Visible mold observed at interior doors.



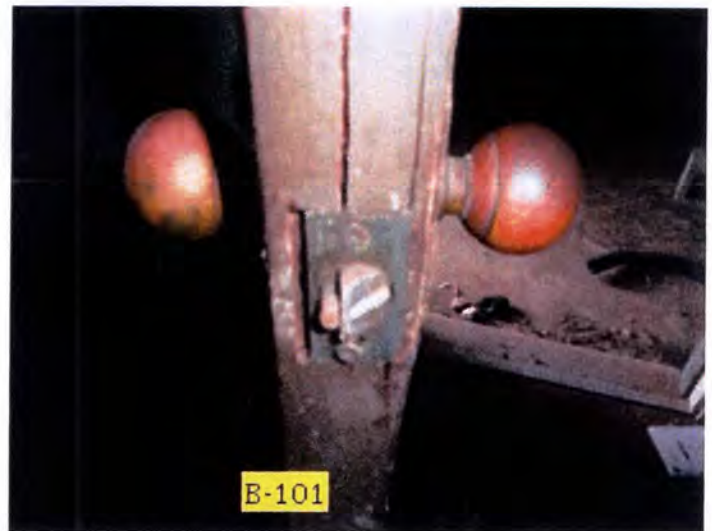
A-202



There were attic accesses located in the following locations: All second floor dwelling units.

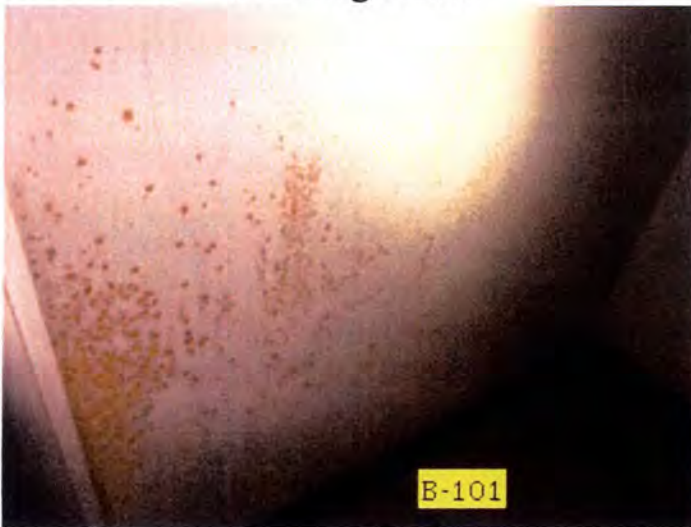


A-202



Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.

Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.

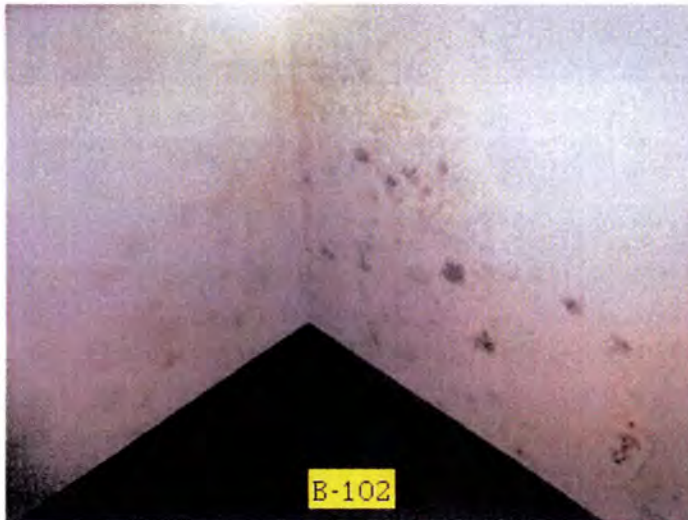
Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



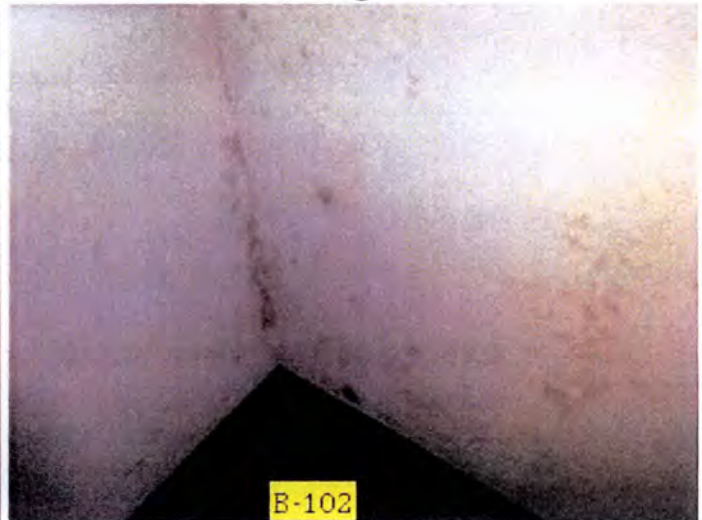
Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



**** WALLS ****



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.

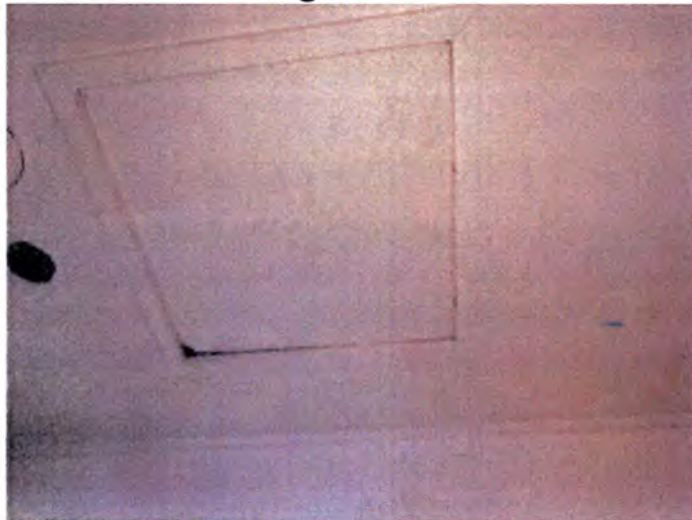


Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.

B-201



There were attic accesses located in the following locations: All second floor dwelling units.

There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes.



B-201

Most of the flooring in buildings B and C were damaged and should be replaced after completion of renovations.



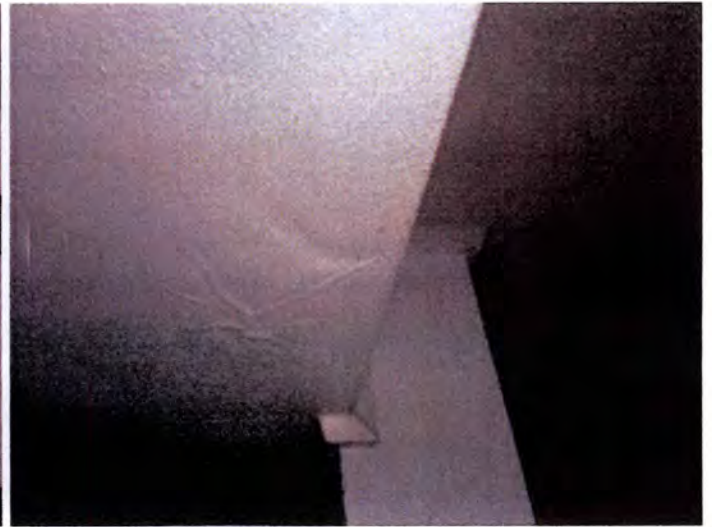
Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



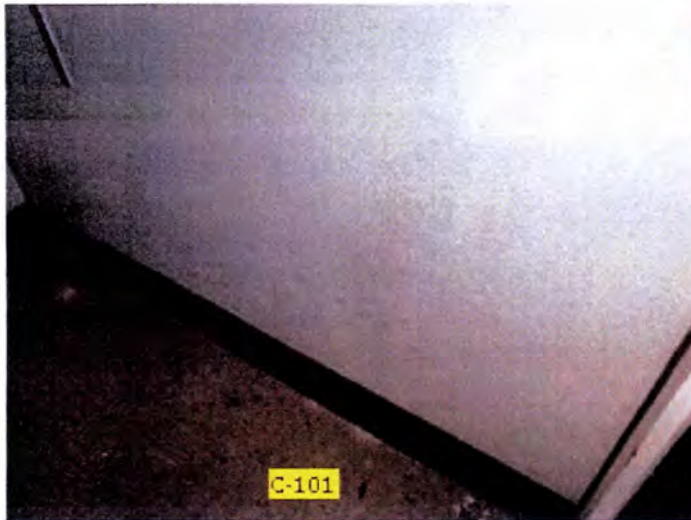
There were visible indications of mold present at all attic areas.



C-101



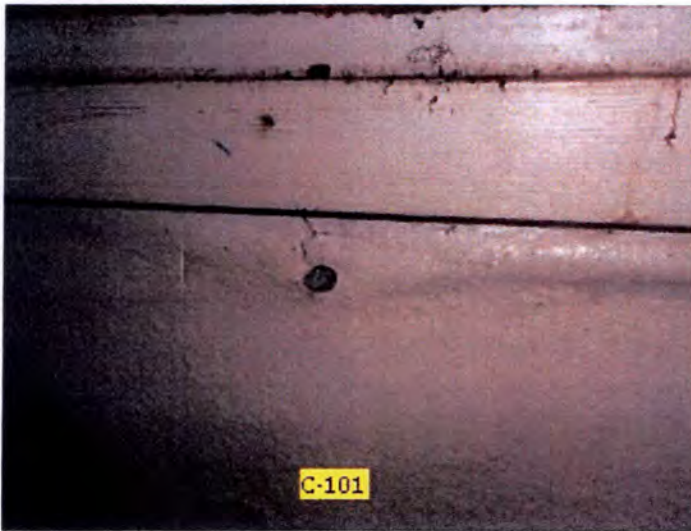
There were visible indications of water intrusion, with mold growth, noted at the ceiling areas of A-201, C-101. Recommend having a licensed contractor evaluate and repair as necessary to prevent further damage.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.

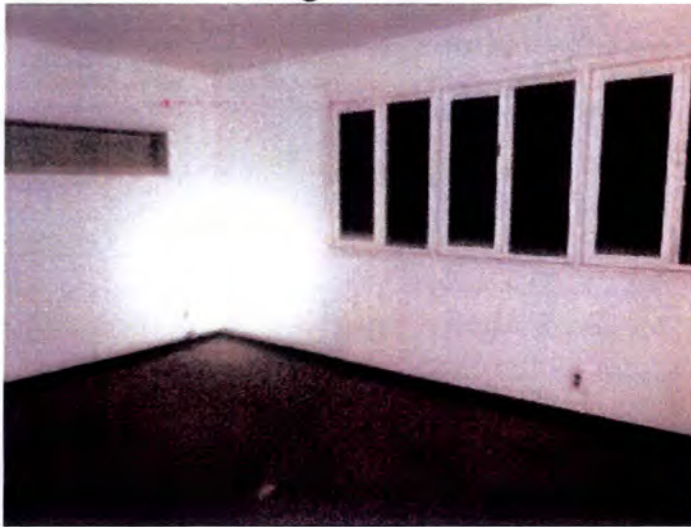


Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.



Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.

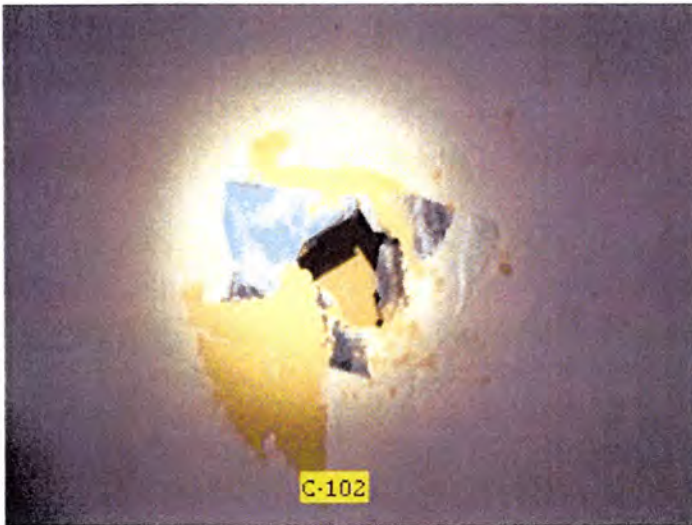
Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



C-102



Many of the ground floor windows were broken at the time of inspection. Recommend replacement.



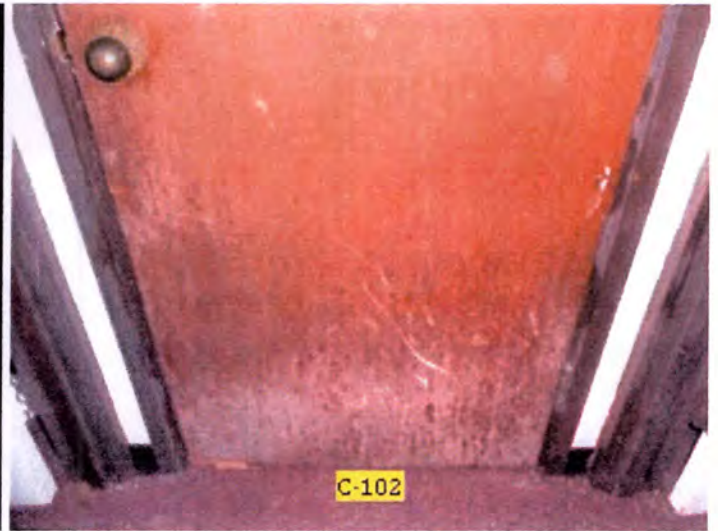
Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation.

Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.

Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials.



Many of the ground floor windows were broken at the time of inspection. Recommend replacement.

Visible mold observed at interior doors.



C-201: Inaccessible

C-202



Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.

Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units.



There were attic accesses located in the following locations: All second floor dwelling units.

3.7.4: Kitchen Spaces

Good	Fair	Poor	N/A	None
		X		

Observations:

- Each unit was serviced by an individual kitchen area at the time of inspection.
- The kitchens in building A appeared to be functional at the time of inspection.
- **The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.**
- **Building B and C ovens did not appear to be functional condition at the time of inspection. Recommend replacement.**
- **Recommend replacement of all refrigeration units located in the kitchens. The appliances in building A did not cool when turned on and the appliances in B and C had mold growth observed.**



The kitchens in building A appeared to be functional at the time of inspection.



The kitchens in building A appeared to be functional at the time of inspection.



The kitchens in building A appeared to be functional at the time of inspection.



The kitchens in building A appeared to be functional at the time of inspection.



The kitchens in building A appeared to be functional at the time of inspection.



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The kitchens in building A appeared to be functional at the time of inspection.



The kitchens in building A appeared to be functional at the time of inspection.



3.7: Interior Elements 3.7.4: Kitchen Spaces

The kitchens in building A appeared to be functional at the time of inspection.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

Building B and C ovens did not appear to be functional condition at the time of inspection. Recommend replacement.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



Building B and C ovens did not appear to be functional condition at the time of inspection. Recommend replacement.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

Recommend replacement of all refrigeration units located in the kitchens. The appliances in building A did not cool when turned on and the appliances in B and C had mold growth observed.



The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

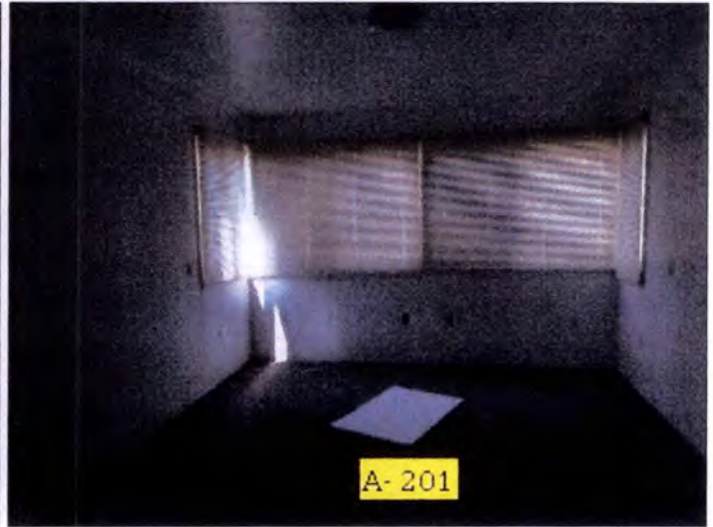
The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances.

3.7.5: Dwelling Units/Sleeping Areas

Good	Fair	Poor	N/A	None
		X		

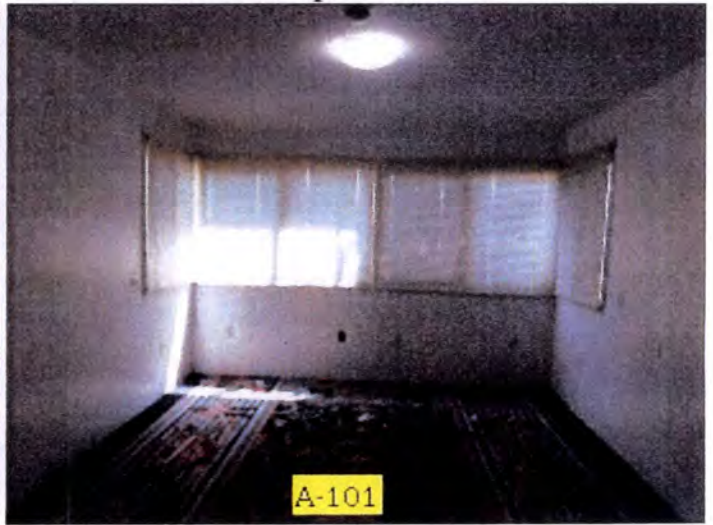
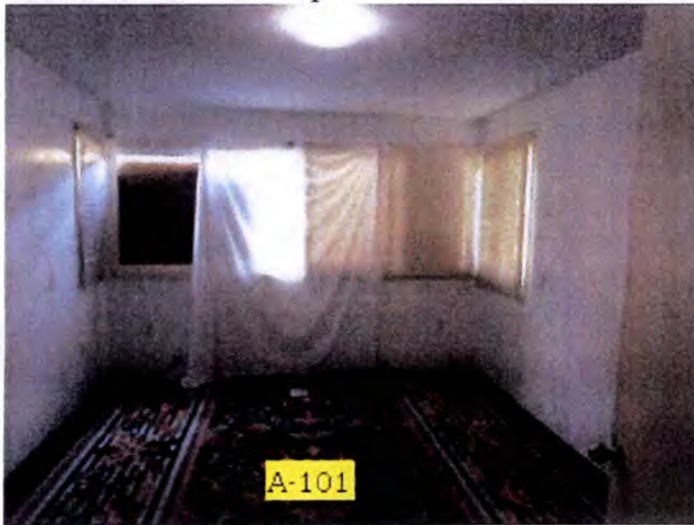
Observations:

- Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.
- The observed conditions for the bedroom areas are covered under "Interior Spaces" of this section.
- **B-201: Ceiling joists were severely termite damaged and need to be repaired/replaced.**



Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.

Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.

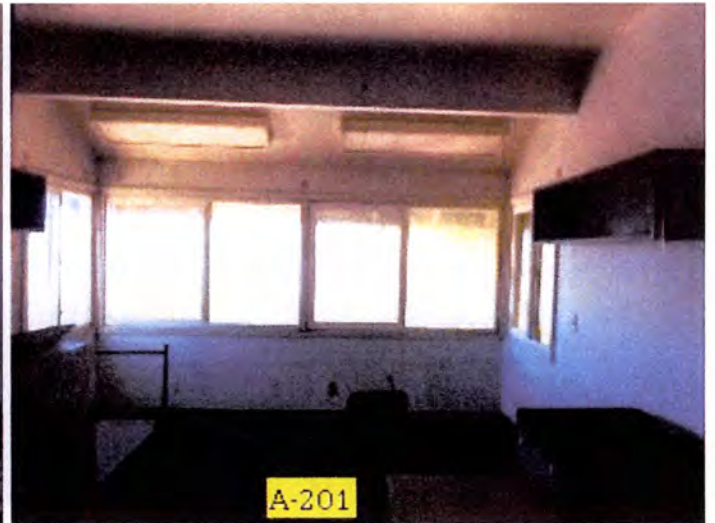


Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.

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Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.

The observed conditions for the bedroom areas are covered under "Interior Spaces" of this section.



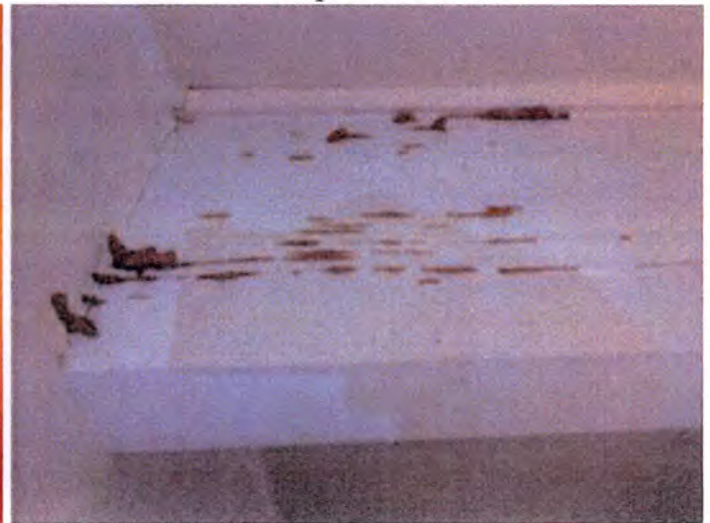
Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.



Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.



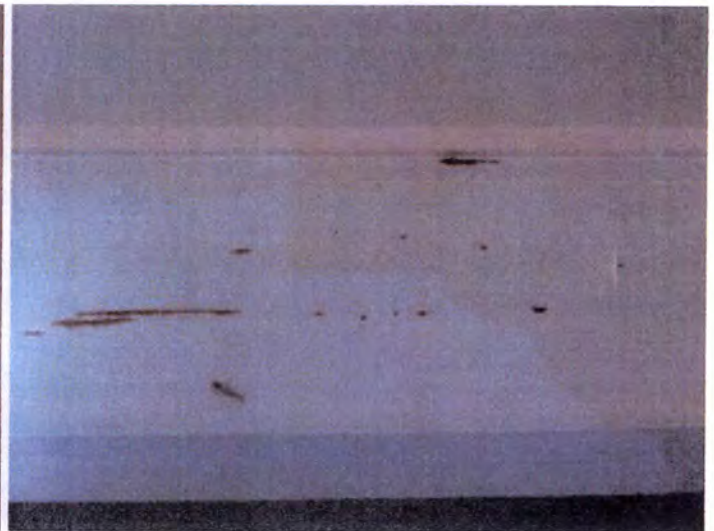
The observed conditions for the bedroom areas are covered under "Interior Spaces" of this section.



B-201: Ceiling joists were severely termite damaged and need to be repaired/replaced.



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Each dwelling unit was serviced by two (2) sleeping rooms at the time of inspection.

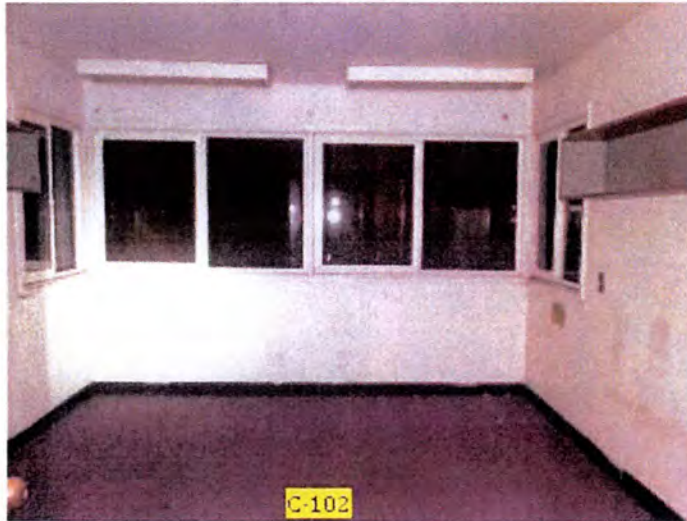




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3.7.6: Bathrooms

Good	Fair	Poor	N/A	None
		X		

Observations:

- Building A ground floor bathrooms appeared to be in functional condition at the time of inspection.
- **There were visible indications of moisture damage, mold growth, damaged flooring, damaged cabinets and counters, damaged mirrors, damaged toilets and damaged shower compartments observed at the time of inspection. Based on the observed conditions on site, we recommend the replacement of all dwelling unit bathrooms.**
- **Bldg A bathroom hand rails need to be repaired.**



Building A ground floor bathrooms appeared to be in functional condition at the time of inspection.



Building A bathrooms appeared to be in functional condition at the time of inspection.



Building A bathrooms appeared to be in functional condition at the time of inspection.



Bldg A bathroom hand rails need to be repaired.



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3.7: Interior Elements 3.7.6: Bathrooms



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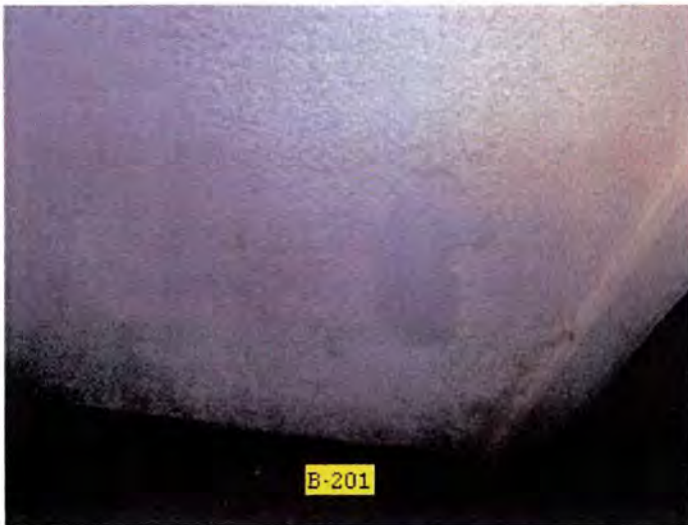
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3.7: Interior Elements 3.7.6: Bathrooms

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3.8: Commercial Cooking Facilities

3.8: Commercial Cooking Facilities

- 3.8.1: Installed Equipment
- 3.8.2: Exhaust System
- 3.8.3: Exhaust System Interior
- 3.8.4: Hood System
- 3.8.5: Fire Suppression

3.8: Commercial Cooking Facilities

Good	Fair	Poor	N/A	None	Observations:
				x	

4. Additional Considerations

4.1: ADA Considerations

Good	Fair	Poor	N/A	None
X				

Observations:

- There was an ADA conforming ramp noted to allow access to the different levels of the floor area. 405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum. 405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.
- The interior doors conformed to ADA width and swing requirements. 4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop.
- There were ADA accessible parking spaces servicing the building.



The interior doors conformed to ADA width and swing requirements. 4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop.

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5. Document Review and Interviews

5: Document Review and Interviews

Good	Fair	Poor	N/A	None
X				

Observations:

- Objective: The objective of the document review and interviews is to augment the walk through survey and to assist the consultant's understanding of the subject property and identification of physical deficiencies. Records or documents, if readily available, may be reviewed to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or combination thereof.

5.1: Documents Reviewed

Good	Fair	Poor	N/A	None
X				

Observations:

- Outstanding and Recorded Material Building Code Violations
- Notices of Violations issued
- Available drawings/plans
- Owner/User Provided Documentation

5.2: Interviews Conducted

Good	Fair	Poor	N/A	None
X				

Observations:

- On site discussions with property manager/representative.

6. Opinions of Probable Costs Data

6.0: OPINIONS OF PROBABLE COST

The purpose of the OPC is to identify the costs for material physical deficiencies and not for repairs or improvements that could be classified as: cosmetic or decorative, building renovation program, tenant improvements/finishes, property marketing enhancements, warranty transfer purposes and routine or normal preventative maintenance items. These cost items are categorized as "Immediate Costs" and "Short Term Costs."

Immediate Cost (<3 mo.) items are those items which represent building code violations, unsafe conditions or conditions that, if left unremedied, could cause the failure of a major system/element within 1 year with a significant escalation of remedial cost.

Short Term Costs (< 1 yr) are those costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis *in addition to routine preventative maintenance*.

Risk Threshold is an established dollar amount below which cost items are determined to be de minimis. This amount is commensurate with the complexity of the subject property, serves the interest of the client in accordance with the client's risk tolerance level and does not apply to life safety or code violation items. This threshold level is generally set at \$2,000 for most projects.

RS Means Cost Data is used by PREI for our calculation of OPC information. RS Means is the considered the "Gold Standard" of commercial renovation, repair and construction costs for the United States. They provide quarterly updated cost indexes for repair costs based on geographic locations and market costs for labor, materials and equipment.

6. Opinions of Probable Cost Data

Good	Fair	Poor	N/A	None
X				

Observations:

- See Appendix A.

7. Out of Scope Considerations

Out of Scope Considerations Site: Operating conditions of any systems, Accessing manholes or utility pits. **Structural Frame and Building Envelope:** Entering crawl or confined space(s), Determination of previous water penetration unless easily visible or if such information is provided. **Roof:** Walking on sloped roofs, roof areas that appear to be unsafe, or roofs with no built in access, Determining roof design criteria. **Plumbing:** Determination of pressure or flow rates, Fixture counts, Discharge points for underground systems. **HVAC:** Process related equipment, Tenant owned/maintained equipment. **Electrical:** Special tenant equipment, Low voltage equipment, telecommunications equipment, Removing electrical panels/device covers. **Vertical Transportation:** Examination of cables, sheaves, controllers, motors, etc..., Entering elevator/escalator pits or shafts. **Life Safety / Fire Protection:** Determining fire rating, Hazard classification, Determining fire rating of assemblies, Testing equipment. **Interior Elements:** Operating appliances or fixtures, Determining or reporting STC (Sound Transmission Class) ratings, Flammability issues/regulations.

7.1: NFPA Building Classification

Good	Fair	Poor	N/A	None
X				

Observations:

- Residential Group R-2

7.2: Insect/Rodent Infestation

Good	Fair	Poor	N/A	None
		X		

Observations:

- **There was moderate/extensive termite/moisture damage observed at the interior and/or exterior areas of the building.**
- **There was extensive pest (ie: cockroach) infestation observed at the interior and/or exterior areas of the building.**
- **There was a hazardous bee population observed on site at the time of inspection. The single story storage building had sections of front wall removed for past been removal. The left side of the building had extensive and constant activity observed. There were been nests also observed at other exterior and interior locations through out the property.**



There was a hazardous bee population observed on site at the time of inspection. The single story storage building had sections of front wall removed for past been removal. The left side of the building had extensive and constant activity observed. There were been nests also observed at other exterior and interior locations through out the property.



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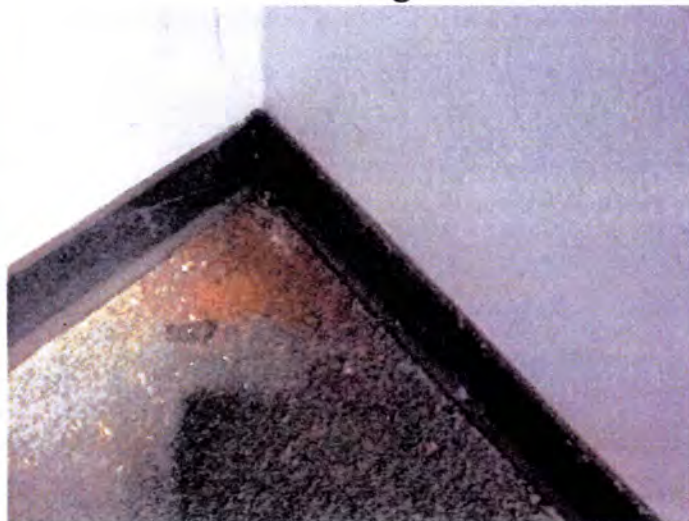
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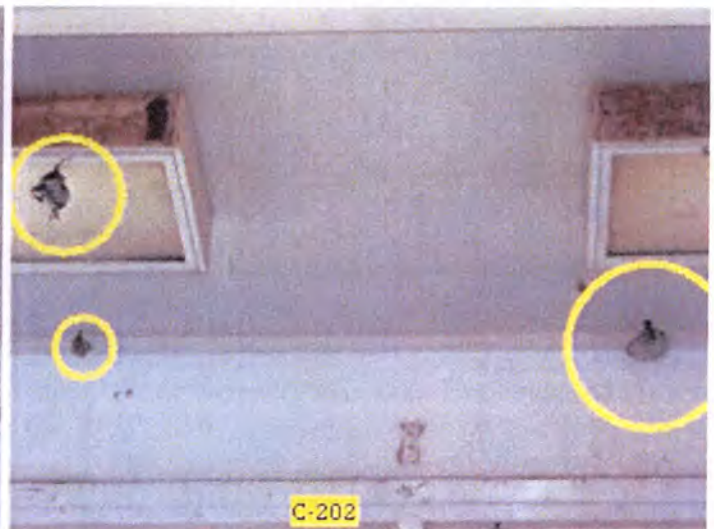


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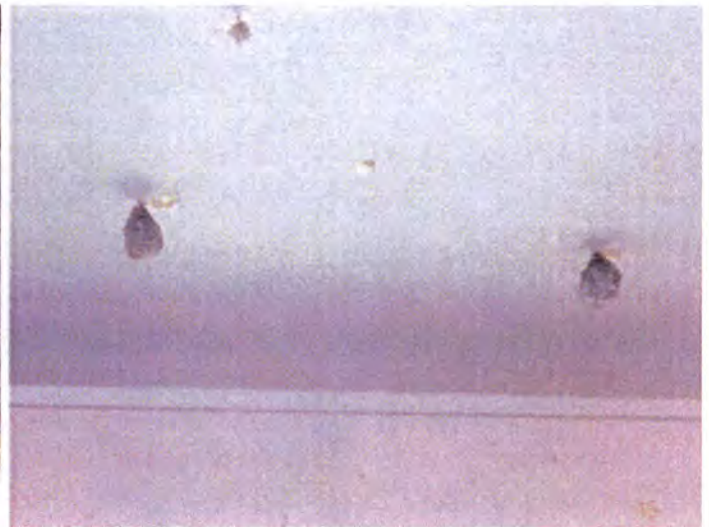
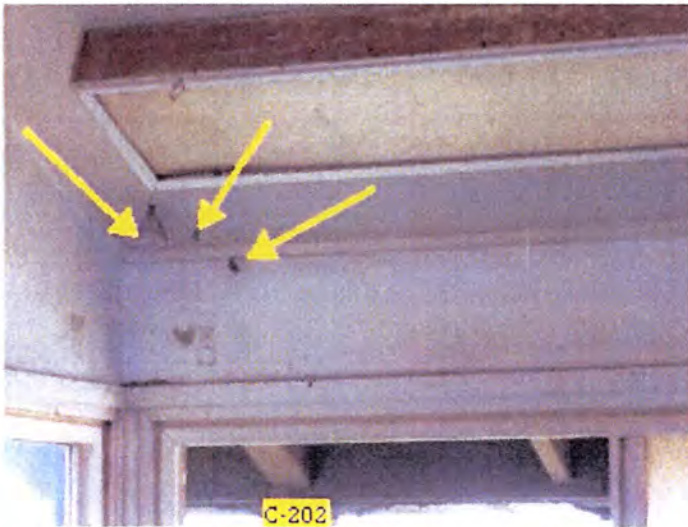
B-201

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C-202

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7.3: ADA Requirements

Good	Fair	Poor	N/A	None
X				

Observations:

- The ground floor units of building A were ADA compliant for access.



The ground floor units of building A were ADA compliant for access.



The ground floor units of building A were ADA compliant for access.



The ground floor units of building A were ADA compliant for access.

7.4: Mold Conditions

Good	Fair	Poor	N/A	None
		X		

Observations:

- **There were visible indications of moisture damage/microbiological growth observed at in interior areas of buildings B and C (B being the worst). We recommend having the affected materials removed and replaced at all interior locations.**

8. Qualifications

8.1: Field Observer Qualifications

Good	Fair	Poor	N/A	None
X				

Observations:

- The duties of Field Observer were conducted by Frank Dugger, principal owner of Professional Real Estate Inspectors. Frank has 13 years of experience in residential and commercial construction and has conducted approximately 4,000 inspections in excess of 4 million square feet of inspected space. He holds a Masters Degree in Construction Management and is certified by the Association of Construction Inspectors (ACI) as a Certified Construction Inspector, Certified Construction Project Manager and Certified Construction Consultant. He is also holds certifications from the International Code Council (ICC), National Association of Commercial Building Inspectors and Thermographers (NACBI), American Society of Testing and Materials (ASTM), United States Department of Housing and Urban Development (FHA/HUD), American Society of Home Inspectors (ASHI), International Association of Certified Home Inspectors (NACAH) and the National Swimming Pool Foundation (NSPF).

8.2: PCR Reviewer/Consultant Qualifications

Good	Fair	Poor	N/A	None
X				

Observations:

- The duties of PCR Reviewer and Consultant were performed by Frank Dugger.

9. Limiting Conditions

9. Limiting Considerations

Good	Fair	Poor	N/A	None
	X			

Observations:

• Some of the areas were inaccessible due to the presence of a robust bee population outside and inside of the buildings.



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Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Dwelling Unit	A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
Electrical Cabinet	This is the container in which the panelboard is installed and provided protection from damage. Also known as the "circuit breaker box" or similar term.
IBC	International Building Code
Listed	Equipment, materials or services included in a list published by an organization that is acceptable to authority having jurisdiction (AHJ) and concerned with evaluation of products or services, that maintains periodic inspection of production listed equipment or materials or periodic evaluation of services, and whose listing states that the equipment, material or services meet identified standards or has been tested and found suitable for a specified purpose.
NEC	National Electrical Code
NFPA	National Fire Protection Association
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Panelboard	A single panel or group of panel units designed for assembly in the form of a single panel, including buses and automatic overcurrent devices, and equipment with or without switches for the control of light, heat or power circuits, designed to be placed in a cabinet or current box placed in or against a wall, partition or other support and accessible only from the front. This is the part of the electrical cabinet that the circuit breakers attach to.

Summary of Major Deficiencies

The summary below consists of potentially significant findings. These discrepancies can include, but are not limited to the following: life safety, code violations, major system defects, equipment failure or malfunction, inoperable equipment, fixtures or devices or defects which may require major expense to remedy. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector, based on the observable conditions at the time of inspection. Please review all of the pages of the report as the summary alone does not explain all the issues. We recommend that all repairs be completed by currently qualified and licensed contractors in good standing with the State of Hawaii. I recommend obtaining a copy of all receipts, scope(s) of work, warranties and permits for the work done.

3.2: Site		
Page 9	3.2.4: Paving, Curbing and Parking	<ul style="list-style-type: none"> • The parking area surface was deteriorated with lines weathered to the point of not providing clear lanes for parking use. Recommend having the parking area resurfaced and striped to ensure proper identification of parking stalls.
Page 10	3.2.5: Flatwork	<ul style="list-style-type: none"> • Bldg A hand rail was missing. Recommend installation as required.
Page 11	3.2.6: Landscape and Appurtenances	<ul style="list-style-type: none"> • Vegetation was overgrown and in need of removal in many areas. • The vegetation was overgrown and causing deterioration/damage to the exterior curtain wall and fixtures. • There were numerous trees contacting the building curtain walls and roof areas. These areas appeared to have damage/deterioration noted at the time of inspection. Recommend having a licensed landscape contractor/arborist evaluate and trim vegetation and trees as necessary.
Page 14	3.2.8.1: Water	<ul style="list-style-type: none"> • **** HOSE BIBS **** • Some of the exterior hose bibs had slow dripping leaks observed at the time of inspection. Recommend repair.
Page 15	3.2.8.2: Electricity	<ul style="list-style-type: none"> • Some of the exterior lighting fixtures were damaged and need to be replaced.
3.3: Structural Frame and Building Envelope		
Page 18	3.3.1: Foundation	<ul style="list-style-type: none"> • Building A and B: Visible cracks observed at the foundational areas of the buildings. There were separations observed along the defect areas which represent movement between the faults. We recommend having a licensed foundation/masonry contractor evaluate and repair the affected areas as necessary to prevent further damage.

Page 27	3.3.3: Facade and Curtainwall	<ul style="list-style-type: none"> • ****DAMAGE**** • The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary. • There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary. • **** CURTAINWALL **** • Visible indications of WDO (termite) damage noted. Recommend having a licensed pest contractor evaluate and treat as necessary. Also, recommend having a licensed contractor evaluate and repair/replace damaged material as necessary. • Moisture damage observed at exterior wall areas. Recommend select demolition and replacement of affected ground level exterior siding and finishes. • Blistering/peeling/missing paint observed at many exterior trim, fascia and soffit areas. Recommend properly preparing and refinishing exterior finishes.
Page 35	3.3.3.1: Fenestration System	<ul style="list-style-type: none"> • **** DOORS **** • The exterior doors were termite damaged or deteriorated to the point of being inoperable. We recommend replacement of all exterior doors, framing and trim for all buildings. • **** WINDOWS **** • Due to the vegetative contact with exterior siding and finishes, the window trim is moisture/termite damaged at numerous locations. We recommend the removal and replacement of exterior window trim finishes. • Many of the ground floor windows were broken at the time of inspection. • The stair way windows were heavily corroded, damaged and/or inoperable at the time of inspection. Recommend replacement. • **** FASCIA/SOFFIT **** • The fascia/soffit areas appeared to be rotted/water damaged/deteriorated at the time of inspection. Recommend having a licensed contractor evaluate and repair/replace as necessary. • There were visible indications of WDO (Wood Destroying Organism) damage noted at the fascia and soffit areas. Recommend having a licensed contractor evaluate and repair/replace as necessary.
Page 42	3.3.4: Roofing	<ul style="list-style-type: none"> • **** CONDITION **** • There were visible areas of moisture intrusion observed at the roof sheathing (within the attic spaces) at the time of inspection. This indicated a failed/failing roofing system. Recommend replacement of the installed sheathing and roofing finish. • There were numerous areas of missing shingles observed at the roof ridge areas. Recommend repair in conjunction with roof replacement. • ***** GUTTERS ***** • Damaged/broken/missing gutters noted. Recommend having a licensed contractor evaluate and repair/replace as necessary. • Vegetation growth observed in gutters. Recommend clearing.

3.4: Mechanical and Electrical System

Page 49	3.4.1.1: Supply and Waste Piping	<ul style="list-style-type: none"> • The water to the buildings was off and could not be inspected. • Non standard repairs observed at plumbing connections. Recommend repair.
Page 50	3.4.1.2: Domestic Hot Water Production	<ul style="list-style-type: none"> • All water heating appliances were terminated with supply and service plumbing cut and electrical connections removed. Recommend having a licensed plumber evaluate and install commercial grade gas on demand hot water heating systems for each floor of each building. • There were solar water heating panels located on the roofing areas of the buildings. There were visible indications of leaks and interior hazing at the panels which is an indication of damage to the environmental seals or panels. These panels did not appear to be in service and should be evaluated by a licensed plumbing contractor prior to use.
Page 54	3.4.1.3: Fixtures	<ul style="list-style-type: none"> • Based on the observed physical conditions of the installed fixtures, we recommend the replacement of all plumbing fixtures and shut off valves in all buildings to ensure proper future operation.
Page 57	3.4.4.1: Service and Metering	<ul style="list-style-type: none"> • Building B and C: The main service conductors and all electrical branch wiring was cut at the main service panel entrances (located in the respective electrical rooms) when inspected. Recommend having a licensed electrical contractor evaluate and repair electrical service to each building. The installed cabinets, panels and service disconnects appeared serviceable. • Storage bldg: Exterior conduit was damaged/detached from the bend box. Recommend repair.
Page 63	3.4.4.2: Distribution	<ul style="list-style-type: none"> • **** PANEL CONDITION **** • All of the branch wiring to buildings B and C was cut with circuit breakers removed. Recommend having a licensed electrical contractor repair. • There were double tapped 1-pole circuit breakers noted at the time of inspection. This is not consistent with the manufacturer's instructions and the NEC. We recommend having a licensed electrician evaluate and repair/replace as necessary. • There appeared to be open knock outs/twist outs within a metal electrical cabinet. Any unused openings, other than those intended for the operation of equipment, those intended for mounting purposes, or those permitted as part of the design for listec equipment, shall be closed to afford protection substantially equivalent to the wall of the equipment. (NEC 110.12(A)). Recommend having a licensed electrician replace the plastic plugs with metallic ones. • ***** LABELING ***** • Panels were not properly labeled as required. • **** JUNCTION BOXES / SPLICES **** • There were missing junction box covers noted at the following locations: attic spaces and front exterior of store. • There were improperly terminated splices at the following locations: B-201
3.6: Life Safety/Fire Protection		

Page 71	3.6.1: Sprinklers and Stand Pipes	<ul style="list-style-type: none"> • **** RISER **** • The installed risers and associated equipment appeared to be damaged/improperly maintained when inspected. Recommend having a licensed fire suppression contractor evaluate, service, test and inspect the entire fire suppression system. • **** PULL STATIONS **** • Approximately half of the installed pull stations were damaged when inspected. Recommend replacement/repair. • **** SPRINKLERS **** • Sprinkler Systems: due to the system not having been properly serviced at required intervals, adequacy or performance questionable. • Building B: Sprinkler branch pipe was broken/bent down in the electrical room. Recommend repair. • B-101: Fire sprinkler branch pipe and valve located in the hall closet was leaking when inspected. • B-102: Sprinkler head was leaking when inspected. • C-101: Sprinkler head was leaking when inspected.
Page 76	3.6.2: Alarm Systems	<ul style="list-style-type: none"> • Each building had a designated alarm and alarm panel which was located on the ground floor. Based on the observed conditions of installed equipment, we recommend having the installed equipment repaired and/or replaced by a licensed security contractor as desired.
Page 76	3.6.3: Fire Extinguishers	<ul style="list-style-type: none"> • The installed fire extinguishers were expired inspection and servicing placards at the time of inspection. We recommend having a licensed fire extinguisher contractor evaluate and be contracted to service and inspect the existing items as required. • Most of the fire extinguishers were missing at required locations.
Page 78	3.6.6: Address Number	<ul style="list-style-type: none"> • Address or street number: not visible from the street with numbers in contrast to their background. We recommend having the required numbering installed to ensure that emergency personnel can properly identify the spaces, as required.
Page 78	3.6.7: Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors noted at the time of inspection as required by the NFPA 72 (National Fire Alarm and Signaling Code). Smoke detectors are required to be located in each bedroom, outside of bedrooms, in "habitable spaces" (living rooms, dining rooms, etc...), be hardwired into the home electrical system with battery back up power sources installed. We strongly recommend having a licensed electrical contractor evaluate and install all required detection devices in all required locations. Due to the fact that there are NO installed devices, the installation of devices is required to meet the current NFPA code requirements and does not meet "grandfathering" requirements. • There were smoke detection devices installed, which appeared to be part of the independent alarm systems. Since the alarm systems were in poor condition with no power present at buildings B and C, we recommend installation of interconnected smoke detection devices in all required locations. If the alarm systems are brought up to an operable condition, the installed detection devices will be sufficient.

3.7: Interior Elements

Page 79	3.7.3: Interior Spaces	<ul style="list-style-type: none"> • **** WALLS **** • Most of the exterior facing lower interior wall finishes had moisture damage observed. Recommend removal and replacement of affected materials. • Visible indications of moisture intrusion and mold growth at building B and C interior, bedroom, bathroom and closet wall areas. Recommend removal and replacement of all interior wall finishes of B and C, after removal of all exterior vegetation. • **** FLOORING **** • Most of the flooring in buildings B and C were damaged and should be replaced after completion of renovations. • **** ATTIC/UNFINISHED SPACES **** • There were visible indications of mold present at all attic areas. • **** DOORS **** • Most of the doors had varying degrees of damage observed when inspected. Based on the observed conditions, we recommend the replacement of all interior doors and trim within the dwelling units. • Visible mold observed at interior doors. • **** WINDOWS **** • Many of the ground floor windows were broken at the time of inspection. Recommend replacement. • There were visible indications of moisture and termite damage observed at the interior window trim areas. Recommend replacement of all interior window trim and finishes. • **** CEILING **** • There were visible indications of water intrusion, with mold growth, noted at the ceiling areas of A-201, C-101. Recommend having a licensed contractor evaluate and repair as necessary to prevent further damage.
Page 102	3.7.4: Kitchen Spaces	<ul style="list-style-type: none"> • The kitchens of buildings B and C were deteriorated with moisture damage, termite damage and general damage observed at the cabinets, counters and finishes. Recommend the replacement of all dwelling unit kitchens, fixtures and appliances. • Building B and C ovens did not appear to be functional condition at the time of inspection. Recommend replacement. • Recommend replacement of all refrigeration units located in the kitchens. The appliances in building A did not cool when turned on and the appliances in B and C had mold growth observed.
Page 110	3.7.5: Dwelling Units/Sleeping Areas	<ul style="list-style-type: none"> • B-201: Ceiling joists were severely termite damaged and need to be repaired/replaced.
Page 116	3.7.6: Bathrooms	<ul style="list-style-type: none"> • There were visible indications of moisture damage, mold growth, damaged flooring, damaged cabinets and counters, damaged mirrors, damaged toilets and damaged shower compartments observed at the time of inspection. Based on the observed conditions on site, we recommend the replacement of all dwelling unit bathrooms. • Bldg A bathroom hand rails need to be repaired.
7. Out of Scope Considerations		

Page 133	7.2: Insect/Rodent Infestation	<ul style="list-style-type: none"> • There was moderate/extensive termite/moisture damage observed at the interior and/or exterior areas of the building. • There was extensive pest (ie: cockroach) infestation observed at the interior and/or exterior areas of the building. • There was a hazardous bee population observed on site at the time of inspection. The single story storage building had sections of front wall removed for past been removal. The left side of the building had extensive and constant activity observed. There were been nests also observed at other exterior and interior locations through out the property.
Page 138	7.4: Mold Conditions	<ul style="list-style-type: none"> • There were visible indications of moisture damage/microbiological growth observed at in interior areas of buildings B and C (B being the worst). We recommend having the affected materials removed and replaced at all interior locations.
9. Limiting Conditions		
Page 139	9. Limiting Considerations	<ul style="list-style-type: none"> • Some of the areas were inaccessible due to the presence of a robust bee population outside and inside of the buildings.

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Summary of Probable Costs

Description	Total	Extended Material	Extended Labor	Extended Equip	Extended Total	Material O&P	Installation O&P	Labor O&P	Equip. O&P	Total O&P	Extended Mat. O&P	Extended Installation O&P	Extended Labor O&P	Extended Equip O&P	Extended Total O&P	Notes
Asphalt concrete paving parking lots & driveways for max 2" thick. 18' of 10'x12' asphalt hauling included	\$ 1,97	\$ 3,575.50	\$ 1,025.00	\$ 322.00	\$ 4,922.50	\$ 1.5	\$ -	\$ 0.07	\$ 0.14	\$ 2.33	\$ 3,923.00	\$ -	\$ 1,075.00	\$ 350.00	\$ 5,950.00	Pg. 3 1.2.4. Resurface and thicken parking area
2 in. pipe riser w/er cocks and attached hydraulic assembly, water track, 5-1/2" pipe 12' piers @ 4'-2" OC. 42" high steel fabricated straight & level	\$ 289.02	\$ 1,356.10	\$ 79.90	\$ 4.10	\$ 1,440.10	\$ 298.94	\$ -	\$ 27.18	\$ 0.90	\$ 326.02	\$ 1,492.70	\$ -	\$ 135.90	\$ 1.50	\$ 1,633.10	Pg. 10 3.2.5. Install steel hand rail
Clearing & grubbing out & re-planting in 3" diameter	\$ 3,975.00	\$ -	\$ 4,419.80	\$ 3,410.20	\$ 7,829.00	\$ -	\$ -	\$ 3,657.40	\$ 1,885.35	\$ 5,542.75	\$ -	\$ -	\$ 7,114.80	\$ 9,711.40	\$ 10,626.90	Pg. 11 3.2.6. Clearing vegetation and trees
Reinforced concrete interior wall mounted 130 watt and dimm.	\$ 118.88	\$ 877.20	\$ 1,663.80	\$ -	\$ 2,549.88	\$ 48.10	\$ -	\$ 113.31	\$ -	\$ 161.50	\$ 963.81	\$ -	\$ 2,268.20	\$ -	\$ 3,230.00	Pg. 16 3.2.8.2. Replace broken exterior lighting
Placing concrete walls, stone/grout, 3/4" deep including chinking, rebar and back-grout	\$ 40.72	\$ 22,039.00	\$ 7,759.00	\$ -	\$ 29,798.00	\$ 36.97	\$ -	\$ 18.78	\$ -	\$ 55.65	\$ 23,966.00	\$ -	\$ 12,207.00	\$ -	\$ 36,172.50	Pg. 18 3.3.1. Repair damaged foundations
Structural insulated panel for one 11'-11" x 6'6" add to OSD-CWB	\$ 2.70	\$ 142,350.00	\$ -	\$ -	\$ 142,350.00	\$ 2.42	\$ -	\$ -	\$ -	\$ 2.42	\$ 137,830.00	\$ -	\$ -	\$ -	\$ 137,832.00	Fig. 27 3.3.3. Repair cover of 11'-11" Sliding air building
Wood framing, roof rafter fascia beams, 2" x 4"	\$ 3.84	\$ 1,008.00	\$ 2,664.00	\$ -	\$ 4,672.00	\$ 1.39	\$ -	\$ 7.42	\$ -	\$ 8.81	\$ 1,112.00	\$ -	\$ 5,936.00	\$ -	\$ 7,048.00	3.1.7. Replace fascia all buildings
Chemical termites control injection for termite control treatment	\$ 147.40	\$ 34,833.00	\$ 9,587.00	\$ -	\$ 44,427.00	\$ 120.39	\$ -	\$ 51.35	\$ -	\$ 177.74	\$ 37,917.00	\$ -	\$ 15,405.00	\$ -	\$ 53,322.00	3.1.7.2. Termite of all buildings
Paints & coatings, siding, interior Feature 8, 111 in standard on base paint 2 coats (SP)	\$ 0.75	\$ 82,400.00	\$ 57,600.00	\$ -	\$ 140,000.00	\$ 844	\$ -	\$ 0.99	\$ -	\$ 1.03	\$ 70,400.00	\$ -	\$ 34,800.00	\$ -	\$ 105,200.00	3.1.7. Scrape and refresh exterior finish
Door wood interior, flush, solid core, inch face, 8' 0" x 6' 0" x 1.125"	\$ 718.84	\$ 18,482.50	\$ 1,488.50	\$ -	\$ 19,979.80	\$ 728.70	\$ -	\$ 87.27	\$ -	\$ 815.97	\$ 18,211.50	\$ -	\$ 2,431.75	\$ -	\$ 20,649.25	Pg. 35 3.3.3.1. Replace exterior doors
Aluminum gutters, stock, zinc, enamel, 3" x 3.5" (2" thick)	\$ 0.97	\$ 5,112.00	\$ 5,652.00	\$ -	\$ 10,764.00	\$ 4.68	\$ -	\$ 7.44	\$ -	\$ 12.12	\$ 5,019.00	\$ -	\$ 8,828.00	\$ -	\$ 14,584.00	3.3.4. Replace gutters and downspouts
Water heaters, tankless, under-slab, natural gas, 40-gal., 3.5 GPM, ventless unit	\$ 1,406.58	\$ 6,500.00	\$ 2,078.40	\$ -	\$ 8,474.98	\$ 1,168.00	\$ -	\$ 542.23	\$ -	\$ 1,710.23	\$ 6,966.00	\$ -	\$ 3,253.38	\$ -	\$ 10,249.30	Fig. 50 3.4.1.2. Replace tankless on demand water heaters per building
Circuit breakers, air, 100 amp, interrupter (200) 1" x 1 1/4" x 1 1/2" (3.1 pole)	\$ 114.10	\$ 2,183.00	\$ 1,628.30	\$ -	\$ 4,109.75	\$ 86.60	\$ -	\$ 82.46	\$ -	\$ 169.06	\$ 2,387.60	\$ -	\$ 2,968.58	\$ -	\$ 5,396.18	Fig. 53 3.4.4.2. Repair upgrade circuit breakers and electrical rack air
Fire extinguishers, dry chemical, pressurized, cylinder type, portable, James, 10 lb	\$ 96.78	\$ 520.68	\$ -	\$ -	\$ 617.46	\$ 36.41	\$ -	\$ -	\$ -	\$ 36.41	\$ 572.48	\$ -	\$ -	\$ -	\$ 612.49	Fig. 75 3.6.3. Install extinguishers
Permanent markings, steel rollers and hardware	\$ 2.00	\$ 12.70	\$ 8.00	\$ 2.20	\$ 25.90	\$ 1.39	\$ -	\$ 0.97	\$ 3.24	\$ 5.60	\$ 13.90	\$ -	\$ 0.70	\$ 2.40	\$ 28.00	Fig. 78 3.6.6. Install number mail
Door wood, interior, flush, solid core, inch face, 8' 0" x 6' 0" x 1.125"	\$ 106.42	\$ 3,276.28	\$ 1,282.52	\$ -	\$ 4,665.00	\$ 30.97	\$ -	\$ 48.34	\$ -	\$ 79.31	\$ 3,207.74	\$ -	\$ 2,830.28	\$ -	\$ 6,037.02	3.1.7. Replace interior doors
Garage door opening, 16 ft wide, 8 ft high, 16 lb steel, steel, rough rafters, 40' clear span, beams 16" OC, steel decking	\$ 4.70	\$ 3,889.00	\$ 680.00	\$ 180.00	\$ 4,790.00	\$ 4.37	\$ -	\$ 1.70	\$ 9.14	\$ 5.61	\$ 4,378.00	\$ -	\$ 1,100.00	\$ 140.00	\$ 5,618.00	Fig. 110 3.7.5. Replace garage beam in B-201
Removal of bees	\$ 3,000.00	\$ 2,000.00	\$ 1,000.00	\$ -	\$ 6,000.00	\$ 2,000.00	\$ -	\$ 1,000.00	\$ -	\$ 3,000.00	\$ 2,000.00	\$ -	\$ 1,000.00	\$ -	\$ 6,000.00	Fig. 133 7.2. Removal of bees
Total	\$ 8,972.38	\$ 308,885.94	\$ 86,619.96	\$ 3,871.00	\$ 411,577.32	\$ 4,866.83	\$ -	\$ 5,556.51	\$ 1,856.97	\$ 12,800.41	\$ 340,784.20	\$ -	\$ 168,851.57	\$ 4,208.90	\$ 506,557.77	

Description	Total	Ext. Mat.	Ext. Labor	Ext. Equip.	Ext. Total	Mat. O&P	Installation O&P	Labor O&P	Equip. O&P	Total O&P	Ext. Mat. O&P	Ext. Installation O&P	Ext. Labor O&P	Ext. Equip. O&P	Ext. Total O&P	Notes
Windows, wood, vinyl clad, casement, insulated glass, 3'-0" x 5'-0"	\$ 1,137.00	\$ -	\$ -	\$ -	\$ 99,828.25	\$ 1,194.00	\$ 208.38	\$ -	\$ -	\$ 1,402.38	\$ 10,663.00	\$ 7,203.30	\$ -	\$ -	\$ 17,866.30	3.3.1.1. Replace broken air windows and air trim
Windows, wood, vinyl clad, casement, insulated glass, 2'-0" x 5'-0"	\$ 959.75	\$ -	\$ -	\$ -	\$ 13,756.50	\$ 816.10	\$ 202.21	\$ -	\$ -	\$ 1,018.31	\$ 12,961.60	\$ 3,235.38	\$ -	\$ -	\$ 16,196.98	3.3.1.1. Replace stair well windows
Roofing, shingles, asphalt, 30-yr A laminated	\$ 2.30	\$ -	\$ -	\$ -	\$ 47,800.00	\$ 1.52	\$ 1.71	\$ -	\$ -	\$ 3.23	\$ 31,400.00	\$ 34,200.00	\$ -	\$ -	\$ 65,600.00	Fig. 42 3.3.4. Replace roofing of buildings
Commercial service, 120V/208 volt, 3 phase, 4 wire service, 200 amp	\$ 7,180.70	\$ -	\$ -	\$ -	\$ 21,940.00	\$ 3,880.00	\$ 6,413.70	\$ -	\$ -	\$ 10,293.70	\$ 11,940.00	\$ 18,241.10	\$ -	\$ -	\$ 29,581.10	Fig. 67 3.4.1. Repair 800 B & C wiring
Heads and brackets, steel, light hazard, 1" door, 11,300 (5.0)	\$ 0.30	\$ -	\$ -	\$ -	\$ 4,350.70	\$ 0.18	\$ 0.61	\$ -	\$ -	\$ 0.79	\$ 1,362.00	\$ 4,575.00	\$ -	\$ -	\$ 5,925.00	Fig. 71 3.6.1. inspect, clean, service and test detector system
Heads and brackets, steel, light hazard, 1" door, 11,300 (5.0)	\$ 0.30	\$ -	\$ -	\$ -	\$ 4,420.00	\$ 0.19	\$ 0.61	\$ -	\$ -	\$ 0.80	\$ 1,425.00	\$ 4,975.00	\$ -	\$ -	\$ 6,000.00	3.6.1. include
Collator and alarm, steel, light hazard, 1" door, 10,000 (5.0)	\$ 0.05	\$ -	\$ -	\$ -	\$ 700.00	\$ 0.05	\$ 0.02	\$ -	\$ -	\$ 0.07	\$ 700.00	\$ 280.00	\$ -	\$ -	\$ 980.00	3.6.1. include
Fire detector, addressable, includes cables, boxes, conduit and wire 25' detectors	\$ 11,491.35	\$ -	\$ -	\$ -	\$ 11,491.35	\$ 1,351.75	\$ 6,735.05	\$ -	\$ -	\$ 8,086.80	\$ 14,087.40	\$ 7,851.75	\$ 6,735.05	\$ -	\$ 28,674.20	Fig. 76 3.6.2.0.1. Upgrade and repair (As needed) complete alarm system
Partitions, gypsum board, 1/2" thick, water resistant	\$ 7.20	\$ -	\$ -	\$ -	\$ 101,920.00	\$ 2.61	\$ 7.88	\$ -	\$ -	\$ 10.49	\$ 38,540.00	\$ 110,940.00	\$ -	\$ -	\$ 149,580.00	Fig. 79 3.7.3. Remove and replace lower 4' of interior walls
Partitions, gypsum board, 1/2" thick, water resistant	\$ 7.48	\$ -	\$ -	\$ -	\$ 1,342.00	\$ 2.31	\$ 7.96	\$ -	\$ -	\$ 10.27	\$ 505.80	\$ 1,414.80	\$ -	\$ -	\$ 1,920.00	3.7.3. Install particle board in bathrooms
Partitions, custom high quality fabric, built-in floor, mounts top, wire, appliances, 10' high	\$ 19,270.00	\$ -	\$ -	\$ -	\$ 219,518.00	\$ 17,450.00	\$ 4,070.40	\$ -	\$ -	\$ 21,520.40	\$ 207,060.00	\$ 49,544.50	\$ -	\$ -	\$ 256,604.90	Fig. 102 3.7.4. Replace all kitchen units with appliances
Plumbing, three fixture bathroom, 1-wash, 1-toilet, 1-bathtub, 7-lavatory, in 2 walls with all necessary service piping	\$ 5,729.80	\$ -	\$ -	\$ -	\$ 137,419.20	\$ 3,801.80	\$ 3,329.60	\$ -	\$ -	\$ 7,131.40	\$ 91,279.20	\$ 94,760.40	\$ -	\$ -	\$ 186,039.60	Fig. 116 3.7.6. Replace all unit bathrooms
Total	\$ 44,690.00	\$ -	\$ -	\$ -	\$ 683,391.59	\$ 34,312.27	\$ 20,178.61	\$ 5,556.51	\$ 1,856.97	\$ 67,871.29	\$ 732,463.44	\$ 322,145.41	\$ 160,801.97	\$ 4,208.90	\$ 1,293,878.42	

Inspection/Test Intervals and Corresponding Service Report

	3 mo.	6 mo.	1 yr.	5 yr.	6 yr.	12 yr.	Code
Clean agent			X				IFC 904.10.1
Carbon dioxide			X				NFPA 14 4.8.3 IFC 904.8.1
Emergency & standby power systems			X**				** recommended, IFC 604.3.1
Fire alarms			X				IFC 907.20.2
Detector sensitivity			X	X			IFC 907.20.3
Fire door assemblies			X				IFC 703.4
Fire pumps			X				NFPA 25 8.3.3
Halon		X					NFPA 12A 6.1.1 IFC 904.9.1
Dry chemical		X					IFC 904.6.1
Gas or liquid leak detection systems			X				IFC 2703.2.9.2
Kitchen systems		X					IFC 904.11.6
Portable extinguisher			X		X	X	NFPA 10 6.3.1, 6.3.3, 7.2
Private hydrant			X				IFC 508.5.3
Private water tank							Varies, NFPA 25 Table 9.1
Smoke control system (dedicated)		X					IFC 909.20.4
Smoke control system (nondedicated)			X				IFC 909.20.5
Automatic sprinklers			X annual report				Varies. See NFPA 25 Table 5.1
Standpipes	X		X annual report	X			Varies NFPA 25 Table 6.1
Water mist	X	X	X annual report				Varies NFPA 750 13.2.2