domicile consulting
Property, Energy & Moisture Intrusion Inspections
PROTECTING YOUR PROPERTY INVESTMENT

Inspection report for the property at

123 Any Street, Somewhere, IL

This report is prepared exclusively for **Large Commercial Office Building**
Inspected On: **2022-11-08**

Company Information

Domicile Consulting LLC
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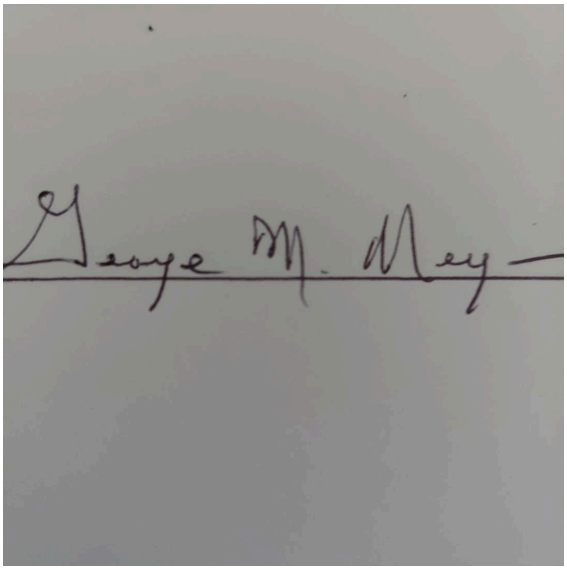
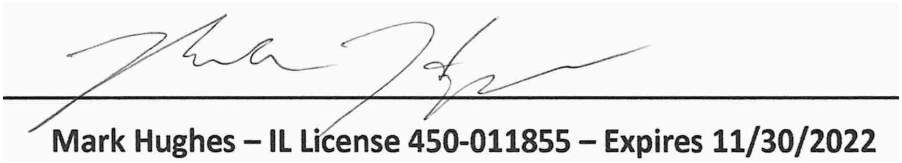
Published Report

This was an inspection of a large multi-story office building. The structure was built approximately 12 years ago and there were several ongoing concerns, mostly related to moisture that were damaging portions of the structure. Please read the report carefully in order to gain an understanding of the concerns regarding the property.





Mark Hughes – IL License 450-011855 – Expires 11/30/2022

Inspected By:

Mark Hughes, IL State

License #451.011855

The Scope and Purpose of a Property Inspection

Purchasing property involves risk

The purpose of a property inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A property inspection is a limited visual inspection and it cannot eliminate this risk. Some structures present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection.

A property inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A property inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving interior objects. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building or those systems if they have been temporarily de-commissioned. Our procedures involve non-invasive investigation and non-destructive testing which will limit the scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is typically not open during inspections of finished structures, and this limits the inspection. All structures fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older structures into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a structure or install systems in a structure. The observations in this report are the opinions of the inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

Your expectations

The overall goal of a property inspection is to help ensure that your expectations are appropriate with the structure you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the structure inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is optional

Your presence is optional during this inspection. This written report will discuss concerns and potentially needed repairs on the property and the inspector is always available for in-depth discussions regarding the property once you have had time to read through and examine the report in detail.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report

online (the HTML version), which will allow you to expand your learning about your property. You will notice some words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be printed on paper or to a PDF document.

Chapters and Sections

This report is divided into chapters that parcel the structure into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the structure. You can navigate between chapters with the click of a button on the left side margin.

Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the structure was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

> **Repair:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

> **Recommended Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

👁 **Monitor:** Items that should be watched to see if correction may be needed in the future.

🔍 **Due Diligence:** Observation such as a buried oil tank that may require further investigation to determine the severity and / or urgency of repair.

📌 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

Pest Inspection

All items with the bug logo (🐞) are part of a structural pest inspection. If your inspector included a structural pest inspection as a part of the scope of your home inspection, you can distinguish pest inspection items by this logo. You can also go to the pest inspection summary page to see a summary of the items that are part of a pest inspection.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.

Summary

Repairs

EWGCE-1 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC: Potential moisture related staining was noted in greater concentrations in specific locations on the structure. The subject property has distinct sharp corners around the outside of the structure where numerous materials are joined together in a constricted location. These tight corners are presumed to be extremely difficult to seal completely and several gaps were observed in accessible locations on the exterior.
While there are a variety of testing procedures like ASTM E 1105 that can be conducted, the potential leaking locations are easily observed and may be able to be identified and corrected without extensive and expensive testing procedures. All locations with sharp corners should be closely inspected and an appropriate remediation strategy should be developed and deployed at the potential leaking locations.
NOTE: It had been reported by building maintenance personnel that water from the window washers may be responsible for the staining and before extensive corrective actions are explored or developed, some simple testing with overly sloppy window cleaning should be conducted.

EWGCE-2 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC: The existing caulking around the perimeter of the structure is old, cracked, deteriorated and/or missing. Exterior sealant performance is directly related to the joint preparation and application. For increased service life, performance and aesthetics, the exterior of the structure should be carefully examined and old deteriorated caulking should be removed and the exterior of the structure caulked via appropriate means and materials. Proper joint preparation and the use of compliant exterior rated sealants of good quality is recommended.

All caulk joints should then be inspected annually and be repaired as needed. ALL exterior wall penetrations such as: piping, conduit, vent caps, exterior light fixtures and receptacles should be sealed against moisture intrusion through the use of the appropriate caulking methods and materials. An intentional opening/gap at the base of electrical fixtures should remain open to allow any moisture penetration an avenue of escape.
Several sources regarding caulking preparation can be found online, here is a link to one source: Caulking Basics

EWGCE-4 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC: There are decorative features on the building that extend to the rooftop. Deteriorated elements were noted on these features and for proper appearance the features should be evaluated and repaired and/or refinished as needed.

EWGCE-5 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC: The tile at the main entrance by the revolving door is cracked and deteriorated and further deterioration may result in a trip hazard or tile pieces that come loose and interfere with the operation of the revolving door.

In order to reduce the potential for injury and proper door operation, alternate transitional materials that are more suited to the freeze thaw and heavy traffic conditions found at this door should be considered.

EWGCE-6 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC: The exterior concrete walks have cracks which can allow moisture penetration that creates the potential for further damage from freeze/thaw cycles. In order to reduce the potential for moisture related damage, the cracks should be sealed by a qualified concrete repair contractor.

ESGCDAF-1 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: In order to reduce the risk for electrical shock from inadvertent contact with exposed current carrying equipment and in order to contain molten copper created by high temperature arcing and sparking of energized wiring, it is recommended that all electrical connections be concealed inside covered metal junction boxes by a qualified electrician. Also all service terminations should be evaluated and repaired as needed.

ESGCDAF-2 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: Uncovered, ungrounded, inoperative, loose and/or mis-wired electrical receptacles were noted in various areas of the structure. All of these conditions represent significant electrical safety defects. All of the electrical receptacles in the building should be evaluated and repaired or replaced as necessary by a licensed and competent electrical contractor.

ESGCDAF-3 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: The open twist-outs at the electrical service panel creates a risk for electrical shock from potential contact with energized equipment. Repair by a qualified electrician is recommended.

ESGCDAF-4 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: Larger electrical conductors are required to be protected at conduit terminations with a non-conductive bushing in order to reduce the risk for arcing/sparking, shock, fire, etc. These bushings are missing in the main distribution panel and it is strongly recommended that the electrical panel(s) be evaluated and repaired as needed by a qualified electrician.

ESGCDAF-5 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: The grounding connection to the water supply does not have a certification tag or jumper wire. Also, no driven ground rods were located and there was a bare conductor on the bus bar that did not go to earth or grounding. In order to ensure proper grounding of the building it is recommended that the grounding system be evaluated and repaired as needed by a qualified electrician.

ESGCDAF-7 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: In order to allow for safe and efficient electrical circuit interruption when required for maintenance, repairs, or in emergencies, a complete and accurate electrical circuit directory should be provided to the buyer before closing.

ESGCDAF-8 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: In order to reduce the potential for inadvertent contact with energized electrical equipment it is recommended that the missing electrical panel cover screw(s) be replaced.

ESGCDAF-9 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES: A spot check of the battery operated emergency lighting system revealed one or more non-

functioning units. It is strongly recommended that these critical life safety devices be regularly evaluated and repaired as needed by a qualified electrician.

PSDFAV-1 PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS: The building is essentially un-occupied and while the lavatories in the building were all still functional with the exception of self flushing devices that required battery replacement, the water in many of the internal kitchen sinks was turned off along with water heaters for those sinks and so functionality could not be tested.
Incipient leakage stains and active leakage were noted on drain pipes for some fixtures and if use of any of the "kitchen" plumbing fixtures is desired, the water heaters will need to be turned on and the faucets and drains should be monitored when first used and repair by a qualified plumber may be needed.

PSDFAV-2 PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS: The subject building currently has limited use and while the automatic non-touch fixtures are being maintained, non-responsive fixtures were noted and most likely battery replacements are needed. As a part of occupancy of the building, all plumbing fixtures should be tested and serviced as needed.

PSDFAV-3 PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS: At least one abandoned dishwasher connection was noted. If the existing finishes are going to be left in place and there is no intention of installing a dishwasher, in order to reduce the potential for sewer gases to enter the structure from a dried out trap, the drain connection for the dishwasher should be capped by a qualified plumber.

PSDFAV-4 PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS: The inexpensive and unreliable saddle valve that supplies water to the sink mounted filter in one kitchen installation creates the potential for leakage. In order to reduce the potential for moisture related damage and to be able to shut off the water supply to filter, the valve should be replaced with a high-quality fixture valve.

HACVAGAS-2 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: Unsealed openings were noted around conduits that protruded into several rooms through the underfloor air distribution system. There was significant loss of pressure in these areas and for more efficient heating and cooling It is recommended that the openings be sealed with intumescent foam or via other means.

HACVAGAS-3 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: Moisture related staining was noted in several ceiling areas, and all staining is directly related to leakage from ceiling fan coil units. In order to reduce the potential for moisture related damage, the leaking fan coil units should be evaluated and repaired by a qualified HVAC contractor.
One of the leaking fan coil units seemed to be louder than others in the building and given the leak, it should be serviced as soon as practical.

HACVAGAS-4 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: There were several former server rooms that had massive stand-alone air conditioning units installed specifically to keep these rooms at the temperatures needed to keep thermal runaway from occurring while the servers were running. It is doubtful that

these systems would be needed and the systems should be removed.

HACVAGAS-5 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: Loose covers were noted on some of the small electrical door heaters. In order to reduce the potential for injury and damage, it is recommended that the covers be secured.

HACVAGAS-6 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: Rust, corrosion and deterioration was noted on the rooftop evaporative condensing sections on both HVAC systems. This condition is an indication of a leak in the evaporative section. In order to prevent further ongoing deterioration to the unit prior to seasonal start-up, it is strongly recommend that a qualified mechanical contractor be retained for appropriate corrective measures.

HACVAGAS-7 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: Area's of missing pipe insulation were noted on the third floor chilled water supply and return piping. In order to reduce the potential for condensation and loss of chilled water temperature, the pipe insulation should be repaired or replaced.

HACVAGAS-8 HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS: The two stairwell pressurization fans were not operated at time of inspection, inspection of this equipment is beyond the scope of a commercial building inspection. A qualified specialty contractor services should be engaged to evaluate, operate and insure these critical life safety units perform as intended.

IVAE-1 INSULATION, VENTILATION, ATTICS, ETC.: Potential moisture related staining was noted on the interior metal trim around some windows. The areas above the windows where the pre-cast façade panels are attached are insulated with what appears to be mineral wool batts. These batts are then "sealed" or held in place via adhesive reflective material that has now become loose in some areas. The insulation did not appear to completely fill the cavities and the open, un-insulated voids adjacent to exterior areas may also have potential air leakage. Other areas prone to air leakage and lack of insulation are the metal trim window dividers and potential leakage stains were also noted on those.

The colder temperatures in these areas have the potential to react with warmer interior temperatures that could result in the formation of condensation. It appeared that the condensation was less pronounced in areas of the building that were exposed to more sunlight, however, conversely, areas of the building that experienced less sunlight had more condensation formation. In order to reduce the potential for moisture related damage it is recommended that the mineral batt insulation be removed and an equivalent depth of closed cell foam insulation be applied in these cavity areas by a qualified insulation specialist.
For more information on the role air leakage plays on interior condensation, here is a link to an interactive webpage from the Department of Energy that can shed light on this any many other insulation concerns: Moisture Control
NOTE: It had been reported by building maintenance personnel that water from the window washers may be responsible for some of the staining and before extensive corrective actions are explored or developed, some simple testing with overly sloppy window cleaning should be conducted.

IVAE-2 INSULATION, VENTILATION, ATTICS, ETC.: An infra-red examination of open

ceiling areas on the fourth floor revealed a potential lack of insulation around the column to roof connections. In order to reduce the potential for moisture related damage related to condensation, these areas should be evaluated by a qualified insulation specialist in order to see if they can be insulated with closed cell spray foam insulation.

IAF-1 INTERIORS AND FINISHES: The building has numerous built out spaces that were in a variety of states when they were abandoned. If use of any of the existing interiors is desired, some drywall touch-ups, re-painting and other repairs may be needed.

IAF-2 INTERIORS AND FINISHES: The screws used to fasten some of the cabinets to the wall framing are not the recommended washer head screws. In order to reduce the risk of the cabinets pulling through the existing fasteners and loosening or becoming detached, the existing screws should be removed and replaced.

IAF-3 INTERIORS AND FINISHES: There was a small cafeteria in the lower level of the building and the features in that space are deteriorated and very specific in use and many of the features were de-commissioned and could not be tested or evaluated. Unless a food service space will be opened up in this location, the features should be removed and the space re-habilitated with appropriate finishes.

WDS-1 WINDOWS, DOORS, SKYLIGHTS: There were large glass display panels in one of the hallways on the lower level. There were no markings on the panels that indicate that they are made of tempered glass. If the panels are to remain in use it should be confirmed that they are made of tempered glass, otherwise, if they are not, in order to reduce the potential for injury, it is recommended that the panels be removed.

WDS-2 WINDOWS, DOORS, SKYLIGHTS: The exterior doors have some corrosion and damage, most likely related to salt use by the entrances. For proper appearance and operation some painting, repair and replacement of door features may be needed

WDS-3 WINDOWS, DOORS, SKYLIGHTS: Several of the doors in the structure failed to close or latch properly and some were damaged. If use of any of these doors is desired, for proper operation and appearance, it is recommended that any non-functional or damaged doors be repaired, adjusted or replaced by a qualified carpenter or door installation contractor.

WDS-4 WINDOWS, DOORS, SKYLIGHTS: Large exterior windows with aluminum frames are prone to the transmission of cold exterior temperatures that can result in the formation of condensation on interior metal surfaces and the adjacent drywall finishes are capable of wicking moisture which promotes mold growth. In order to reduce the potential for moisture related damage and fungi growth at these locations, a caulked capillary break should be provided between the metal finishes in contact with the exterior and the adjacent drywall finishes.

WDS-5 WINDOWS, DOORS, SKYLIGHTS: Some irregularities with regards to sealant installation was noted on several windows. No apparent signs of leakage were noted on these windows, however, they should be monitored and if leakage is noted in the future, repair by a qualified curtain-wall contractor is recommended.
If desired water testing using pressurized exterior flow with an interior observer may be utilized to pinpoint leaks - removal of some interior cladding features may need to be

removed to clearly view leak location.

IA-1 INSTALLED APPLIANCES: The dishwasher in the fourth floor kitchen does not have a switched disconnect as required for electrical safety. In order to reduce the potential for electric shock, it is recommended that a qualified electrician install a 'kill switch' within sight of the dishwasher.

IA-2 INSTALLED APPLIANCES: A refrigerator that was removed had a copper water supply line that is flexible and easily damaged. For optimal resistance against leakage and water related damage to the surrounding finishes, the copper water supply tubing should be replaced with braided stainless steel tubing if a new refrigerator is installed.

O-1 OTHER: Fire Safety Sprinkler Heads: The condominium is equiped with fire safety sprinkler heads. Caution should be used by the client and their contractors, as to not falsely engage or trigger the system as water can be dispersed and continue to flow until Fire Department or Building Management personnel are dispatched and/or arrive to shut off the water flow from the main shut-off valve. In order to minimize the risk of excess moisture dispersion as well as ensure that all operating controls are functioning properly, the system and its operational controls should be fully explained and understood by the parties involved.

In order to reduce the potential for accidental activation of the sprinkler heads, any exposed heads that are accessible should have protective covers installed.

O-2 OTHER: There were numerous fire extinguishers noted throughout the building. Many of the extinguishers appear to have been regularly maintained, however, some expired extinguishers were noted. All equipment that is part of the sale of the property that is required for use in the structure should be evaluated and serviced as needed for re-certification.

O-3 OTHER: The building has a fire suppression system that most likely has components that require annual inspections and/or servicing and as agreed to with the client was not evaluated as a part of this inspection. In order to ensure proper operation of the fire suppression system, it is recommended that the buyer review the past service records and make arrangements for regular servicing.

Recommended Maintenance Items

PSDFAV-5 PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS: FYI: Traps on floor drains without a continuous source of moisture can dry out and should be regularly monitored and re-filled with water as needed to prevent the migration of sewer gas into the home. **The application of several drops of mineral oil can retard the evaporation of the water 'plug' in the floor drain trap.**

Monitors

SAF-1 STRUCTURE AND FOUNDATION: Minor cracking was noted along the outside edge

of the foundation on the exterior of the structure. There did not appear to be any uneven gaps around windows or in the exterior cladding joints that would suggest unusual or extreme settlement on the structure. If such gaps are noted at some point in the future, evaluation and remediation by a qualified foundation repair contractor would be recommended.

Due Diligences

🔍 **EWGCE-3 EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC:** Corrosion stains were noted on several of the pre-cast concrete cladding panels on the East façade. In order to reduce the potential for further deterioration and potential detachment of the panels, the pre-cast manufacturer should be contacted in order to assess what could be corroding, if this was a manufacturing defect that would be under warranty, if repair options are viable and the cost and availability of replacement panels if needed.

🔍 **ESGCDAF-6 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES:** There were numerous lighting outages throughout the structure. While existing building maintenance has been keeping up with some bulb replacement and converting many bulbs to LED's, there are numerous specialty fixtures installed throughout the structure for the various build-out spaces. The buyer will need to determine which fixtures will remain in use and in the future will need to maintain an active stock of replacement bulbs for those fixtures.

🔍 **ESGCDAF-10 ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES:** The evaluation of the low-voltage equipment in the structure - alarm, communication, audiovisual, etc., is beyond the scope of the building inspection and should be performed by a qualified low-voltage electrical contractor. In order to reduce the potential for confusion and to reduce clutter around the structure, any wiring, panels, cabinets, etc. for any equipment that is no longer in use should be removed.

🔍 **O-4 OTHER:** Elevator inspections require highly specialized expertise and were agreed with the client to be outside the scope of this building inspection.

The Full Report

GENERAL INFORMATION

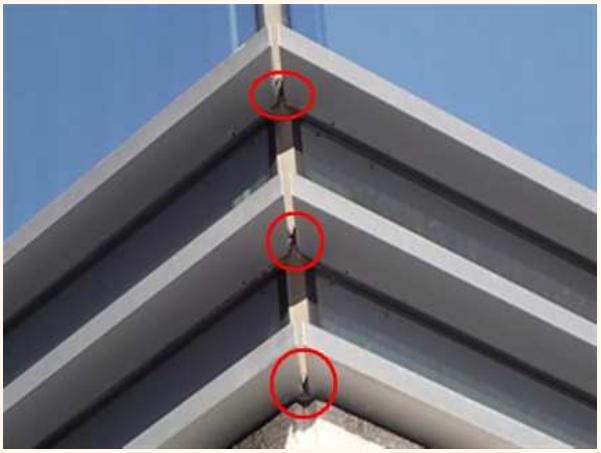
TYPE OF STRUCTURE: Commercial Structure
APPROXIMATE AGE OF STRUCTURE: Over 10 years, Online information suggests structure was

built in 2010
STRUCTURE FACES: South
CLIENT PRESENT: No
WEATHER CONDITIONS: Clear
AMBIENT TEMPERATURE: Below 32...A/C not operated due to risk of equipment damage
NUMBER OF STORIES: Four Story

EXTERIOR WALLS< GROUNDS, CHIMNEYS. ETC

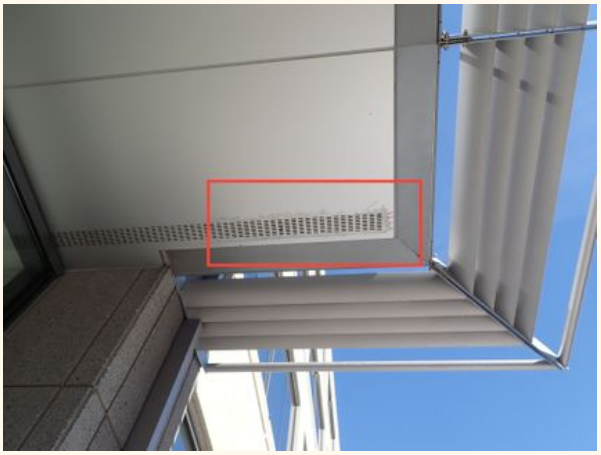
GAS SHUT-OFF LOCATION: Exterior Wall - East
WALKWAYS PATIOS DRIVEWAYS: Concrete Walks, Asphalt Driveway
VEGETATION/GRADING/DRAINAGE: No Obvious Defects Noted
EXTERIOR WALL CONSTRUCTION: Glass and Concrete
PRIMARY EXTERIOR WALL CLADDING MATERIAL: Glass

(EWGCE-1) Repair: Potential moisture related staining was noted in greater concentrations in specific locations on the structure. The subject property has distinct sharp corners around the outside of the structure where numerous materials are joined together in a constricted location. These tight corners are presumed to be extremely difficult to seal completely and several gaps were observed in accessible locations on the exterior.
While there are a variety of testing procedures like ASTM E 1105 that can be conducted, the potential leaking locations are easily observed and may be able to be identified and corrected without extensive and expensive testing procedures. All locations with sharp corners should be closely inspected and an appropriate remediation strategy should be developed and deployed at the potential leaking locations.
NOTE: It had been reported by building maintenance personnel that water from the window washers may be responsible for the staining and before extensive corrective actions are explored or developed, some simple testing with overly sloppy window cleaning should be conducted.



Possible Gaps Noted in Corner Joints

Multiple Layers of Materials in Difficult to Seal Corner Locations



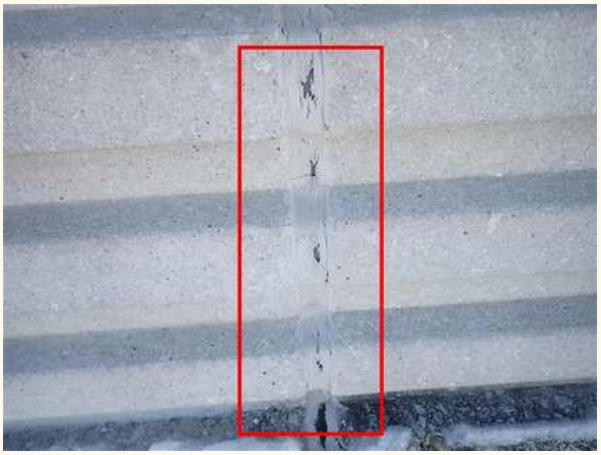
Potential Moisture Related Staining on Eave Area by Corner Joint

Heavy Vertical Staining on Corner Trim Areas

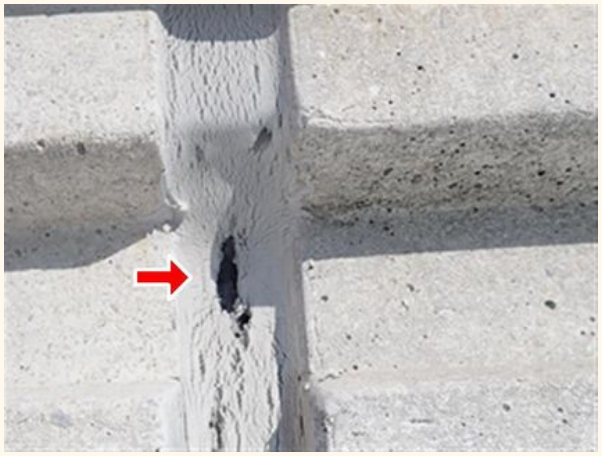
Moisture Stains on Interior Corners

(EWGCE-2) Repair: The existing caulking around the perimeter of the structure is old, cracked, deteriorated and/or missing. Exterior sealant performance is directly related to the joint preparation and application. For increased service life, performance and aesthetics, the exterior of the structure should be carefully examined and old deteriorated caulking should be removed and the exterior of the structure caulked via appropriate means and materials. Proper joint preparation and the use of compliant exterior rated sealants of good quality is recommended.

All caulk joints should then be inspected annually and be repaired as needed. ALL exterior wall penetrations such as: piping, conduit, vent caps, exterior light fixtures and receptacles should be sealed against moisture intrusion through the use of the appropriate caulking methods and materials. An intentional opening/gap at the base of electrical fixtures should remain open to allow any moisture penetration an avenue of escape.
Several sources regarding caulking preparation can be found online, here is a link to one source: Caulking Basics



Deteriorated Caulk Between Pre-cast Cladding Panels



Close-up of Openings Noted in Caulk Joints

Gaps in Caulking Noted Around Windows

Gaps Noted in Caulking Around Windows

(EWGCE-3) Due Diligence: Corrosion stains were noted on several of the pre-cast concrete cladding panels on the East façade. In order to reduce the potential for further deterioration

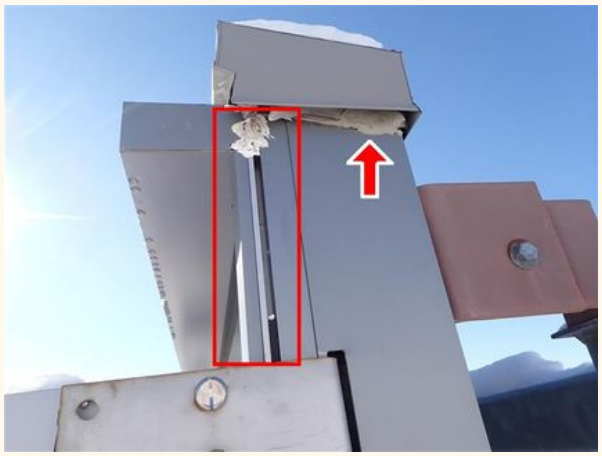
and potential detachment of the panels, the pre-cast manufacturer should be contacted in order to assess what could be corroding, if this was a manufacturing defect that would be under warranty, if repair options are viable and the cost and availability of replacement panels if needed.

Corrosion Noted on Pre-cast Panels

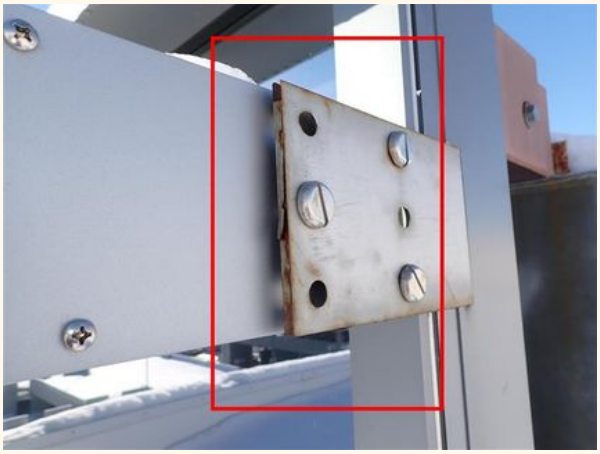
Corrosion Noted on Panels

(EWGCE-4) Repair: There are decorative features on the building that extend to the rooftop. Deteriorated elements were noted on these features and for proper appearance the features should be evaluated and repaired and/or refinished as needed.

Loose Rubber Gasket



Missing Gasket Area and Sloppy Caulk on Cap



Peeling Coating on Connecting Brackets

Corroding Connecting Bolts

(EWGCE-5) Repair: The tile at the main entrance by the revolving door is cracked and deteriorated and further deterioration may result in a trip hazard or tile pieces that come loose and interfere with the operation of the revolving door. In order to reduce the potential for injury and proper door operation, alternate transitional materials that are more suited to the freeze thaw and heavy traffic conditions found at this door should be considered.

Cracked Tile by Front Entrance

(EWGCE-6) Repair: The exterior concrete walks have cracks which can allow moisture penetration that creates the potential for further damage from freeze/thaw cycles. In order to reduce the potential for moisture related damage, the cracks should be sealed by a qualified concrete repair contractor.

Cracks Noted in Exterior Walks

Cracked Walks Noted

ROOF COVERINGS, ROOF FLASHING, ROOF DRAINAGE

Roof Covering: Single Ply----Material Unknown
Roof Viewed: Roof Was Walked

📌 **(RCRFRD-1) Note:** Much of the roof was covered with snow and it's condition could not be assessed at the time of the inspection. Once weather permits the roof should be closely evaluate by a qualified roofing contractor.

Roof Covered With Snow

STRUCTURE AND FOUNDATION

FLOOR STRUCTURE: Poured Concrete
CRAWLSPACE ACCESS: No Crawlspace
MAIN FLOOR BEAM AND POSTS: Reinforced Concrete Columns
FOUNDATION: Foundation not Accessible

(SAF-1) Monitor: Minor cracking was noted along the outside edge of the foundation on the exterior of the structure. There did not appear to be any uneven gaps around windows or in the exterior cladding joints that would suggest unusual or extreme settlement on the structure. If such gaps are noted at some point in the future, evaluation and remediation by a qualified foundation repair contractor would be recommended.

Minor Cracks Noted on Exterior of Foundation

ELECTRICAL SYSTEM, GROUNDING, CONNECTED DEVICES AND FIXTURES

ELECTRICAL SERVICE: 3 Phase Power, 277/480 Volts
LOCATION OF MAIN SERVICE DISCONNECT: Electric service panel
SERVICE PANEL AMPACITY: 4000 Amps
OVERCURRENT PROTECTION DEVICES: Circuit Breakers
BRANCH CIRCUIT CONDUCTORS: Copper

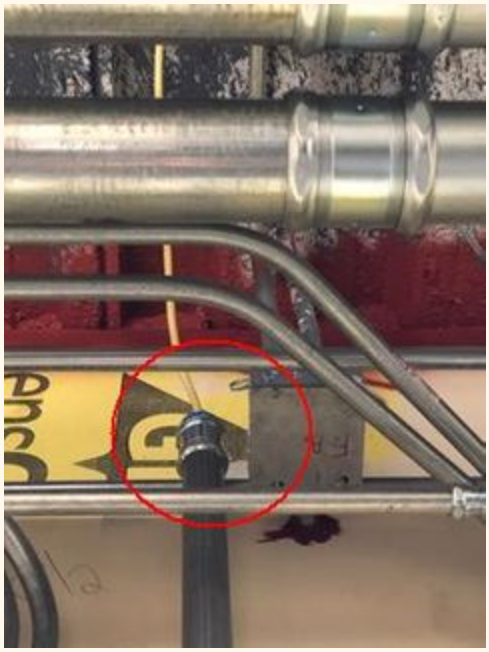
WIRING METHODS: Electrical Metallic Tubing EMT (Conduit)

ELECTRICAL GROUNDING CONDUCTOR/CLAMP LOCATION: Water Pipe Grounding Clamp, The Bonding/Grounding Is Defective and Should Be Repaired by a Qualified Electrical Contractor As Soon As Practical

(ESGCDAF-1) Repair: In order to reduce the risk for electrical shock from inadvertent contact with exposed current carrying equipment and in order to contain molten copper created by high temperature arcing and sparking of energized wiring, it is recommended that all electrical connections be concealed inside covered metal junction boxes by a qualified electrician. Also all service terminations should be evaluated and repaired as needed.

Uncovered Junction Boxes in Telecom Electric Room

Romex Noted in Panel 3lp-1



Open Raceway in Unfinished Area

Open Power Bar in Cubicle in Room 290

Exposed Wires in Electrical Room 110

Open Ceiling Boxes Noted

(ESGCDAF-2) Repair: Uncovered, ungrounded, inoperative, loose and/or mis-wired electrical receptacles were noted in various areas of the structure. All of these conditions represent significant electrical safety defects. All of the electrical receptacles in the building should be evaluated and repaired or replaced as necessary by a licensed and competent electrical contractor.

Receptacles Missing Covers

Open Junction Boxes

Loose Covers on Receptacles

Loose Receptacle with Damaged Cover

(ESGCDAF-3) Repair: The open twist-outs at the electrical service panel creates a risk for electrical shock from potential contact with energized equipment. Repair by a qualified electrician is recommended.

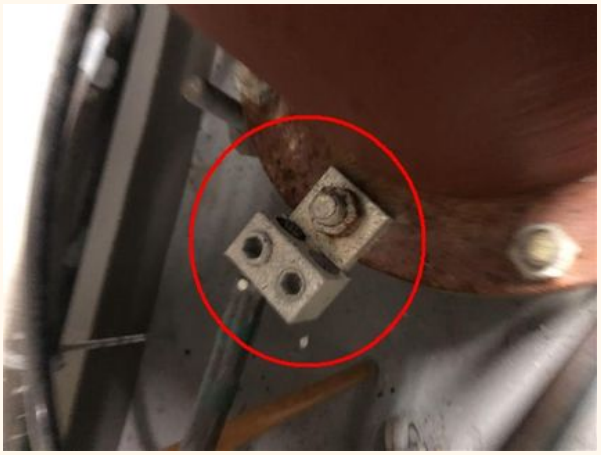
Open Twist-outs on Panel 3 rp-1

(ESGCDAF-4) Repair: Larger electrical conductors are required to be protected at conduit terminations with a non-conductive bushing in order to reduce the risk for arcing/sparking, shock, fire, etc. These bushings are missing in the main distribution panel and it is strongly recommended that the electrical panel(s) be evaluated and repaired as needed by a qualified electrician.

Non-conductive Bushing Missing on Feeder Conduit in Telecom Electrical Room

Non-conductive Bushing

(ESGCDAF-5) Repair: The grounding connection to the water supply does not have a certification tag or jumper wire. Also, no driven ground rods were located and there was a bare conductor on the bus bar that did not go to earth or grounding. In order to ensure proper grounding of the building it is recommended that the grounding system be evaluated and repaired as needed by a qualified electrician.



Missing Tag and Jumper Wire on Water Service Ground Connection

Bare Conductor Connected to Bus

(ESGCDAF-6) Due Diligence: There were numerous lighting outages throughout the structure. While existing building maintenance has been keeping up with some bulb replacement and converting many bulbs to LED's, there are numerous specialty fixtures installed throughout the structure for the various build-out spaces. The buyer will need to determine which fixtures will remain in use and in the future will need to maintain an active stock of replacement bulbs for those fixtures.

Flickering Exit Signs and Non-functional Halogen Fixtures

Non-functional Track Lighting

Numerous Ceiling Fixtures

Non-functional Recessed Lighting

(ESGCDAF-7) Repair: In order to allow for safe and efficient electrical circuit interruption when required for maintenance, repairs, or in emergencies, a complete and accurate electrical circuit directory should be provided to the buyer before closing.

Unlabeled Circuits in Telecom Electric Room

Unlabeled Circuits in Panel 3lp-1

(ESGCDAF-8) Repair: In order to reduce the potential for inadvertent contact with energized electrical equipment it is recommended that the missing electrical panel cover screw(s) be replaced.

Missing Screws on Panel 2-rr-1

Missing Screws on Panel Cover in Electrical Room 110

(ESGCDAF-9) Repair: A spot check of the battery operated emergency lighting system

revealed one or more non-functioning units. It is strongly recommended that these critical life safety devices be regularly evaluated and repaired as needed by a qualified electrician.

Non-functional Emergency Lights Noted

🔍 **(ESGCDAF-10) Due Diligence:** The evaluation of the low-voltage equipment in the structure - alarm, communication, audiovisual, etc., is beyond the scope of the building inspection and should be performed by a qualified low-voltage electrical contractor. In order to reduce the potential for confusion and to reduce clutter around the structure, any wiring, panels, cabinets, etc. for any equipment that is no longer in use should be removed.

Numerous Abandoned Low Voltage Communication Wiring

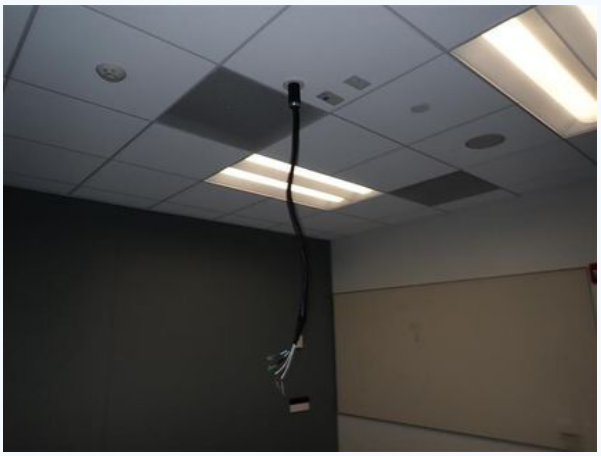
Abandoned Wiring and Racks

Low Voltage Alarm System

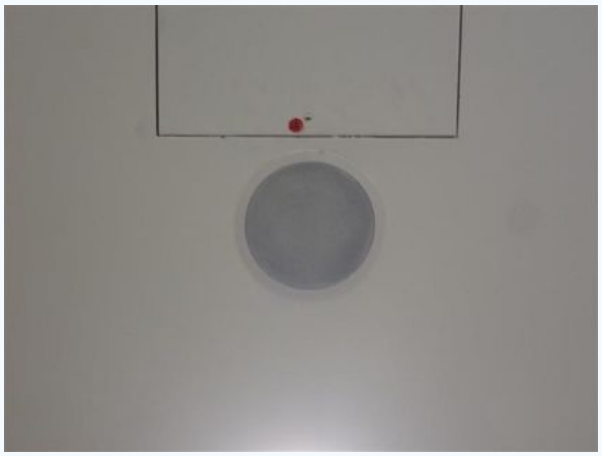
Low Voltage Communication Equipment

Low Voltage Communication Equipment

Low Voltage Audio Controls



Low Voltage Cables Dangling From Ceiling



Low Voltage Audio Equipment

Numerous Low Voltage Panels Throughout Unit

Low Voltage Communication Equipment

Low Voltage Communication Equipment

Low Voltage Communication Equipment

PLUMBING SUPPLY, DRAINS, FIXTURES AND VENTS

POTABLE WATER SOURCE: Public

WATER QUALITY TEST: No

WATER SERVICE PIPING MATERIAL: Ductile Iron

MAIN WATER SHUT-OFF LOCATION: Interior - First floor mechanical room in NE Corner of building

WATER DISTRIBUTION PIPING MATERIAL: Copper

WATER PRESSURE AND FLOW: Turned off in many areas

PLUMBING WASTE SYSTEM: Public Sewer

PLUMBING WASTE PIPING MATERIAL: Cast iron, Copper, PVC, Thin Wall Chrome Plated Brass, Not Fully Visible

WATER HEATER SIZE AND POWER SOURCE: 50 Gallons, 6 Gallons, Electric Water Heater, 3 Units

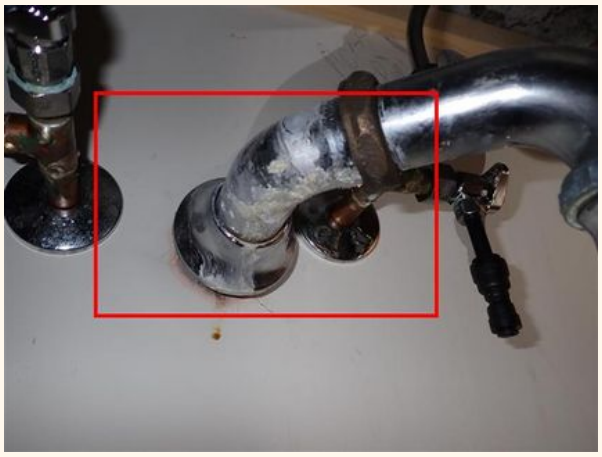
BTU OR WATT INPUT RATING: 1500, 6000 & 9000 Watts

WATER HEATER MANUFACTURER: A.O. Smith, Bradford White, Water Heater Statistical Service Life is 13 years.

APPROXIMATE AGE IN YEARS: 1 to 10 years

(PSDFAV-1) Repair: The building is essentially un-occupied and while the lavatories in the building were all still functional with the exception of self flushing devices that required battery replacement, the water in many of the internal kitchen sinks was turned off along with water heaters for those sinks and so functionality could not be tested.
Incipient leakage stains and active leakage were noted on drain pipes for some fixtures and if use of any of the "kitchen" plumbing fixtures is desired, the water heaters will need to be turned on and the faucets and drains should be monitored when first used and repair by a qualified plumber may be needed.

Residual Flow in Some Fixtures



Incipient Leakage Stains on Sink Drain Piping

Active Leakage From Abandoned Valve

Moisture and Staining on Floor Below Connection

Leakage Noted From Improperly Abandoned Dishwasher Drain

Removed Dishwasher Space and Moisture and Staining Below Sink

Loose Counter on Bathroom Sink

Leaking Fittings on Sink Drain Piping

(PSDFAV-2) Repair: The subject building currently has limited use and while the automatic non-touch fixtures are being maintained, non-responsive fixtures were noted and most likely battery replacements are needed. As a part of occupancy of the building, all plumbing fixtures should be tested and serviced as needed.

Non-functional Self Flushing Mechanisms Noted

Non-responsive Sink in Upper Level Bathroom

Battery Operated Sink Controls

(PSDFAV-3) Repair: At least one abandoned dishwasher connection was noted. If the existing finishes are going to be left in place and there is no intention of installing a dishwasher, in order to reduce the potential for sewer gases to enter the structure from a dried out trap, the drain connection for the dishwasher should be capped by a qualified plumber.

Uncapped Dishwasher Drain

(PSDFAV-4) Repair: The inexpensive and unreliable saddle valve that supplies water to the sink mounted filter in one kitchen installation creates the potential for leakage. In order to reduce the potential for moisture related damage and to be able to shut off the water supply to filter, the valve should be replaced with a high-quality fixture valve.

Unreliable Saddle Valve for Filter Water Supply

Quarter Turn Fixture Valve

(PSDFAV-5) Recommended Maintenance: FYI: Traps on floor drains without a continuous source of moisture can dry out and should be regularly monitored and re-filled with water as needed to prevent the migration of sewer gas into the home. **The application of several drops of mineral oil can retard the evaporation of the water 'plug' in the floor drain trap.**

Open Floor Drains in All Bathrooms

HEATING, AIR CONDITIONING, VENTILATION, AND GAS APPLIANCE SYSTEMS

COOLING EQUIPMENT STYLE: Electrically Powered, Rooftop Mounted Combined HVAC Unit with Evaporative Condensing Units

APPROXIMATE COOLING CAPACITY IN TONS: 2 Units, each unit 210 Nominal Tons

COOLING EQUIPMENT MANUFACTURER: AAON

APPROXIMATE AGE OF CONDENSING UNIT: 11 Years

HEAT TYPE: Roof Mounted Combination Heat & A/C Unit, Electric wall heaters in vestibules

HEATING ENERGY SOURCE: Natural Gas

HEATING EQUIPMENT MANUFACTURER: AAON, Q Mark (Electric Wall Heaters), Average Service Life of a Rooftop Combination Heating/Cooling is 15-20 years

APPROXIMATE AGE OF HEATING UNIT: 11 Years

📌 **(HACVAGAS-1) Note:** The building HVAC system consist of the following:
The main air distribution system for the structure is supplied by two AAON rooftop mounted combination HVAC units with evaporative condensing units. The conditioned air is distributed throughout the building through an underfloor Plenum system with 8 inch diameter swirl diffusers and linear floor diffusers. Each floor level is supplied with four AIR ZONE air column units which supply distribution air to numerous ceiling fan powered VAV boxes with supplemental electric heating and ceiling chilled water fan coil units. Each rooftop unit's nominal cooling capacity is 210 Tons. The HVAC units are 11 years old, typical life expectancy of these HVAC units is 18 to 20 years.
Note: A number of fan power VAV boxes were not in operation at the time of inspection, most

boxes were concealed in the ceiling. Inspection of the fan power VAV boxes was limited to the boxes that were visible and operatable.
Two Carrier air cooled water chiller's located on the structures roof, supply chilled water to numerous ceiling fan coil units and Leibert computer room air handler units. Each chiller's nominal capacity is 60 Tons.

NOTE: The supply and return chilled water loops present on all floors, could be used for supplemental cooling at a future date with the addition of air column units or fan coil units. The chilled water system was not in operation at the time of inspection. Some chilled water units have been decommissioned per the building engineer.
The building HVAC system is managed by an Alerton BAS system (Building Automation System) with graphic interface. The fan powered VAV boxes are operated by a temperature sensor located in the space. Carbon dioxide (CO 2) monitors were noted in spaces to allow the BAS system to make adjustment for indoor air quality.
Electric supplemental wall and ceiling heaters were noted at the exists to help with the influx of unconditioned air in the space.

AAON Roof Mounted HVAC Air Handler System.

HVAC System Heating Section in Operation

HVAC System Return Fan

HVAC System Filter Section

HVAC Heating System Components

AAON HVAC Unit with Evaporative Condenser

AAON Rooftop HVAC Data Plate Illegible

Typical Air Column Unit

Air Column Unit Data Plate

Underfloor Plenum System

Typical 8" Floor Diffusers

Typical 8" Swirl Floor Diffusers

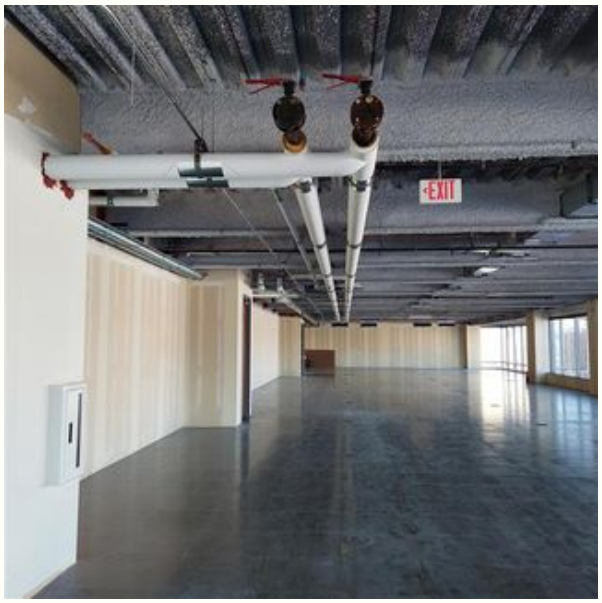
Typical Linear Floor Diffusers

Typical Ceiling Mounted Fan Powered VAV box

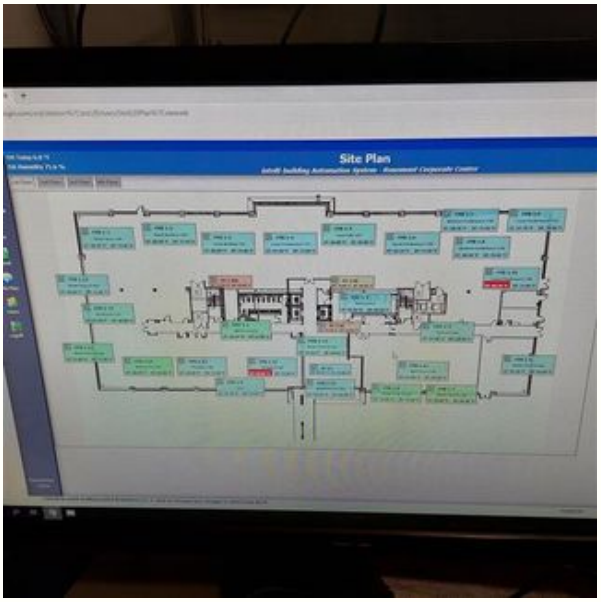
Spare Fan Powered VAV Boxes

Carrier Air Cooled Chiller

Chiller Data Plate



Chilled Water Loops



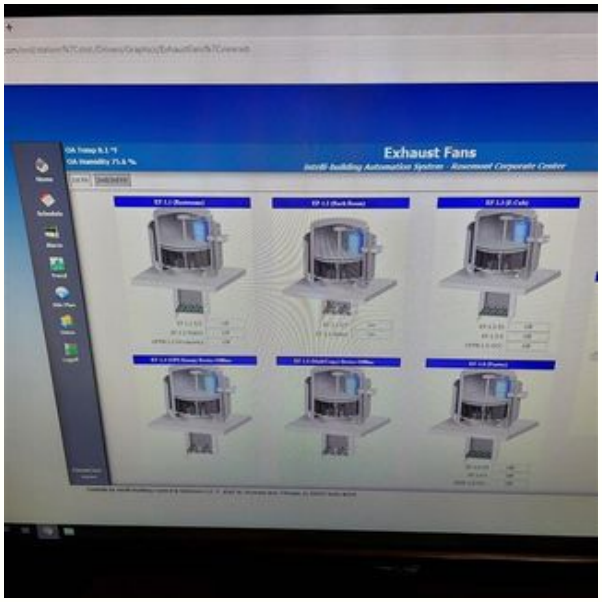
BAS Site Plan 1st Floor

BAS Site Plan 2nd Floor

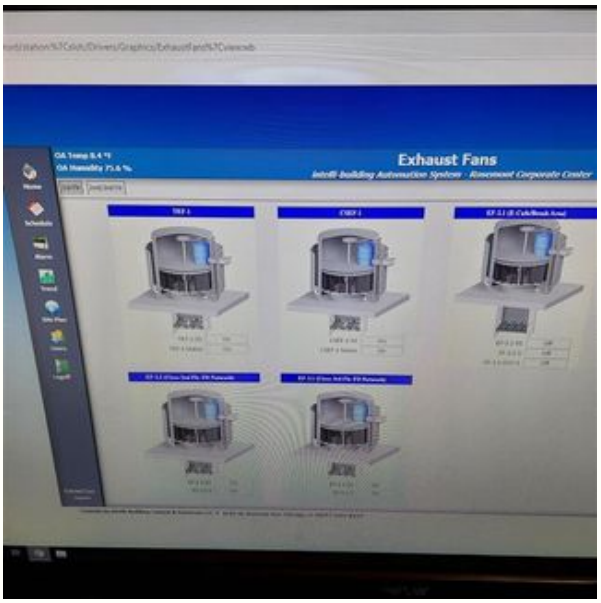
BAS Site Plan 3rd Floor

BAS Site Plan 4th Floor

BAS Chilled Water System



BAS Building Exhaust Fans



BAS Building Exhaust Fans

BAS Control System

Fan Powered VAV Box Temperature Sensor

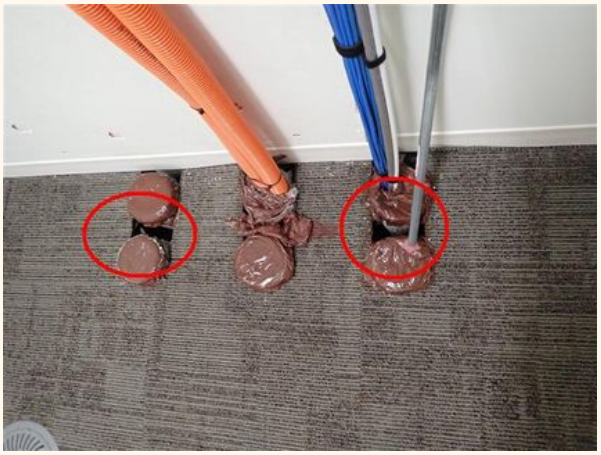
CO 2 Monitor Showing 427 PPM

Typical Wall Mounted CO 2 Monitor

Electric Ceiling Heater

Typical Electric Wall Heater

(HACVAGAS-2) Repair: Unsealed openings were noted around conduits that protruded into several rooms through the underfloor air distribution system. There was significant loss of pressure in these areas and for more efficient heating and cooling It is recommended that the openings be sealed with intumescent foam or via other means.

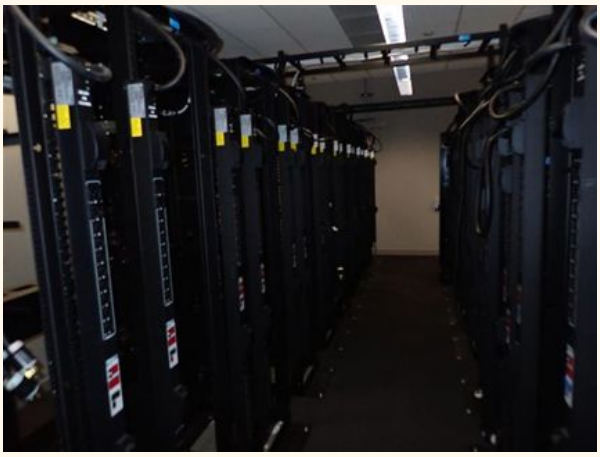


Significant Air Leakage Around Pipe Penetrations

(HACVAGAS-3) Repair: Moisture related staining was noted in several ceiling areas, and all staining is directly related to leakage from ceiling fan coil units. In order to reduce the potential for moisture related damage, the leaking fan coil units should be evaluated and repaired by a qualified HVAC contractor.
One of the leaking fan coil units seemed to be louder than others in the building and given the leak, it should be serviced as soon as practical.

Ceiling Stains Noted in at Least Two Locations

(HACVAGAS-4) Repair: There were several former server rooms that had massive stand-alone air conditioning units installed specifically to keep these rooms at the temperatures needed to keep thermal runaway from occurring while the servers were running. It is doubtful that these systems would be needed and the systems should be removed.



Former Server Racks

Room Air Conditioning Units

(HACVAGAS-5) Repair: Loose covers were noted on some of the small electrical door heaters. In order to reduce the potential for injury and damage, it is recommended that the covers be secured.

Loose Covers Noted on Heaters

(HACVAGAS-6) Repair: Rust, corrosion and deterioration was noted on the rooftop evaporative condensing sections on both HVAC systems. This condition is an indication of a leak in the evaporative section. In order to prevent further ongoing deterioration to the unit prior to seasonal start-up, it is strongly recommend that a qualified mechanical contractor be retained for appropriate corrective measures.

Rust and Corrosion on Evaporative Condensing Section (West unit)

Rust and Corrosion on Evaporative Condensing Section (East unit)

(HACVAGAS-7) Repair: Area's of missing pipe insulation were noted on the third floor chilled water supply and return piping. In order to reduce the potential for condensation and loss of chilled water temperature, the pipe insulation should be repaired or replaced.

Missing Pipe Insulation.

Missing Pipe Insulation.

Missing Pipe Insulation.

(HACVAGAS-8) Repair: The two stairwell pressurization fans were not operated at time of inspection, inspection of this equipment is beyond the scope of a commercial building inspection. A qualified specialty contractor services should be engaged to evaluate, operate and insure these critical life safety units perform as intended.

Stairwell Pressurization Fan

Stairwell Pressurization Fan

📌 **(HACVAGAS-9) Note:** An inquiry was made regarding the status of the building mechanical equipment operation. Joseph Rivers Maintenance Engineer states that an operation, and equipment status record log is performed daily. Engineer states that filter changes and minor preventative mechanical service to the equipment is performed by the engineering staff. Seasonal equipment maintenance has been performed by AMS mechanical contractors.

An inquiry was made regarding daily building temperature and building pressurization control. Joseph Rivers Maintenance Engineer states that he has full access to the BAS system to make temperature and pressurization adjustments. At the present time engineer stated that he is running the building at a slightly negative air pressure. A negative air pressurization in the building space could allow influx of cold draft, energy loss, condensation on building structures and other deleterious conditions to prevail.

FIREPLACES, WOODSTOVES, ETC.

FIREPLACES: No Fireplace Present

INSULATION, VENTILATION, ATTICS, ETC.

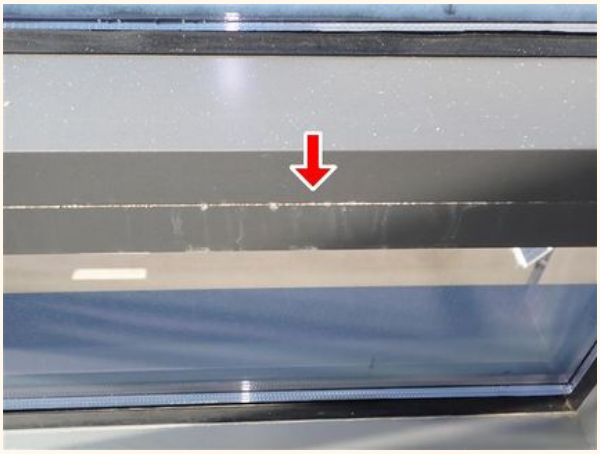
ATTIC INSULATION & VAPOR RETARDERS: No Attic Present
VENTILATION: Ducted Exhaust Fans in Bath/s

(IVAE-1) Repair: Potential moisture related staining was noted on the interior metal trim around some windows. The areas above the windows where the pre-cast façade panels are attached are insulated with what appears to be mineral wool batts. These batts are then "sealed" or held in place via adhesive reflective material that has now become loose in some areas. The insulation did not appear to completely fill the cavities and the open, un-insulated voids adjacent to exterior areas may also have potential air leakage. Other areas prone to air leakage and lack of insulation are the metal trim window dividers and potential leakage stains were also noted on those.

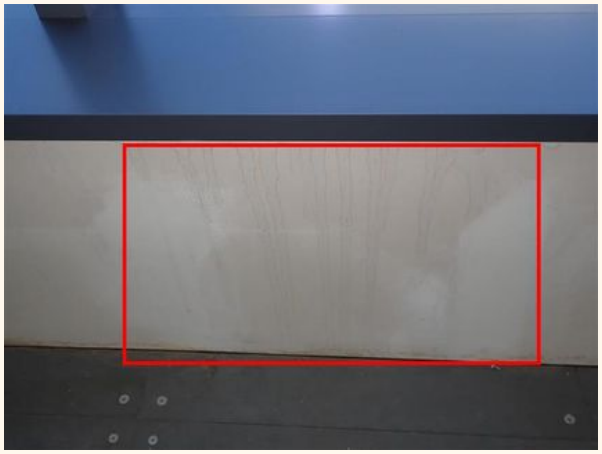
The colder temperatures in these areas have the potential to react with warmer interior temperatures that could result in the formation of condensation. It appeared that the condensation was less pronounced in areas of the building that were exposed to more sunlight, however, conversely, areas of the building that experienced less sunlight had more condensation formation. In order to reduce the potential for moisture related damage it is recommended that the mineral batt insulation be removed and an equivalent depth of closed cell foam insulation be applied in these cavity areas by a qualified insulation specialist.
For more information on the role air leakage plays on interior condensation, here is a link to an interactive webpage from the Department of Energy that can shed light on this any many other insulation concerns: Moisture Control
NOTE: It had been reported by building maintenance personnel that water from the window washers may be responsible for some of the staining and before extensive corrective actions are explored or developed, some simple testing with overly sloppy window cleaning should be conducted.

Loose Insulation Above Window

Incipient Leakage Stains Below Insulation



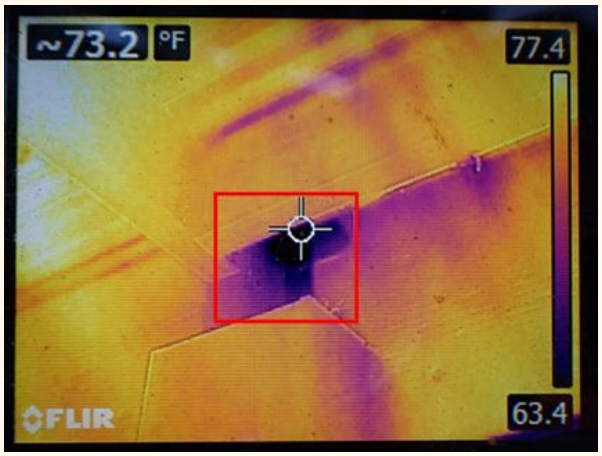
Potential Interior Leakage on Window Dividers



Moisture Stains on Wall Areas Below Windows

(IVAE-2) Repair: An infra-red examination of open ceiling areas on the fourth floor revealed a potential lack of insulation around the column to roof connections. In order to reduce the potential for moisture related damage related to condensation, these areas should be evaluated by a qualified insulation specialist in order to see if they can be insulated with closed cell spray foam insulation.

Column to Beam Connection on Fourth Floor



Temperature Differential Noted at Connections

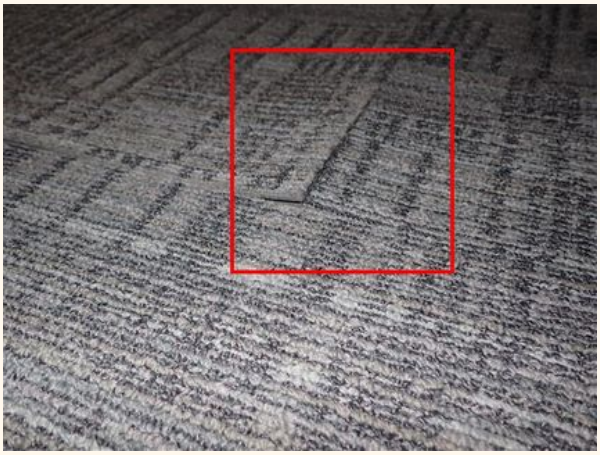
INTERIORS AND FINISHES

COUNTERTOPS/CABINETS: Plastic Laminate Kitchen Cabinets, Plastic Laminate Kitchen Countertops, Wooden Kitchen Cabinets

(IAF-1) Repair: The building has numerous built out spaces that were in a variety of states when they were abandoned. If use of any of the existing interiors is desired, some drywall touch-ups, re-painting and other repairs may be needed.

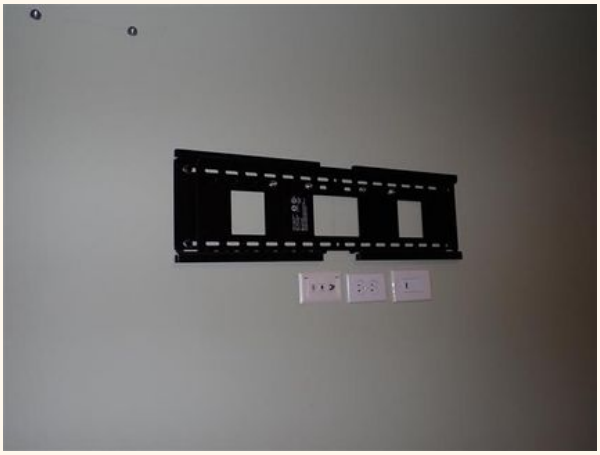
Loose Ceiling Tile Grid Members

Loose Carpet Squares that Present Trip Hazards

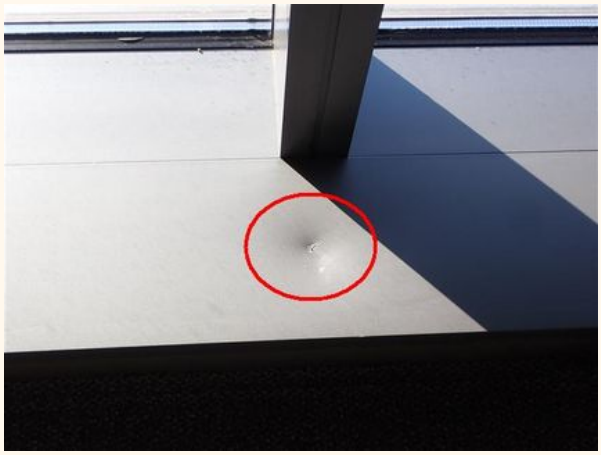


Loose But Intentionally Removable Carpet Squares

Damaged Wall Finishes Noted



Numerous Wall Mounts Noted

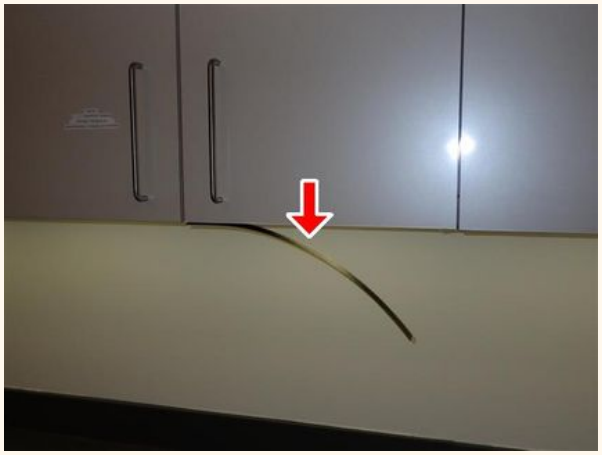


Damaged Interior Metal Fenustrations

Water Supplies for Coffee Makers, Etc.

Missing Edges on Cabinets

Loose Exit Sign



Delaminating Cabinet Finishes

Holes in Floor

Holes in Wall

Damaged Wall Finishes

Damaged Floor Finishes

Numerous Abandoned Wall Mounts

Separated Window Trim

Loose Window Trim

Loose Material on Workspace Enclosure

Separated Window Trim

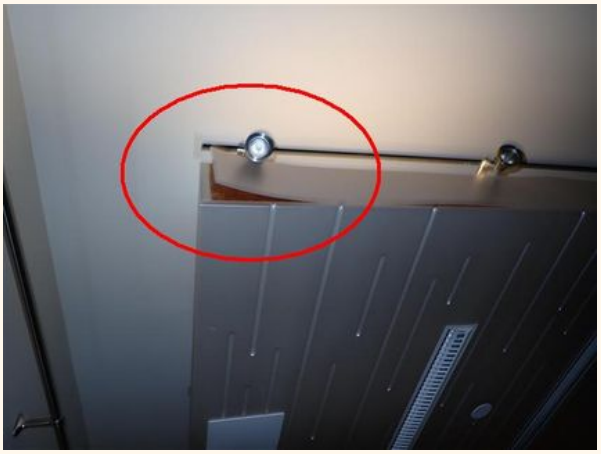
Damaged Finishes Adjacent to Removed Dishwasher

Leaking Grease Trap Below Sink

Corrosion and Leakage Stains Around Water Heater in One Kitchen

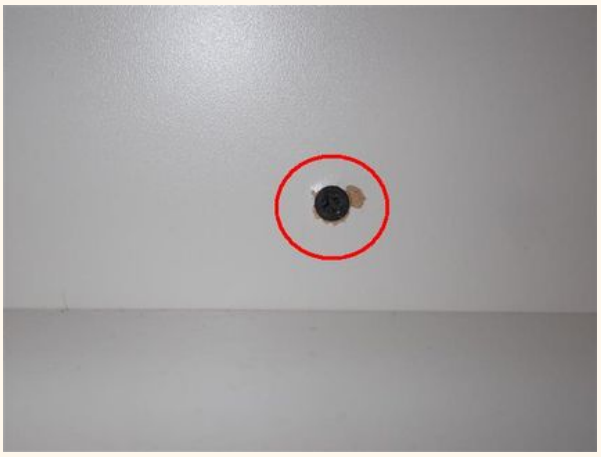
Large Display Areas with Extensive Curved Vaulted Ceilings

Specialty Displays and Features Installed



Deteriorating Surfaces

(IAF-2) Repair: The screws used to fasten some of the cabinets to the wall framing are not the recommended washer head screws. In order to reduce the risk of the cabinets pulling through the existing fasteners and loosening or becoming detached, the existing screws should be removed and replaced.



Drywall Screws Used to Secure Some Cabinets

Cabinet Screws

(IAF-3) Repair: There was a small cafeteria in the lower level of the building and the features in that space are deteriorated and very specific in use and many of the features were de-commissioned and could not be tested or evaluated. Unless a food service space will be opened up in this location, the features should be removed and the space re-habilitated with appropriate finishes.

Damaged Flooring

Large Refrigerator Unit

Corrosion Noted on Interior of Fridge

Vent Pipe Open to the Exterior - Cold Air Noted

Industrial Sink Equipment Could Not be Evaluated

Non-functional Hand Washing Sinks

Fridge Drain Line Discharging Outside of Floor Drain

Service Counter

WINDOWS, DOORS, SKYLIGHTS

WINDOW STYLES & MATERIALS: Aluminum Frame, Thermal Glazing, Fixed Sash

(WDS-1) Repair: There were large glass display panels in one of the hallways on the lower level. There were no markings on the panels that indicate that they are made of tempered glass. If the panels are to remain in use it should be confirmed that they are made of tempered glass, otherwise, if they are not, in order to reduce the potential for injury, it is recommended that the panels be removed.

Large Glass Panels in Hallway

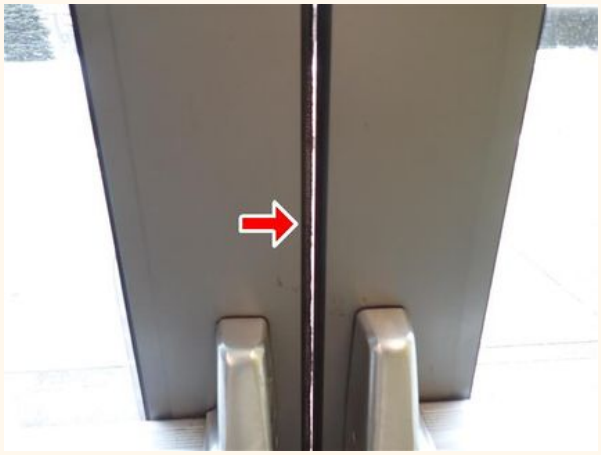
(WDS-2) Repair:

The exterior doors have some corrosion and damage, most likely related to salt use by the entrances. For proper appearance and operation some painting, repair and replacement of door features may be needed

Corrosion and Deterioration Around Door Seals

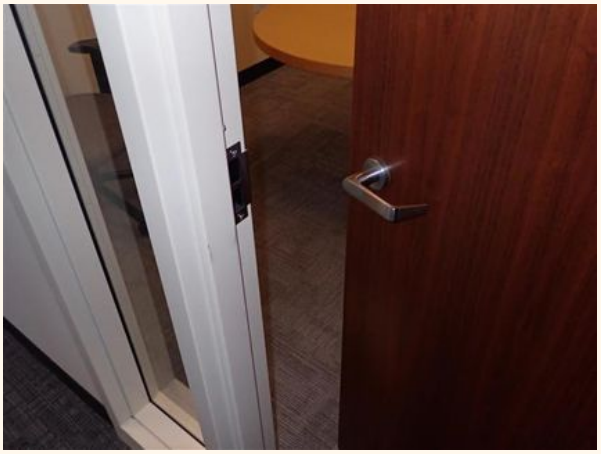
Corroded Hinges

Deteriorated Threshold



Gaps Noted Between Doors

(WDS-3) Repair: Several of the doors in the structure failed to close or latch properly and some were damaged. If use of any of these doors is desired, for proper operation and appearance, it is recommended that any non-functional or damaged doors be repaired, adjusted or replaced by a qualified carpenter or door installation contractor.



Non-latching Door in Fourth Floor Office

Damaged Doors

Damaged Door

Several Non-latching Roller Top Doors Noted

Peeling Veneer on Several Doors Noted

Non-operational Catch on Door

Missing Hardware on Doors

Doors Rubbing on Doorframes

Unstable Hinge on Door

(WDS-4) Repair: Large exterior windows with aluminum frames are prone to the transmission of cold exterior temperatures that can result in the formation of condensation on interior metal surfaces and the adjacent drywall finishes are capable of wicking moisture which promotes mold growth. In order to reduce the potential for moisture related damage and fungi growth at these locations, a caulked capillary break should be provided between the metal finishes in contact with the exterior and the adjacent drywall finishes.

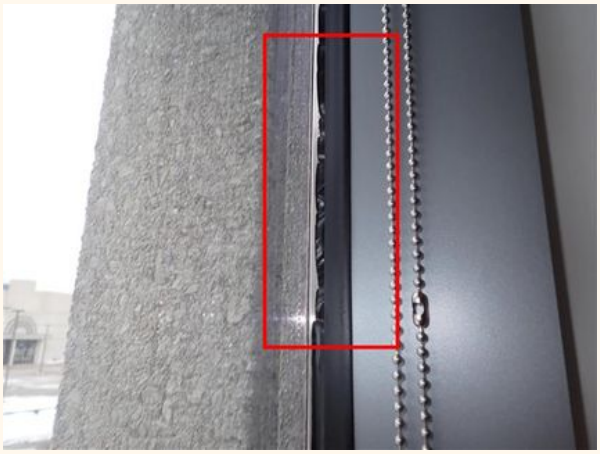
Potential Moisture Related Damage Noted on Numerous Wall Surfaces

No Active Moisture in Badly Damaged Area

(WDS-5) Repair: Some irregularities with regards to sealant installation was noted on several windows. No apparent signs of leakage were noted on these windows, however, they should be monitored and if leakage is noted in the future, repair by a qualified curtain-wall contractor is recommended.
If desired water testing using pressurized exterior flow with an interior observer may be utilized to pinpoint leaks - removal of some interior cladding features may need to be removed to clearly view leak location.

Irregular Sealant Installation

Potentially Improper Corner Seal - Staining or Dirt in Corner?



Uneven Sealant on Window

INSTALLED APPLIANCES

(IA-1) Repair: The dishwasher in the fourth floor kitchen does not have a switched disconnect as required for electrical safety. In order to reduce the potential for electric shock, it is recommended that a qualified electrician install a 'kill switch' within sight of the dishwasher.

Shut-off Switch Missing on Dishwasher

(IA-2) Repair: A refrigerator that was removed had a copper water supply line that is flexible and easily damaged. For optimal resistance against leakage and water related damage to the surrounding finishes, the copper water supply tubing should be replaced with braided stainless steel tubing if a new refrigerator is installed.

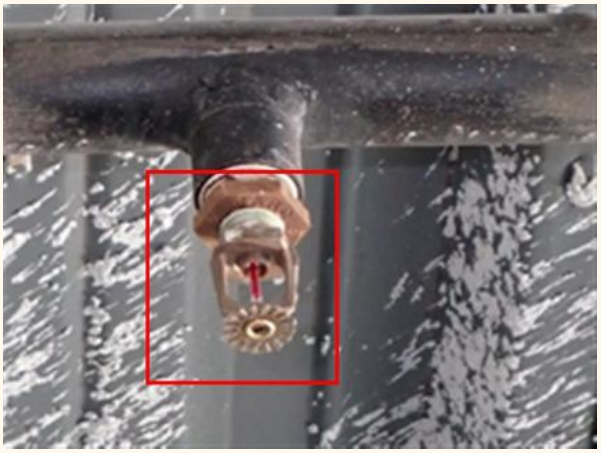
Copper Water Supply Utilized for Removed Refrigerator

Fridge Tubing

OTHER

(O-1) Repair: Fire Safety Sprinkler Heads: The condominium is equiped with fire safety sprinkler heads. Caution should be used by the client and their contractors, as to not falsely engage or trigger the system as water can be dispersed and continue to flow until Fire Department or Building Management personnel are dispatched and/or arrive to shut off the water flow from the main shut-off valve. In order to minimize the risk of excess moisture dispersion as well as ensure that all operating controls are functioning properly, the system and its operational controls should be fully explained and understood by the parties involved.

In order to reduce the potential for accidental activation of the sprinkler heads, any exposed heads that are accessible should have protective covers installed.



Fire Sprinkler Safety Head

Protective Cover on Sprinkler Head

(O-2) Repair: There were numerous fire extinguishers noted throughout the building. Many of the extinguishers appear to have been regularly maintained, however, some expired extinguishers were noted. All equipment that is part of the sale of the property that is required for use in the structure should be evaluated and serviced as needed for re-certification.

Expired Extinguishers

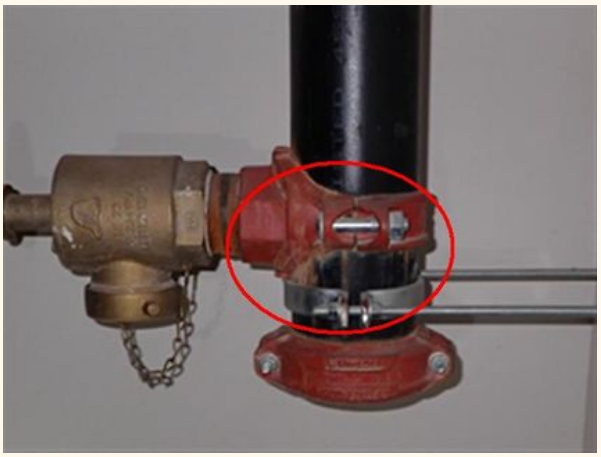
Loose Extinguishers

Missing Extinguishers in Some Enclosures

(O-3) Repair: The building has a fire suppression system that most likely has components that require annual inspections and/or servicing and as agreed to with the client was not evaluated as a part of this inspection. In order to ensure proper operation of the fire suppression system, it is recommended that the buyer review the past service records and make arrangements for regular servicing.

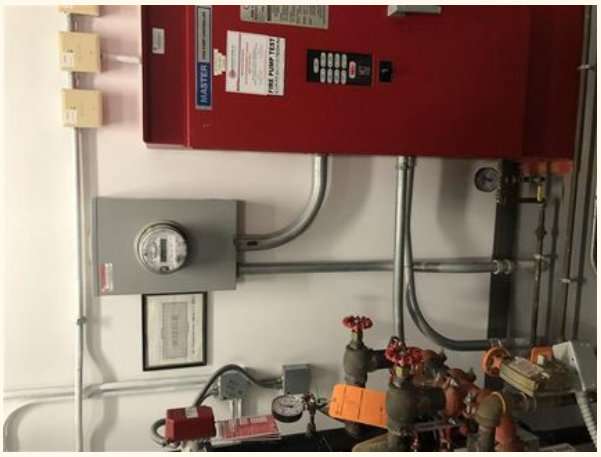
Potential Moisture Stains on Insulation for Suppression System Piping

Fire Suppression System in Building



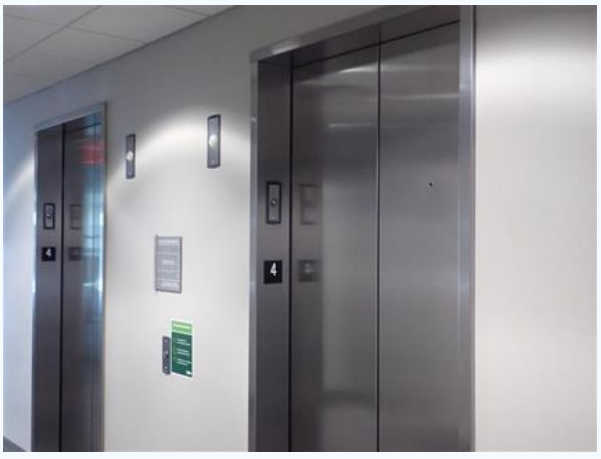
Incipient Leakage Noted on Some Fittings

Staining on Floor Below Leakage Stains



No Grounding Observed on Fire Pumping System

🔍 **(O-4) Due Diligence:** Elevator inspections require highly specialized expertise and were agreed with the client to be outside the scope of this building inspection.



Elevators Require Specialized Experience

Hydraulic Elevator Units

No Leakage Observed on Visible Elevator Piping

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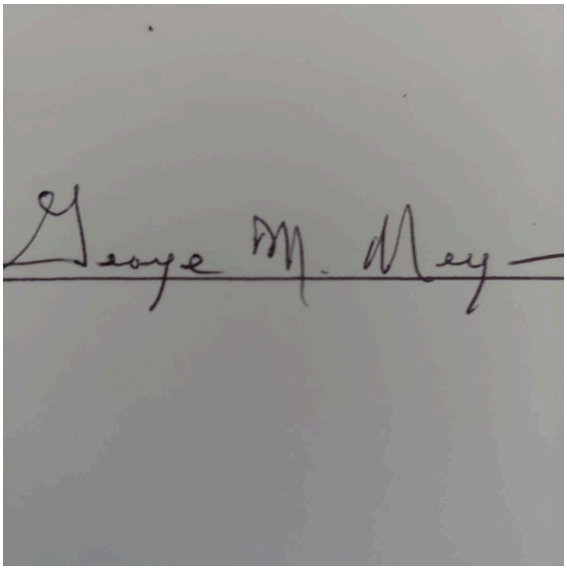

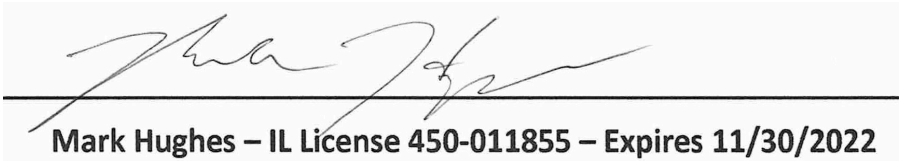

Mark Hughes – IL License 450-011855 – Expires 11/30/2022