



6045 Stonewall, Downers Grove, Illinois 60516
630-852-0993
www.Altainspect.com

July 9, 2012

Re: Inspection Report for the Commercial Building @ Sample Building

Dear Client,

Attached is a summary report of our inspection of the above referenced property, conducted on your behalf on July 9, 2012. This inspection was visual in nature and covered only those technical features of the building that were visually accessible at the time of the inspection. No destructive investigation or testing was performed as part of this inspection. The scope of the inspection covered the structural, electrical, mechanical, plumbing, general interior, and general exterior features of the building.

In the course of this inspection, we took digital photographs to illustrate areas of concern or to document conditions at the time of the inspection. Copies of these photos are included in this report for your information.

Should you have any questions about any aspect of this report, please call me.

Sincerely,

Tony Ross

Tony Ross ACI, MIES
President
Alta Inspection Services, Inc



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PROPERTY CONDITION REPORT
Commercial Building

Conducted on July 9, 2012

For:

Prepared By: Tony Ross & Mike Almasi

1.0 GENERAL DESCRIPTION

This building is approximately 20,875 SF in plan area on the main floor. The building is estimated to be about 24-34 years old. There is a visitor parking area on the west, east & south sides of the building. The exterior covering of the building is brick & steel. This is a two story building on poured concrete slab on concrete footings.



Figure 1 Front elevation

2.0 GENERAL GROUNDS AND GRADING

The property is bordered by Parkway on the north. The parking areas are asphalt. There is some extensive cracking and deterioration of asphalt surfaces. Recommend obtaining estimates for the repair or replacement of these materials.



Figure 2 Damage to parking lot at north section.



Figure 3 Damage to asphalt at south of building.

3.0 GENERAL EXTERIOR CONDITION

The exterior walls are brick and steel panels. The panels around the east section of warehouse walls are pulling away from building. There are some damaged areas around the dock. Recommend painting steel lintels above windows and doors to inhibit rusting. The windows are metal frame casement and slider type. There is some water damage around west windows on 1st floor of office building. Several of the windows are difficult to operate.



Figure 4 Water damage to west window



Figure 5 Water stain on north window ledge



Figure 6 Brick wall to steel wall interface in warehouse. This is an area where insects and vermin can enter building.



Figure 7 Some damaged steel siding around the dock.

4.0 ROOFING SYSTEMS

The roof of the building is composed of metal panels over metal trusses. There are some stains and areas that show prior water infiltration, including around north entry and at office to warehouse interface. We could see some patching and repair work done to areas of roof, roof penetrations and parapet walls.

Roof Structure: steel truss on steel decking with steel beams and columns. The visual components appear sound.



Figure 8 Roof over warehouse



Figure 9 Roof over office building

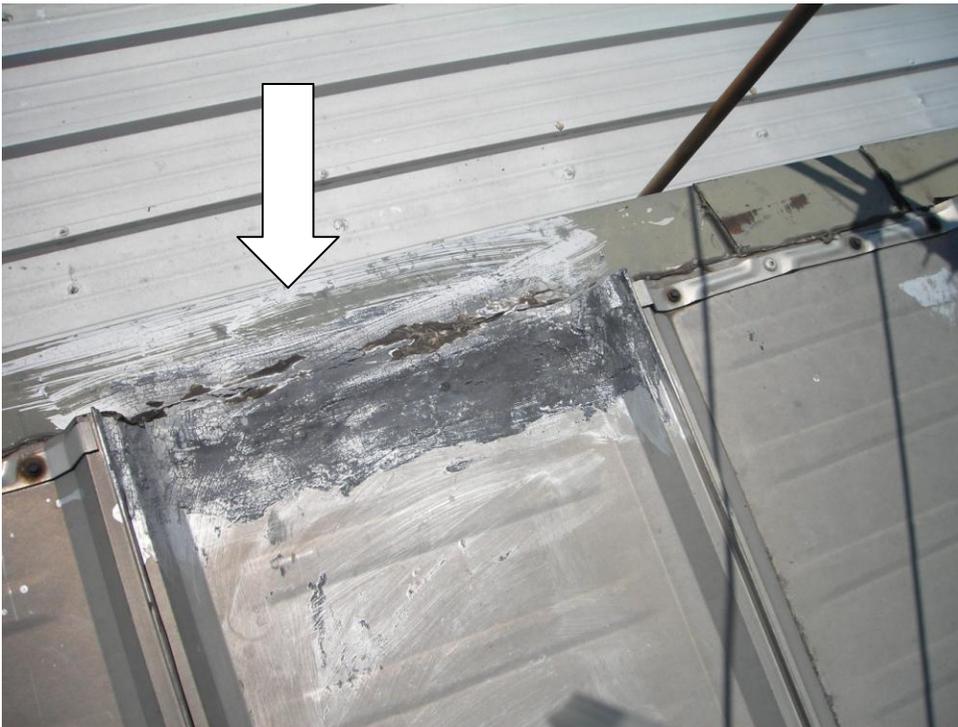


Figure 10 Patched area at south edge of office roof



Figure 11 Patched area around penetrations through roof



Figure 12 West view of office roof.

5.0 HVAC SYSTEMS

The description of the HVAC system is as follows:

There are 5 combination heating cooling units on the roof, as follows:

3-Carrier units

180,000 BTU's each

4 tons cooling each. Manufactured between 2000-2005

1- Rheem unit manufactured 1998. 109,000 BTU's & 4 tons cooling

1-Trane unit. Manufactured 1978

150,000 BTU's and 4 tons cooling

The Trane unit is at the end of its useful life expectancy.

There was condensate draining onto roof from all five units at the time of inspection.

There are 6 hanging gas heaters in the warehouse are. Only one of these was functional at the time of inspection. The unit near south dock door was not connected to gas or electric supply.

Recommend these units be checked by a qualified HVAC contractor and be repaired or replaced as needed.



Figure 13 Trane unit. Unit is old and rusted.



Figure 14 Trane unit and one of Carrier units.



Figure 15 Rheem unit.



Figure 16 One Carrier unit with two ventilation fans.



Figure 17 Electric not connected to overhead gas heater.

6.0 ELECTRICAL

This building is serviced by 400 amp, three phase, main service feeder. There are 6 sub panels. The sub panels are connected to transformers to step down the voltage as needed. There is room for expansion in the panels, if needed. There are a few switches, outlets and timer boxes throughout the building that need covers to protect wiring.

All the visible wiring is copper. The electrical system appears professionally installed.

The GFCI outlet in 1st floor women's bathroom does not reset when tested. This should be repaired/replaced as needed for safety.



Figure 18 Main electrical panel



Figure 19 Spare breakers in 2nd floor sub panel

7.0 PLUMBING

The building domestic water is supplied from the City water main. Wastewater is apparently routed to the City sewer system via cast iron sewer lines. The water pressure appears adequate around the building.

The 50 gallon Bradford White gas water heater was manufactured in 2002 and appears functional. All supply lines that are visible are copper. The plumbing fixtures appear functional.



Figure 20 Main water supply. This room is not directly heated. Recommend protect pipes from low temperatures.

8.0 GENERAL INTERIOR

General Structure: The building foundation is of poured concrete slab on concrete footings. There are pest control traps evident around building. No evidence of unusual infestation at the time of inspection. The walls of the building are concrete block and brick. There is evidence of water infiltration around walls of front entry.

Comments made in this report regarding the foundation are based solely on observations made at the time of this inspection and are not based on any engineering evaluations. Future movement of the foundation can occur with changes in soil conditions or foundation loads, which cannot be foreseen. If you have continuing concerns about the foundation we recommend you seek the counsel of a professional engineer.



Figure 21 Water infiltration in front entry.

9.0 EMERGENCY SYSTEMS

The building is equipped with smoke/heat detectors for fire protection. The fire and security systems were not checked or operated as part of this inspection. These systems should be checked regularly for safety and code compliance.



Figure 22 Security system.



Figure 23 Fire suppression system

10.0 SUMMARY

In summary, we found the building to be sound and well constructed. The following is brief list of items, which need repair or routine maintenance:

Mechanical:

1. Check, repair or replace non-operational HVAC systems.

Exterior:

1. Repair or replace asphalt and seal coat parking areas.
2. Repair/seal water infiltration around front entry
3. Recommend trimming bushes, shrubs and vines away from siding to prevent moisture retention.

Interior:

1. Seal leaks around windows
2. Repair or replace damaged/loose ceiling insulation



Figure 24 Ceiling area above dropped ceiling tiles. Note loose insulation.



Figure 25 Some ductwork visible above dropped ceiling

The security system, computer room & phone system were not checked as part of this inspection. Recommend having seller or installer demonstrate proper operation and maintenance.

The opinions and recommendations given above are based on the conditions assessed at the time of inspection. We reserve the right to modify or change any of these opinions in the event that other areas of the framing or structure or others areas of the building be made accessible for inspection or other documents and information about the building become available. Future changes in the conditions of the building can occur as a result of changes in such features as the supporting soil or in the weather tightness of the building envelope. Such changes can not be foreseen and are beyond the scope of this inspection to predict.

I trust that this report adequately addresses the technical features of this building. If you have any questions about any aspect of this report, please call.

Sincerely,

Tony Ross

Tony Ross, ACI, MIES
President
Alta Inspection Services, Inc