# Building Inspection Summary Report


**81,000 sq ft Building:** (REDACTED), Tacoma, WA 98418

**Client:** Prospective Buyer - Bank

**Author:** Gordon Dewey, Town Carpenter LLC, and *Attributions In Italics.*

**Inspection Period:** Monday, February 26, 2018 through Thursday, March 1, 2018

**Weather:** Frigid, cloudy and cold

## Scope of Inspections

Coordination and supervision of project. Visual inspection of the building interior and exterior including asphalt, elevators, paint, plumbing fixtures, light fixtures, doors, and windows. Supervise specialty inspections including safety implementation, storm drains, landscaping & irrigation, roofing, mechanical, electrical, and side sewers.

Reasonable effort was made to view all safely accessible areas of the building. This summary may not address every problem that may exist with this property at the time of this inspection. **Town Carpenter LLC makes no warranty that there are no other defects with this property.**

*References in italics throughout this document indicate extensive additional detailed and comprehensive documentation that has been provided separately.*

## Building and Property

This 3.23-acre property encompasses one three story institutional/business building of 81,117 sq ft gross area, four lighted parking lots with 234 parking stalls including 7 ADA and/or van accessible, planter beds and landscaped areas, and one cellular tower located at the southwest corner of the property.

The building was constructed circa 2005-2006 as a pharmaceutical research facility and includes a commercial kitchen, inpatient treatment areas, inpatient sleeping rooms, shower rooms, laundry rooms, restrooms, exam rooms, nursing stations, laboratories, pharmacies, general office space, reception areas, conference rooms, corporate offices, and storage & filing rooms. Construction seems to have been carried out in stages, with the 2nd and 3rd floor tenant improvement including the first-floor commercial kitchen concurrent with site and building shell construction. Then the 1st floor tenant improvements followed soon after. Everything in the building is assumed to be original equipment.

## Site Work and Structure

All site work and building elements appear to be constructed according to the civil, structural, architectural, plumbing, electrical, mechanical, and landscape plans that are readily available in full. The exterior walls consist of 5 ½" thick concrete tilt-up panels to a maximum height of 35 feet, set on concrete footings. The 1st floor slab on grade appears to be in excellent condition. The 2nd and 3rd floors consist of ¾" OSB subfloor applied over open web trusses supported by glulam beams and steel columns. The roof structure consists of ¾" OSB applied over wood I-joists supported by glulam beams and steel columns.

## Asphalt Parking Lots

The parking lots have been freshly seal coated, re-striped, and new ADA markings applied. There is an electric gate controlled by a keypad that separates the entry (north) parking lot from the east lots. A portion of the east parking lot is rented or leased for the Pierce County Public Health motor pool.

## Picture Windows

Insulated low 'E' glazed thermally broken – clear anodized aluminum frames

| | |
|---|---|
| (180 total) 4'-0" x 4'-0" | (73) have various problems described below, *ref., annotated plan*. |
| (56 total) 4'-0" x 6'-0" | (1) 1st floor window has white film peeled from the inside, *ref., annotated plan*. |

**Problem Descriptions**: Bad seal causing fogging between panes; Water leak/stain on or between panes; Interior caulk joints degraded; Exterior plastic retainer bead shrinkage/curling/falling out/missing; Leaks that penetrate to the interior and cause drywall damage. *Ref., annotated plans for locations*.

## Storefront Systems

No problems except lobby door as noted below.

## Exterior and Stairwell Doors

Main Lobby Entrance – magnetic lock inoperable

Covered Plaza (Arcade) – west fire exit door needs adjustment, sweep hangs on carpet and latch bolt sticks.

3rd Floor Stair Doors – Mag locks prevent exit to stairwell

1st Floor West Stairwell – Sweep hangs on carpet

## Exterior Paint

Exterior appears freshly and professionally painted.

## 2nd Floor Exterior Deck

Composite decking and handrail degraded, surface is flaking away.

## Exterior and Parking Lot Lighting

Burned out exterior and parking lights: building west: 2/3; building north 5/6; building east 1/4; building south 0/4; parking SE lot by cell tower 4/4.

The east parking lot pole lights all work, except SE parking lot.

## Elevators

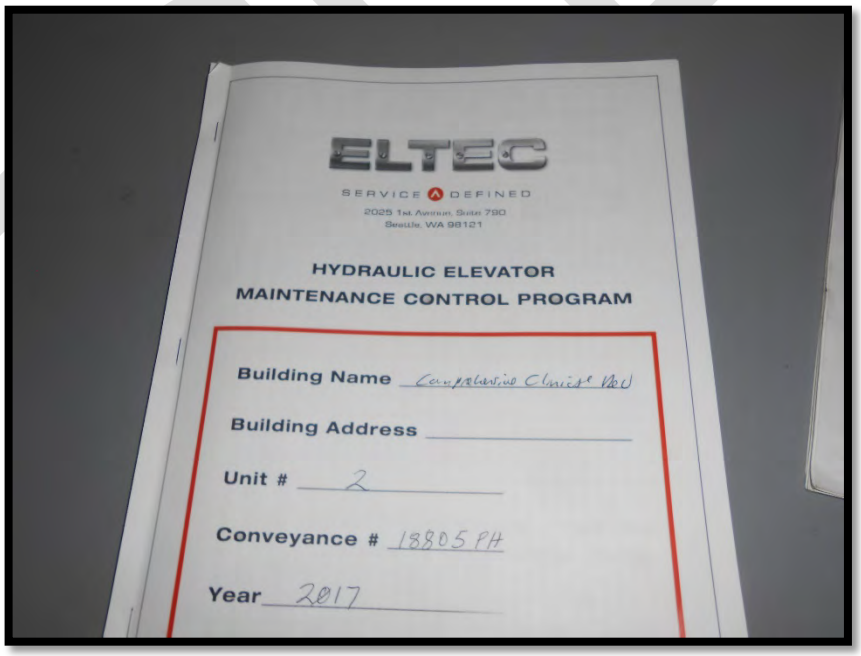
The passenger and freight elevators both worked as expected while in continuous operation for the duration of the inspections.

Unit 1: Last routine service November 1, 2017.

Unit 2: Last routine service November 1, 2017.

It should be noted that there are a number of 12-month interval Machine Room maintenance items shown in the maintenance logs that have not been serviced since January 2017. Perhaps these items are less critical when the elevators are sitting idle most of the time. The machine room was neat and clean during this inspection.

*Ref., photographic copies of the Hydraulic Elevator Maintenance Control Program logs*.



## Mechanical and Plumbing

**Fixture Tally -** *Ref., Annotated plan for fixture tally and location by floor***.**

SS HAND WASH SINK, KITCHEN: 3

2-COMPARTMENT SINK, KITCHEN: 1

3-COMPARTMENT SINK, KITCHEN: 1

PREP SINK, KITCHEN: 1

DISH PIT SUPPLY AND DRAIN STUBS, KITCHEN: 1

WALK-IN REFRIGERATOR, KITCHEN: 2

WALK-IN FREEZER, KITCHEN: 1

PORCELAIN LAVATORY, RESTROOMS: 42

SHOWER STALL, SHOWER ROOMS: 38

SUMP PUMP, SHOWER ROOMS: 2

TOILET: 59

COMMODE: 3

URINAL: 4

WASH FOUNTAIN, COMMON AREAS: 9

SS HAND SINK, EXAM RM, LAB, NURSE: 40

SS HAND SINK, KITCHENETTE: 6

SS 2-COMPARTMENT RSIDENTIAL KITCHEN SINK: 1

RESIDENTIAL DISHWASHER: 1

WATER / ICEMAKER SUPPLY, COMMON AREAS: 8

FLUSH RIM HOPPER SINK, LAB: 5

FLOOR SINKS: 20±

MEDICAL EXHAUST HOOD: 1

HOT WATER STORAGE TANK 1$^{ST}$ FLOOR: 2

HOT WATER STORAGE TANK 2$^{ND}$ FLOOR: 0 - 2ND FLOOR HOT IS FED FROM 3RD FLOOR

HOT WATER STORAGE TANK 3$^{RD}$ FLOOR: 2 – FEEDS 2$^{ND}$ FLOOR AND 1$^{ST}$ FLOOR KITHCEN

WASHER / DRYER HOOKUP:  8 EA.

MOP SINK, CUSTODIAN: 7

## Mechanical and Plumbing

### Fixtures

All of the fixtures listed in the Fixture Tally above were tested and almost all found to be in working condition.

Exceptions:

1. The kitchen plumbing fixtures were tested only if the water was turned on. The kitchen walk-ins were left propped open, and not restarted. The kitchen dishwasher has been removed by the vendor.
2. One wash fountain located at the south wall of the 3rd Floor Inpatient Treatment Area 'B' (currently shut off) has leaked in the past, causing buckling of the underlayment over a 144± sq. ft. area.
3. The medical exhaust hood located at 1st Floor Clean Room was not restarted. This fixture and its exhaust system might be a candidate for specialized decommissioning and disposal.
4. Water/Icemaker wall boxes located throughout the building cannot be tested without the fixture. These appear to be undamaged and assumed to be working.
5. Washer/dryer connections cannot be tested without the fixtures. These appear to be undamaged and assumed to be working.

### Hot Water Storage Tanks – 4 Total

1st Floor East: Serves east end of 1st floor only, except kitchen. Build date: 4-12-2006. Set point: 122° (for test) - range: 70° to 180°. 20 minutes to warm from 50° to 122°. Runs noisy. Circulation pump works. Delivers hot water to nearest point of use in 1 1/2 minutes. Followed the manufacturer's label shutdown procedure after test.

1st Floor West: Serves west end of 1st floor only. Build date: _ _ _ _. Set point: 122° (for test) - range: 70° to 180°. 20 minutes to warm from 50° to 122°. Runs noisy. Circulation pump works. Delivers hot water to nearest point of use in 3 minutes. NOTE: Corrosion on exterior case dribbling down from PRV. Followed the manufacturer's label shutdown procedure after test.

3RD Floor East: The automatic damper opened, and the burner lit. Noted a constant whistle. The circulation pump impeller is stuck causing the pump motor to heat up. The circulation pump leaks causing a puddle in the drain pan. The circulation pump piping shows signs of repairs. Terminate test. Followed the manufacturer's label shutdown procedure after test.

3rd Floor West: HW will not start, but circulation pump works fine. Followed the manufacturer's label shutdown procedure after test.

## Mechanical and Plumbing

### Domestic Water Main Shutoffs

The domestic water main valve located in Sprinkler Riser Room shuts off the whole building.

The domestic water main valve located in the second floor east electrical / custodian room shuts off the 2nd and 3rd floors only but leaves the 1st floor running.

**HVAC**

- Inspection & verify operation of all HVAC equip. Including indoor & outdoor units and fans.
- Establish and report age of existing equipment.
- Documentation of Model/Serial Numbers, condition of units, age, and expected life span.
- Documentation of area served by each unit.
- Inspection of Thermostats and sensors
- Inspection of ductwork conditions
- Inspection of the gas lines and meters

HVAC equipment survey

Thank you for the opportunity to present this HVAC equipment inspection for your review. In the enclosed packet you will find a detailed description of each piece of HVAC equipment, gas piping, gas meters and ductwork for the building located at (REDACTED) in Tacoma WA. The attached packet describes some of the issues with the current equipment but should not be considered a definitive list of needed repairs. Additional time would be required to fully diagnose the issues on each of the noted units.

Overall the units appear to be in fairly good shape (needing only general maintenance or minor repairs). The biggest concerns of the obvious issues are the flat circuits in 2 of the large roof top units, and the replacement of the make-up air unit. Before we would be able to perform any work on the ground level units we would need to have the area thoroughly cleaned to assure our technicians safety (there are multiple biohazards present around the MUA and nearby outdoor units).

The estimated expected life spans listed in the descriptions are based on the assumption the units will be fully repaired and maintained quarterly. Please keep in mind the life expectancy is an estimation only and premature unit failure may occur.

*Reference: HVAC Equipment Survey, March 8, 2018, by Aaron Williams, Universal Refrigeration*

## Electrical Survey – Power System

- Inspected existing conditions of on-site fixtures, transformers, building service, building lighting, generator and provide detailed report on completion.
- Produce electrical as-builts and updated riser diagram that show additional panels that are not on the original building plans.
- Floor by floor lighting plan showing non-working fixtures.

### Power System Synopsis

There are approximately 100 lights not working, it appears to be a mixture of bad lamps, bad ballasts, and in some areas, there appears to be lighting circuits that are turned off. Most of the power seems to be in good shape, a lot of the outlets in the kitchen are turned off at the kitchen panels but other than that the power is on and outlets are working. The generator is connected to panel X1 which in turn feeds panels X2, X3 and X4 so any circuits out of those panels are generator backed up. It appears that the bulk of the generator power is on the 1st and 3rd floor at this time. For the most part the building is in good working order with a little bit of lighting maintenance it looks like everything could be up and running. The cost to get the interior of the building back up to working order with new ballasts in fixtures that don't work and all lighting circuits on would $8,050.00. This does not included relamping of burnt out lamps, this is only to get all fixtures to working order.

*Reference: Electrical Survey Documents –Annotated As-Builts, Riser Diagram, and Lighting Plan, March 8, 2018, by Nick Rau, R-C True Line Corp.*

## Electrical Survey – Generac 150kw Generator

### Generator Inspection - D² Energy 3-1-2018

NOTE: D Square Energy is the original supplier and installer of this generator.

Found – Hours on clock have not changed much since 2012. Fuel: 1/2 tank. Batteries: Overdue for replacement which increases the risk of battery explosion. The generator did start and run without interruption during the transfer test. However, the generator shut down unexpectedly when taken off line. Control panel: Possible cause of anomaly during transfer from generator power back to building power. Generator unexpectedly quit.

Diagnosis - E-panel controller is not functioning. Unit is overdue for service and both batteries need to be replaced.

*Reference: D Square Energy – Charles River Estimate, March 1, 2018, by Todd Plant, D Square Energy LLC*

## Fire Protection

### Synopsis

The fire protection system was inspected on October 9, 2017 and is mostly functional and operational. The fire alarms are on and being monitored, as confirmed by Capitol Alarm, Inc. In the event of an alarm the fire department would be alerted. Portions of the alarm system do not meet visibility and/or audibility standards. One fire alarm auxiliary station on the 3rd floor does not work.

The sprinkler wet and chemical sprinkler system is active and ready.

16 of 19 fire extinguishers are due for recharging or replacement.

*Ref., Fire Sprinkler System Confidence Test Report, October 9, 2017, Northwest Fire Systems*

*Ref., Clean Agent System Confidence Test Report, October 9, 2017, Northwest Fire Systems*

*Ref., Fire Alarm System Confidence Test Report, October 9, 2017, Northwest Fire Systems*

*Ref., Fire Extinguisher Confidence Test Report, October 9, 2017, Northwest Fire Systems*

*Ref., Backflow Prevention Assembly Confidence Test Reports, October 9, 2017, Northwest Fire Systems*

## Interior Tenant Improvements

### Floors

Porcelain Tile: Lobby and Mezzanines

Bare or Painted Concrete: 1st Floor shipping and receiving area

Quarry Tile: Kitchen

Carpet over pad: Hallways, some offices and conference rooms.

Glue-down carpet: Offices and sleeping rooms.

VCT - Vinyl Composition Tile: Inpatient treatment areas, laboratories, exam rooms, restrooms. 1st Floor VCT applied to concrete slab on grade is in good condition. 2nd and 3rd floor VCT applied to 1/2" particle board and plywood underlayment is shrinking, curling, and separating from the underlayment in all inpatient treatment areas, the 2nd floor staff lounge, and some laboratories and exam rooms. The underlayment seams and defects in those areas are telegraphing through the VCT, and the underlayment is occasionally buckled.

### Walls

The walls are finished with painted gypsum wallboard. Noticed a few vertical cracks in the long hallways that could line up with a steel support column. The cracking might be mitigated by installing expansion joints at those places.

Small patches over wall dings are numerous, and readily flash through the paint. Most of the interior walls are due for a paint job.

### Ceilings

The ceilings are finished with either acoustic ceiling tiles (ACT) or painted gypsum wallboard. Percentage coverage by floor is approximately 70% ACT 1st floor, 90% ACT 2nd floor, and 70% ACT 3rd floor. The balance of the ceilings are finished with painted gypsum wallboard.

The ceilings are generally in better shape than the walls. There are a few stained ceiling tiles where condensation probably dripped from a cold duct. No obvious leaks were seen.

## Storm System Inspection

- Inspections of the Contech storm filter, catch basins & vaults.
- Inspections of storm water conveyance & catch basins.
- Complete system Inspection documentation (system map and certifications).


Structures requiring service circled in red for catch basins and pink for Contech. 3 of 13 catch basins need service. 2 of 2 Contech cartridge bays need service. Cartridge vault needs cleaning and Contech cartridge replaqcement

*Reference: Photos and Service Quote, March 6, 2018, by Jim Winskill, Catchall Environmental*

## Landscape Inspection

- Review conditions of existing plant life.
- Test & Document irrigation zones & controller functionality.

### Synopsis

The irrigation system consists of two timers controlling 20 zones. There is 1 lateral break, plus 16 broken heads, and 7 clogged or broken nozzles. The remaining plants are in good shape and some need pruning. The ground cover is described as basically nonexistent. Estimate several thousand dollars to clean the beds and prune the shrubs. Additional to install new plants if desired.

*Reference: Landscaping and Irrigation Evaluations, Reports, and Repair & Service Bids, March 8, 2018, by Dan Flegal, SS Landscaping Services*

## Sewer Scoping

- Rescue Rooter to video record and document condition of sewer line to street.

**Synopsis**

Two main drains serve the building. The kitchen drain, and the sanitary drain. The kitchen drain runs from the SW corner of the kitchen to the grease interceptor in the parking lot. The kitchen drain then ties in with the sanitary side sewer downstream from the grease interceptor. The sanitary drain system accumulates flow from all three floors and exits the building envelope in two places, basically described as the 6" cleanouts located in the sidewalk at the approximate 1/3 points along the north wall. Then the 6" sanitary side sewer line picks up the flow from the kitchen, continues through the manhole in the parking lot, to the tie-in with the municipal sewer at -7'-10" below the pavement in Pacific Avenue, the right hand tire track of northbound left lane.

The kitchen sewer video will come to a stop at the 6" cleanout in the sidewalk because the camera cannot get past the grease that is blocking the line. We opened the grease interceptor. Found that the interceptor does not appear to be heavily used but requires pumping and cleaning nonetheless. The 4" kitchen lines should be jetted from the top of the system to the interceptor.

The sanitary side sewer video shows that the line is clean and free flowing all the way to the tie-in with the municipal sewer in the street. There is a slight belly in the vicinity of the manhole in the parking lot. However, no solids collect in that zone.

*Ref., annotated 1st floor plan showing kitchen and sanitary sewer locations and depths with embedded videos and photos.*

*Ref., sewer camera videos and photos*

## Roof Inspection Synopsis

The existing roofing system would be considered a fifteen-year hot asphalt noninsulted built up roofing system installed directly over wood sheeting. The roof system consists of one layer of mechanically fastened seventy-five-pound base sheet with two layers of #4 fiberglass intermediate ply sheets and a top layer of granulated mineral cap sheet as a surface material.

### Roof Condition:

The existing roofing system looks to be installed properly and should be considered to be in Fair overall condition for a roof of this type and age. Upon inspection of the interior ceiling tiles, there were no recognized water stains from current or previous roof leaks. This roof system has been estimated to be twelve years into its fifteen to seventeen-year serviceable life expectancy, With the correction of a few deficiencies and annual service and maintenance inspections, I would expect this roof system to perform well for the next three to five years. It would be my opinion to budget this roof system for a mechanically attached single ply recover roofing system in approximately five years.

### Roof Deficiencies:

There are some notable deficiencies of the roof system that require corrective actions. There is minor amounts of debris and excess granules that should be cleaned and removed from the roof surface. There is one mechanical unit that needs the metal counter flashing refastened. There is a surface mounted metal flashing used as a roof parapet termination that should be refastened to eight inches on center, they are currently up to eighteen inches on center and this allows for too much expansion and contraction of the sealant at the top of the flashing.All bases of cone flashing's, plumbing pipes, electrical pipes and penetrations need to be resealed with plastic cement and granules. All roof curb and roof parapet corners need to be resealed with plastic cement and granules. All the tops of the pipe flashing's and storm collars of cone flashing's need to be resealed with urethane sealant. All external drain collector boxes need to be sealed to the exterior walls with urethane sealant.

### Other Notable Deficiencies:

There are two small roof penthouses that have lap siding on them and are showing signs of weather and sun damage. I would suggest that these be caulked and repainted by others to maintain a water tight seal.

*Reference: Roof Maintenance Inspection Report, March 7, 2018, by Carl Rhodes, Franklin Roofing Enterprises, Inc.*