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Report: Historic building **Address:**

Confidential Inspection Report El Rancho

Prepared for: El Rancho Enterprises LLC

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report: Historic building **Address:**

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Report: Historic building **Address:**

April 6, 2011

RE: El Rancho



At your request, a visual inspection of the above referenced property was conducted on 4/5/11. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

ITEMS NEEDING ACTION IMMEDIATELY OR ITEMS THAT POSE A SAFETY HAZARD

FOUNDATION - STRUCTURE - EXTERIOR

GENERAL COMMENTS:

This building has a lot of deferred maintenance.

There is extensive damage/movement in the retaining walls. Much of the rock wall has deteriorated masonry or differential movement.

The wood siding and trim need painting.

The flat roof was improperly installed with missing flashing and uneven roof deck that ponds. The shingled roof needs minor maintenance.

The first and top floors have very uneven floors indicating possible structural problems, although most doors and windows fit properly and no signs of major structural damage was seen in the crawlspace areas accessible.

Some crawlspace areas had no entry that was found.

Water damage to subfloors was observed in bathroom areas due to loose toilets and possible leaks under tile. An employee stepped through tile and subfloor in the kitchen area.

There are building materials that may contain asbestos.

Some electrical work needs to be done to correct hazards and replace the breaker panel outside the back door.

Other issues are mainly deferred maintenance.



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GRADING & LANDSCAPE:

Grading:

Earth/wood contact - rear.

FENCING/STAIRS:

Stairs:

Stairs to roof rotted, handrail weak - replace.

Stairs to ramp to deck - replace handrail.

Retaining Walls

Under patio - retaining wall has failed, soil eroded from under foundation.

ROOFING SYSTEM

GENERAL COMMENTS:

Tenants report active leakage. Roof has been replaced - still leaks.

VALLEYS/FLASHING:

Some flashing not installed on flat roof at intersection with gable roof. Open route for water penetration.

GUTTERS & DOWNSPOUTS:

Type and Condition:

Aluminum. Some gutter joints have leaked. Use gutter caulk to seal as needed. Extend downspouts to divert water away from the building foundation. Gutters are restricted and need cleaning, Very poor - leakage, downspout drains at foundation damaging masonry

Replace downspout extension - rear.

Downspout drains upward - rear.

ROOF MOUNTED EQUIPMENT:

Stove hood vent - clean. Fire Hazard

Center chimney - No rain cap, concrete cap needs repaired, soot on masonry joints indicate cracked liner. Do not use until proper vent from gas insert is installed. East chimney - repair masonry and concrete cap.

PLUMBING SYSTEM

GENERAL COMMENTS:

Asbestos pipe protection - crawlspace downstairs from kitchen

WASTE/VENTING PROVISIONS:

Evidence of past or present leaks?

Leakage under kitchen and around toilets.

Venting:

Vent pipe too short x 4. Can be blocked with snow.

HOT WATER SOURCE:

Primary Water Heater Type:

Booster heater - kitchen crawlspace - new possible asbestos insulation.

Gas water heaters x 3. Man 2005, properly installed 2- 80 gal, 1-119 gal.

Main shutoff for water heaters corroded.



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Top floor x gas heaters x 2. 67.9 gal. - noisy from sediment.

PLUMBING FIXTURES:

Toilets:

Women; s kitchen -

Room 5, 8 Toilet is loose at the floor and leaking. Tiles broken and floor spongy, probably rotted.

Kitchen Areas:

Missing shutoff - kitchen hand sink.

ELECTRICAL

SUBPANELS:

Locations & Condition:

Rear door exterior - weather damaged - may need replacement.

Basement panel A - okay, Panel B - okay.

J box & J box2- basement kitchen - improperly decommissioned - open gaps - live wires.

Panel I - missing covers.

Panel L - over fused wire on 30 amp breaker.

Panel J 1 okay.

Panel J okay.

Panel A okay

Panel B okay.

Kitchen - Panel P - okay.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition:

Outlets under patio - buried, non GFCI, broken weather proof boxes.

No GFCIS - kitchen

Improper outlet wiring - NW corner.

Light fixture in dirt - E patio.

Improper wiring - light fixture E patio.

Open junction box in maintenance room.

Loose outlet - by maintenance room door and basement kitchen entry.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Few installed. Installation of these protective devices recommended.

AIR CONDITIONING & HEATING SYSTEMS

Heating System:

Irregular flame. Possible heat exchanger leakage. Improper vent - fire hazard.

No drip arm.

Air handler - basement closet - extreme corrosion on shutoff.

INTERIOR AREAS

CEILINGS:

Possible asbestos ceiling tiles - women's bathroom in kitchen.

FLOORS:

Rotted floor in kitchen - employee fell through. Unable to locate crawlspace entrance.

Unlevel in top 2 floors.



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Stairs to basement - repair light rope, handrail loose, second step from top loose.

ITEMS NEEDING ATTENTION SOON

FOUNDATION - STRUCTURE - EXTERIOR

FOUNDATIONS:

Crawl Space:

Moist - no moisture barrier, fallen insulation, mummified rat in rat trap.

GRADING & LANDSCAPE:

Landscape:

Trees are contacting the building - Remove on all sides

Rotted planter box - patio.

Repair joints - flag stone - E patio.

EXTERIOR WALLS:

Overall Condition:

Poor, refinish.

Evidence of Cracking:

Structural cracking is found - rear.

Other Inspector Comments:

Repair masonry at front of building and right of front entry

Repair masonry at chimney.

Rotted lumber on cantilever - E patio.

Siding separated from building - rear.

Water damage -soffit - rear - west

Repair masonry at deck door.

WINDOWS:

Type and Condition of Sills/Lintels:

Wood. Wood sills have some minor rot due to water penetration.

DOORS:

Rear Entry Doors:

Refinish doors and trim - E patio.

TRIM:

Wood trim boards are rotted in some areas.

PARKING AREAS:

Condition:

Some expansion cracking is present. Normal for aged materials.

Cracks have been sealed and maintained. Slight maintenance now due.

FENCING/STAIRS:

Fencing:



Report: Historic building **Address:**

Wood fencing. Broken concrete post support
Refinish and paint deck and rail - rear.
Retaining walls - timber wall at front of parking lot - repair needed.
Ramp to patio - rotted timbers x 4.
Repair masonry - rock walls E patio.
Rock wall at front walk - failed - repair.
Masonry needs repair at E patio walls.
E patio timber wall failed.
Replace wooden steps to E patio.
Loose trex boards on deck.
Parking stop broken.
Sidewalks - typical cracking - repair due.

ROOFING SYSTEM

Roof Covering:

Flat bituminous membrane, Fiberglass shingles.

Overall Condition:

Gable roof okay. Flat roof - installed with no flashing over deck. Many places of ponding. Leakage at sign mounts - gable,
Missing shingle - under sign. Sign mounts leaking.

ROOF MOUNTED EQUIPMENT:

Improper mount swamp cooler - not connected, may be leaking. Swamp coolers x 5 - nonworking.
Grease traps x 2.
Vent x 1 - nonworking.
Compressors x 5 AC and cooler/freezer - all except 2 are recently installed.
Skylights - leakage -kitchen x 2.

PLUMBING SYSTEM

PLUMBING FIXTURES:

Baths- Sinks:

Men's room basement - leaking drain.
Bucket sink - ladies room basement - leaking faucet - mold growth in closet.
Bar sink - missing shutoff handles.
Room 1 - stopper not working.
Room 6 broken sink.
Room 2 - stopper not working, caulk tub at floor.
Room 4, 5, 6, 8- grout and caulk tub.

Showers:

Room 1 caulk.

Employee Washrooms- Sinks:

Women's - mold growth in vanity.

Employee Washrooms-Showers:

Women's - regrout.

Other:

Employees bathroom - basement - open floor drain - inoperable.



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No vents - employees bathrooms.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS:

Improper vent cut in women's bathroom - kitchen.

Space heater in kitchen not working.

Improper vent - office SE.

Compressor next to front door - improper installation.

Forced air furnace - Heil 150000btu in maintenance room - installed in dirt - noisy vent fan.

Air handler at front door - filthy, clogged filters - have cleaned and serviced.

Space heaters x 3 - gift shop inoperable.

3rd floor boiler - certified 1/27/11.

Overall Condition:

Unit is older and has a limited service life remaining. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

System Type:

Basement kitchen - forced air, no drip arm.

Walk in freezer - insulation needs repaired on return line.

Walk in cooler 3 - noisy blower bearings.

Forced air _ Heil 100000 btu - basement closet - clean and service.

INTERIOR AREAS

DOORS:

Repair handle - door to patio under dec.

WINDOWS:

Kitchen - panes replaced with plexiglas, cracked pane - kitchen ,

Rotted frame 2nd floor NE

Broken pane - gift shop.

Inoperable windows x 2 bar.

Room 4 missing latch.

Room 5 - inoperable x 2.

All windows should be changed to improve energy efficiency. Most opening windows do not shut and latch properly.

BATH AREAS:

Room 2 - Bathroom vent not working.

ADVISORIES

FOUNDATION - STRUCTURE - EXTERIOR

FOUNDATIONS:

Evidence of Settlement:

Minor cracks noted- not significant at this point in time.



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WINDOWS:

Overall Condition:

Poor.

DOORS:

Overhead/Sliding Doors:

Door is difficult to operate, Security is lacking.

ROOFING SYSTEM

VENTILATION:

Vent plugged - East. Roof vent(s)

PLUMBING SYSTEM

FIRE SPRINKLER SYSTEM:

certified - Sept 2010.

ELECTRICAL

BRANCH CIRCUIT WIRING:

Areas of Concern:

Handyman wiring is noted in the following locations: Outside - improper use of interior wire for outside lighting and outlets.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS:

Outside temperature too cold to test AC compressors. All but two units (on roof to east) are newer.

Overall Condition:

Fair, due to age of equipment.

System Type:

Boiler - bar certified 1/27/11.

OTHER SYSTEMS:

System Type:

Boilers x 2 - basement kitchen - certified 1/27/11.

INTERIOR AREAS

CEILINGS:

Ceiling areas with dry stains caused by prior leaks are noted in the following areas: kitchen by S door, by steam tables.

ADDITIONAL RECOMMENDATIONS

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Report: Historic building **Address:**

Carl Brahe

Inspection Perfection Inc



Report: Historic building Address:

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 4/5/11.
 TIME OF INSPECTION: 9.
 CLIENT PHONE #: 810-459-2606.
 INSPECTION SITE .
 CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Clear.
 SOIL CONDITIONS: Dry.
 APPROXIMATE OUTSIDE TEMPERATURE in F: 50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: North.
 ESTIMATED AGE OF Building: 60.
 BUILDING TYPE: Historic building with restaurant.
 STORIES: 2.
 SPACE BELOW GRADE: Basement, Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public.
 SEWAGE DISPOSAL: Public.
 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Rural.
 Building Vacant No.
 CLIENT PRESENT: No.

PAYMENT INFORMATION:

TOTAL FEE: 1500.
 PAID BY: Invoice.

REPORT LIMITATIONS with ARBITRATION CLAUSE

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

**Report: Historic building Address:**

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



Report: Historic building Address:

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

GENERAL COMMENTS:

This building has a lot of deferred maintenance. There is extensive damage/movement in the retaining walls. Much of the rock wall has deteriorated masonry or differential movement. The wood siding and trim need painting. The flat roof was improperly installed with missing flashing and uneven roof deck that ponds. The shingled roof needs minor maintenance. The first and top floors have very uneven floors indicating possible structural problems, although most doors and windows fit properly and no signs of major structural damage was seen in the crawlspace areas accessible. Some crawlspace areas had no entry that was found. Water damage to subfloors was observed in bathroom areas due to loose toilets and possible leaks under tile. An employee stepped through tile and subfloor in the kitchen area. There are building materials that may contain asbestos. Some electrical work needs to be done to correct hazards and replace the breaker panel outside the back door. Other issues are mainly deferred maintenance.

FOUNDATIONS:

Evidence of Settlement:

Foundation and footings are no longer visible.

Crawl Space:

Minor cracks noted- not significant at this point in time.

Moist - no moisture barrier, fallen insulation, mummified rat in rat trap.



GRADING & LANDSCAPE:

Grading:

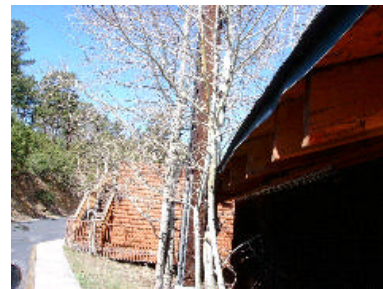
Earth/wood contact - rear.



Report: Historic building Address:

Landscape:

Trees are contacting the building - Remove on all sides



Rotted planter box - patio.



Repair joints - flag stone - E patio.



EXTERIOR WALLS:

Predominant materials:

Wood.

Overall Condition:

Poor, refinish.



Evidence of Cracking:

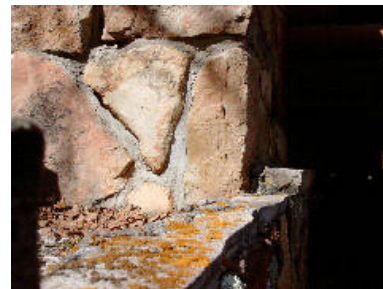
Structural cracking is found - rear.



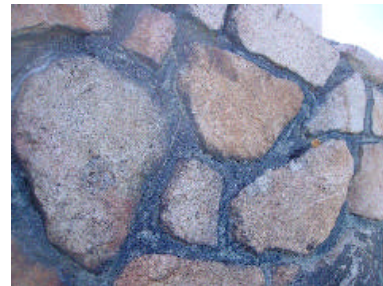
Report: Historic building Address:

Other Inspector Comments:

Repair masonry at front of building and right of front entry



Repair masonry at chimney.



Rotted lumber on cantilever - E patio.



Siding separated from building - rear.



Water damage -soffit - rear - west



Repair masonry at deck door.



Report: Historic building **Address:**

WINDOWS:

Predominant Type: Fixed glass.
Overall Condition: Poor.
Type and Condition of Sills/Lintels: Wood. Wood sills have some minor rot due to water penetration.

DOORS:

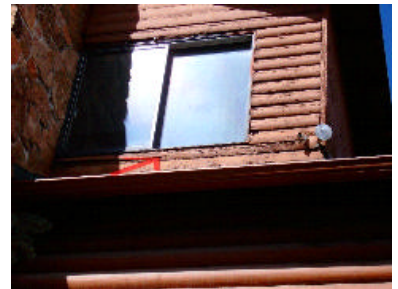
Front Entry Doors: Good condition.
Rear Entry Doors: Refinish doors and trim - E patio.



Overhead/Sliding Doors: Door is difficult to operate, Security is lacking.

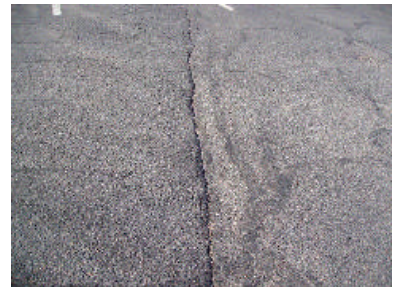
TRIM:

Wood trim boards are rotted in some areas.



PARKING AREAS:

Surfacing Material: Asphalt.
Condition: Some expansion cracking is present. Normal for aged materials. Cracks have been sealed and maintained. Slight maintenance now due.



FENCING/STAIRS:

Fencing: Wood fencing. Broken concrete post support

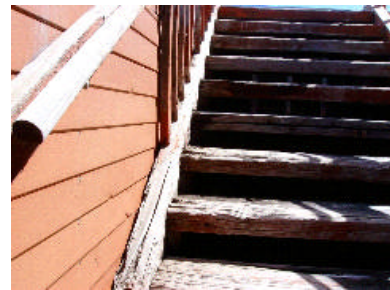


Refinish and paint deck and rail - rear.

Report: Historic building Address:

Stairs:

Stairs to roof rotted, handrail weak - replace.



Stairs to ramp to deck - replace handrail.



Retaining walls - timber wall at front of parking lot - repair needed.



Under patio - retaining wall has failed, soil eroded from under foundation.



Ramp to patio - rotted timbers x 4.



Report: Historic building Address:

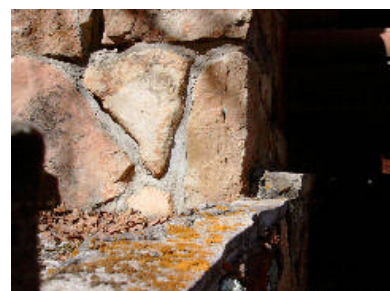
Repair masonry - rock walls E patio.



Rock wall at front walk - failed - repair.



Masonry needs repair at E patio walls.



E patio timber wall failed.



Replace wooden steps to E patio.

Loose trex boards on deck.

Parking stop broken.





Report: Historic building **Address:**

Sidewalks - typical cracking - repair due.



Approximate Year of Construction:

1948.



Report: Historic building Address:

ROOFING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

GENERAL COMMENTS:

Tenants report active leakage. Roof has been replaced - still leaks.

Type:

Shallow sloped flat roof, Intersecting Gable.

Roof Covering:

Flat bituminous membrane, Fiberglass shingles.

Overall Condition:

Gable roof okay. Flat roof - installed with no flashing over deck. Many places of ponding. Leakage at sign mounts - gable, Missing shingle - under sign. Sign mounts leaking.



VALLEYS/FLASHING:

Valleys:

Good condition.

Flashing:

Good condition on gable roof.

Some flashing not installed on flat roof at intersection with gable roof. Open route for water penetration.



ATTIC:

Accessible for inspection?

No attic hatch provided/no attic present.

ROOF SUPPORT:

Roof Sheathing:

Not determined- No attic access.

Not determined.

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INSULATION:

Predominant Type and Estimated R-Value: Not determined.

Side-Wall Insulation

Not determined.

VENTILATION:

Vent plugged - East. Roof vent(s)



GUTTERS & DOWNSPOUTS:

Type and Condition:

Aluminum. Some gutter joints have leaked. Use gutter caulk to seal as needed. Extend downspouts to divert water away from the building foundation. Gutters are restricted and need cleaning, Very poor - leakage, downspout drains at foundation damaging masonry. Replace downspout extension - rear. Downspout drains upward - rear.



ROOF MOUNTED EQUIPMENT:

Improper mount swamp cooler - not connected, may be leaking. Swamp coolers x 5 - nonworking.

Grease traps x 2.

Vent x 1 - nonworking.

Compressors x 5 AC and cooler/freezer - all except 2 are recently installed.



Stove hood vent - clean.



Report: Historic building Address:

Skylights - leakage -kitchen x 2.



Center chimney - No rain cap, concrete cap needs repaired, soot on masonry joints indicate cracked liner. Do not use until proper vent from gas insert is installed. East chimney - repair masonry and concrete cap.



PLUMBING SYSTEM

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

GENERAL COMMENTS:

Asbestos pipe protection - crawlspace downstairs from kitchen



WATER SOURCE:

- Municipal service.
- Overall Condition:* Good.
- Main Cutoff Valve Location:* Location was not determined. Inquire with the seller.

INTERIOR SUPPLY LINES:

- Predominant Type:* Copper.
- Flow:* Good.
- Evidence of past or present leaks?* None.

WASTE/VENTING PROVISIONS:

- Sewer.
- Interior Waste Lines: Predominant Type:* PVC, Cast Iron and Copper.
- Drainage:* Good.
- Evidence of past or present leaks?* Leakage under kitchen and around toilets.
- Venting:* Vent pipe too short x 4. Can be blocked with snow.



Report: Historic building **Address:**

HOT WATER SOURCE:

Primary Water Heater Type:

Booster heater - kitchen crawlspace - new possible asbestos insulation.
 Gas water heaters x 3. Man 2005, properly installed 2- 80 gal, 1-119 gal.
 Main shutoff for water heaters corroded.
 Top floor x gas heaters x 2. 67.9 gal. - noisy from sediment.



PLUMBING FIXTURES:

Baths- Sinks:

Men's room basement - leaking drain.
 Bucket sink - ladies room basement - leaking faucet - mold growth in closet.
 Bar sink - missing shutoff handles.
 Room 1 - stopper not working.
 Room 6 broken sink.
 Room 2 - stopper not working, caulk tub at floor.
 Room 4, 5, 6, 8- grout and caulk tub.



Toilets:

Women; s kitchen -
 Room 5, 8 Toilet is loose at the floor and leaking. Tiles broken and floor spongy, probably rotted.

Showers:

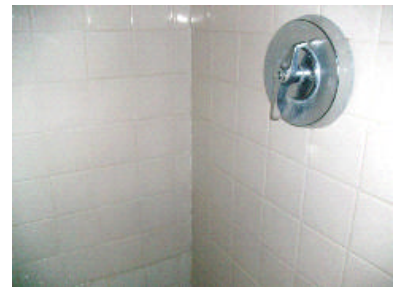
Room 1 caulk.

Employee Washrooms- Sinks:

Women's - mold growth in vanity.



Employee Washrooms-Showers: Women's - regrout.

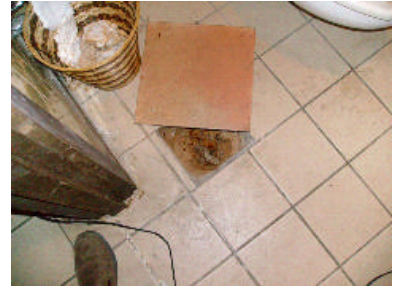




Report: Historic building **Address:**

Other:

Employees bathroom - basement - open floor drain
- inoperable.



Kitchen Areas:

Missing shutoff - kitchen hand sink.



FIRE SPRINKLER SYSTEM:

certified - Sept 2010.

No vents - employees bathrooms.

ELECTRICAL

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICE:

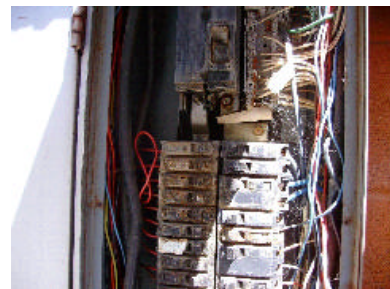
Service Entrance: Overhead.

MAIN DISCONNECTS:

Incoming Wiring: 3/0 Copper.
Location of Service Disconnects: Exterior of building.

SUBPANELS:

Locations & Condition: Rear door exterior - weather damaged - may need replacement.
 Basement panel A - okay, Panel B - okay.
 J box & J box2- basement kitchen - improperly decommissioned - open gaps - live wires.
 Panel I - missing covers.
 Panel L - over fused wire on 30 amp breaker.
 Panel J 1 okay.
 Panel J okay.
 Panel A okay
 Panel B okay.
 Kitchen - Panel P - okay.



BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use: Good.
Predominant Wire Type: 100% copper.
Areas of Concern: Handyman wiring is noted in the following locations: Outside - improper use of interior wire for outside lighting and outlets.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition: Outlets under patio - buried, non GFCI, broken weather proof boxes.
 No GFCIS - kitchen
 Improper outlet wiring - NW corner.
 Light fixture in dirt - E patio.
 Improper wiring - light fixture E patio.
 Open junction box in maintenance room.
 Loose outlet - by maintenance room door and basement kitchen entry.

Switches: Overall Condition: Fair.
Fixtures: Overall Condition: Good.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Few installed. Installation of these protective devices recommended.

Report: Historic building **Address:**

AIR CONDITIONING & HEATING SYSTEMS

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

Improper vent cut in women's bathroom - kitchen.
 Space heater in kitchen not working.
 Improper vent - office SE.
 Compressor next to front door - improper installation.
 Forced air furnace - Heil 150000btu in maintenance room - installed in dirt - noisy vent fan.
 Air handler at front door - filthy, clogged filters - have cleaned and serviced.
 Space heaters x 3 - gift shop inoperable.
 3rd floor boiler - certified 1/27/11.
 Outside temperature too cold to test AC compressors. All but two units (on roof to east) are newer.

System Type:

Kitchen - forced air.

Overall Condition:

Unit is older and has a limited service life remaining. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

Heating System:

Irregular flame. Possible heat exchanger leakage.
 Improper vent - fire hazard.
 No drip arm.



Controls:

Fair, as controls are older.

System Type:

Basement kitchen - forced air, no drip arm.



Overall Condition:

Fair, due to age of equipment.



Report: Historic building **Address:**

System Type:

Boiler - bar certified 1/27/11.

OTHER SYSTEMS:

System Type:

Boilers x 2 - basement kitchen - certified 1/27/11.

Walk in freezer - insulation needs repaired on return line.

Walk in cooler 3 - noisy blower bearings.

Air handler - basement closet - extreme corrosion on shutoff.



Forced air _ Heil 100000 btu - basement closet - clean and service.

Report: Historic building Address:

INTERIOR AREAS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear***FAIR** - *Satisfactory but declining in usefulness***POOR** - *Unsatisfactory in need of immediate repair*

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

CEILINGS:

Ceiling areas with dry stains caused by prior leaks are noted in the following areas: kitchen by S door, by steam tables.



Possible asbestos ceiling tiles - women's bathroom in kitchen.



FLOORS:

Rotted floor in kitchen - employee fell through. Unable to locate crawlspace entrance. Unlevel in top 2 floors.

DOORS:

Repair handle - door to patio under dec.

WINDOWS:

Kitchen - panes replaced with plexiglas, cracked pane - kitchen ,

Rotted frame 2nd floor NE

Broken pane - gift shop.

Inoperable windows x 2 bar.

Room 4 missing latch.

Room 5 - inoperable x 2.

All windows should be changed to improve energy efficiency. Most opening windows do not shut and latch properly.

BATH AREAS:

Room 2 - Bathroom vent not working.



Report: Historic building **Address:**

Stairs to basement - repair light rope, handrail loose, second step from top loose.

