



PROPERTY CONDITION REPORT

Anytown Shopping Center

113, 115 North Main Street

Anytown, North Dakota 29898



Prepared For:

**Mr. Wilbur Stravis
2007 Right Prosperous Way
Chicago, IL 29090**

Prepared By:

**Robert E McCoy Jr., PE
NC Registered Electrical Engineer
Armco Inspections, LLC**

Date of Site Review: January 5, 2013

Date of Report: January 10, 2013

ARMCO Project Number 13-0110.1



January 10, 2013

Mr. Wilbur Stravis
2007 R. Prosperous Way
Chicago, IL 29090

RE: Property Condition Assessment
Shopping Center
113/115 North Main Street
Anytown, North Dakota 29898

ARMCO PROJECT NO. 13-0110.1

Dear Mr. Stravis:

ARMCO Inspections, LLC – (ARMCO) has completed a limited scope Property Condition Assessment (PCA) of the above referenced property. The report was conducted in part per the American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-08, Standard & Poor's Property Condition Assessment Criteria and the general scope of work agreed to with the client and generally accepted industry standards. An infrared survey of interior surfaces (ceilings and walls) was also performed to detect possible points of roof or plumbing leakage.

The Property Condition Report consists of this Introduction, the Findings Summary and Recommendations, Supporting Photographs and Supporting documentation presented in a single PDF.

ARMCO certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

ARMCO INSPECTIONS, LLC

A handwritten signature in black ink that reads "REMcCoy Jr." in a cursive, slightly slanted script.

Robert E McCoy Jr., PE
NC Registered Electrical Engineer
Principal

Findings Summary and Recommendations

General Observations and Recommendations of higher priority:

1. *There have been no building permits issued for work at the Property since 1970 according to the Dakotaville County Building Inspections Department.* This implies that any construction (electrical, plumbing, roofing, HVAC, etc) performed during that time has not been examined by the appropriate local regulatory agency for compliance with current (at the time) codes and regulations. It is highly unlikely that Dakotaville County has misplaced the records according the D.C. Building Technician interviewed. Armco recommends that appropriate contractors be secured to review the installations for safety and code compliance **with particular emphasis on the electrical and natural gas plumbing installations.**
2. There are multiple aged roof installations with unknown history and construction. Armco interviewed the installer of the white thermoplastic roof over the Unit A (Unit A) and the paint warehouse. The installing contractor indicated that it was an overlay of an existing gravel covered asphalt roof and that it was approximately 12 years of age.

We recommend securing an independent and reputable roofing contractor or consultant to evaluate the condition and provide estimates/time schedules for maintenance and replacement as well as needed repairs as described below. The evaluations will require intrusive examinations.

3. There are multiple aged HVAC systems that are *at or well beyond* the Expected Useful Life. We recommend securing an independent and reputable HVAC contractor or consultant to evaluate the condition and provide estimates/time schedules for maintenance and replacement as well as existing repairs as described below.
4. There are two sump pump systems at the 115 building one for sewage lift and the other purpose unknown. We recommend examination of both systems for proper operation as necessary.
5. Building 115 Crawlspace area has evidence of prior (current?) termite damage along with added joist support systems that may be structurally necessary due to framing damage. We recommend that a commercial building contractor be secured to determine if the floor framing is damaged in the 115 Building crawlspace such that it requires the additional support provided now by the screw-jacks. If the added support system is structurally necessary, a structural professional will be required to specify the remedies and the jacks eventually replaced as the current support arrangement is not proper. It is possible that the additional bracing is simply to decrease the amount of "bounce" allowed with the current, and we assume properly designed, framing system.
6. The foundations and supports for the 113 building consist of brick piers and additional support "piers" constructed of stacked block, brick and wood. The left side rear pier of this building has rotated out of the vertical by approximately 1 inch. No interior indication of this rotation was noted (cracking, uneven floor, etc). In general, the floors in the 113 building felt firm and level and appeared relatively level for a building of its age.

While the above statement reflects the current condition, we suggest that the same commercial contractor that evaluates the framing support and possible damage at Building 115 also evaluate the support beneath the 113 Building floor. If this contractor deems necessary, the same structural professional that evaluates the 115 Building concern should also be asked to review the support and left rear pier condition of the 113 Building.

Specific findings and reference comment:

1. Asphalt in generally good condition at the main parking lot between the buildings and behind building 113. The asphalt within the parcel located at the north side of the 115 building is deteriorated with alligating and potholes.
2. ADA parking at the 115 building is not located on the shortest path of travel to the front entry door. This parking space is also not configured for van accessibility. ADA Van-Accessible parking at the 113 building is not designated and the front entry threshold is in excess of 1" vertical. The short existing ramp to the front porch at Building 113 appears to exceed the 1 in 12" slope requirement.
3. The foundations and supports for the 113 building consist of brick piers and additional support "piers" constructed of stacked block, brick and wood. The left side rear pier of this building has rotated out of the vertical by approximately 1 inch. No interior indication of this rotation was noted (cracking, uneven floor, etc). In general, the floors in the 113 building felt firm and level and appeared relatively level for a building of its age.
4. Crawlspace accessibility for the 113 building was limited for this inspector (reviewed an estimated 30% of the space. Insulation was noted out of position or missing, electrical cables were noted supported on the soil, one HVAC supply duct was partially crushed and the space contained debris that limited access. Overall, in the areas viewed, crawlspace soils in the 113 and 115 buildings felt dry to the touch and no obvious indications of moisture intrusion were noted (gulleys, ponding, sediment accumulation, etc).
5. Crawlspace accessibility/viewing in the 115 Building was somewhat limited with approximately 80% viewed. Limiting factors included the presence of two Air Handling units and associated ductwork. All exterior foundation walls were viewed as well as 100% of the soil in the 115 building. Little or no vapor barrier was present in either 113 or 115 crawlspace.

Evidence of termite activity and possible framing damage was noted in the 115 building crawlspace. Screw-jacks with drop-girders were noted utilized in the area of possible floor framing damage mentioned above.

6. A combination of PVC waste and Polybutylene water distribution piping was noted installed in the crawlspace of the 115 building. The transition fittings for the Polybutylene piping were observed to be copper. The supply piping in the Unit A ladies bathroom is most probably Polybutylene. PVC distribution piping was noted in Unit D and this Unit Also is equipped with a sewage "lift" sump-pump. An additional sump-pump was noted installed in the crawlspace adjacent to Unit D.
7. The exterior walls of the 113 building crawlspace are not secure/sealed and this will allow the entry of small critters for nesting and other related activities.
8. Mulch, leaves and debris was noted against and above the vinyl siding on the 113 building that will facilitate the entry of wood destroying insects to the floor and wall framing. The shrubbery/trees at the north side of the 113 building overhang and touch the roof which will result in more rapid deterioration and possible damage due to abrasion.
9. Electrical main and one distribution panels were opened for internal inspection at the Unit A, units B, C and E at the 115 building and the distribution panel at building 113. No aluminum branch wiring was observed. One unsecured/unterminated/exposed 240 volt cable was noted at the north end of the 113 building.
10. Grade-level installed HVAC systems at the 115 building have data plates indicating manufacture dates of approximately 1989. These units have an EUL of 15 years.

One grade-level installed gas-fired "gas-pack" is installed to condition tenant Unit D. This unit has a data plate age of 1989 and has an estimated EUL of 20 years. The odor of natural gas was noted in the area of the gas supply line at the unit.

The above-grade installed twin “gas-packs” for the Unit A are estimated to be 25 years of age or more and one of the two is observed and reported to be de-commissioned and used for spare parts. The data plates for these units are completely faded and the tonnage/mfg dates could not be determined. The EUL for these units is approximately 25 years. The shroud from the operational gas-pack system from the enclosure to the wall is corroded and damaged allowing conditioned air to escape to the exterior.

The 113 building HVAC system is a split-system natural gas fired furnace with air conditioner and shared Air Handler. The manufacture date on the unit is 1996 and the EUL is approximately 15 years for the air conditioner and 25 years for the furnace.

11. The roof systems at the 115 building were observed to be comprised of a combination of EPDM (black rubber at Unit D, Gravel coated BUR (built-up asphalt above units B, C and E) and TPO (thermoplastic olefin over the Unit A and paint warehouse). The TPO roof installation is reported to be an overlay over a gravel coated BUR . Damaged metal chimney flashing, damaged parapet wall covering, loose gutters and “nail pops” beneath the TPO roof membrane were observed. There also may be one area of saturated insulation indicated by infrared examination. One active area of roof leakage was observed via infrared inspection of the ceiling in unit E. The roof directly above the area of concern is the Gravel coated BUR at the point of transition to the TPO membrane.
12. The roof for the 113 building has no gutters and therefore no positive storm water control to direct this water away from perimeter foundation piers and footings (esp at left rear corner)
13. The roof deck beneath the 115 building TPO roof installation could not be directly observed due to the presence of a “poly” film attached to the bottom of the support joists. The insulation in this space is oriented with the backing down and is not continuous as some indications of cooler airflow against the poly film were noted with infrared.
14. A “hot spot” thermal anomaly was noted at the ceiling of the 113 building (adjacent to access hatch in left side front display room) that could be a result of an electrical issue or an area of missing insulation (if the attic was hot enough this day to create the temperature difference observed).

Specific Recommendations:

1. Seal-coating and restriping on a six to seven year period starting in year two of the main parking area. Full depth replacement of the deteriorated asphalt at the north lot adjacent to the 115 building with subsequent seal-coating as outlined above.
2. Provision of at least one ADA van-accessible space at each of the two buildings with the placement of that space in close proximity to the shortest path of travel that will include a ramp if necessary to reach the level of the entry doorway. Modify the threshold at the 113 building to accommodate unaided wheelchair access. Modify the access ramp at the 113 building north porch entry to a 1 in 12” slope as may be necessary.
3. Observe the pier over time for additional movement (tilt). If this occurs, consult a structural specialist for possible remedies. Insure that storm water drainage in the area around the building is positive and away from the building to keep the supporting soils dry.
4. Replace or restore missing or displaced insulation and remove accumulated debris in both crawlspaces. In the 113 Building crawlspace, attach distribution wiring “romex” cables to the bottom of the floor framing joists per current installation practices. Repair or replace the deformed/damaged HVAC supply flex duct.
5. Contract a pest control company to provide a comprehensive examination and recommendations for both the 113 and 115 buildings including crawlspaces.

Secure a building contractor to determine if the floor framing is damaged in the 115 Building crawlspace requiring the additional support provided by the screw-jacks – if so, a structural professional will be required to specify the remedies and the jacks eventually replaced as the current support arrangement is not proper. It is possible that the additional bracing is simply to decrease the amount of “bounce” allowed with the current, and we assume properly designed, framing system.

Install a vapor barrier as is possible in both crawlspaces to minimize the possibility of organic growth formation (little noted during this inspection).

6. Polybutylene water piping and particularly the original plastic fittings have a reputation/history of failure when in the presence of chlorinated water. The piping noted in the 115 building crawlspace has copper fittings. I noticed no indications of pipe failure during the inspection and have, in fact, never observed or heard of a PB pipe failure in this geographic area. Given our experience and the apparent lack of issues with the piping at the property we still recommend evaluation of the Polybutylene piping installation by a licensed plumber to provide that level of confidence. We also recommend examination of the sewage lift pump and crawlspace sump pump to verify condition and reason for existence (respectively).
7. Secure the exterior walls and the access doorway as necessary to inhibit entry of small animals.
8. Remove mulch, etc to expose at least 4" of foundation wall if possible. Cut back the shrubs/trees to allow airflow and light between the vegetation and the roof shingles.
9. Secure the services of a local electrical contractor to remove or terminate the 240 volt feeder cable noted at the north elevation of the 113 building.
10. The smaller of the HVAC units and the smaller gas-pack at the 115 building have an estimated installed year of 1990 (mfg date on tags of 89) and an age of approximately 23 years. As such, all of these units are well beyond the EUL for the equipment and we would suggest budgeting a phased replacement of the units over the next five years.

The odor of natural gas was noted at the gas-pack at Unit D of the 115 building. This condition should be investigated with repairs as necessary.

The shroud covering the supply and return ducts of the twin Unit A gas-packs should be repaired as should the point of conditioned air leakage at the bottom.

11. The roof systems have various deficiencies (mentioned above and shown in the photos) that should be remedied as soon as possible. In one case there is active leakage. We further recommend an evaluation by a commercial roofing specialist. This evaluation may require intrusive examination to determine the actual roof membrane composition (are they single roof systems or are they "overlays" of prior systems (the TPO is an overlay – what are the other two?))
12. We recommend the installation of at least one gutter section with downspout/takeaway that will limit water deposited in the area of the left rear corner pier at the 113 building.
13. We recommend removal of a section of the installed plastic film during the hot summer months to determine if condensate is forming above film. Formation of condensate may also be observed if water droplets are forming on the upper surface of the plastic. If condensate is evident, we recommend permanent removal of the plastic as well removal and replacement of the affected insulation. Alternately, you may ask a local HVAC contractor (or engineer/architect) with building ventilation expertise to examine the installation and make suitable recommendations for the short and longer term.
14. The small "access hatch" should be removed and the area examined to assure that the anomaly observed is not due to an electrical concern.

113 N. Main Retail Building	
1.0 PROPERTY SUMMARY	
Street Address:	113 N. Main Street
City, State Zip:	Anytown, North Dakota 29898
Primary Use:	Retail Sales
Year Built & Age:	1902 with Effective age 1965 per tax records for Dakotaville County
Reported Occupancy:	Observed 100%
Number of Buildings:	One
Number of Stories:	One
Total Building Area:	1,324 heated square feet per tax records for Dakotaville County
Reported Site Area:	0.44 acres per tax records for Dakotaville County
No. of Reported On-Site Parking Spaces:	Approximately 25 spaces per aerial view
No. of On-Site Accessible Parking Spaces:	None (on this parcel)
No. of On-side Van-accessible Parking Spaces	None
Code Classification Construction Type	Not Provided
Superstructure:	load-bearing wood stud exterior walls with interior wood partition and load bearing walls
Cellar/Basement/Crawl Space:	Crawlspace
Exterior Facade(s) :	Horizontal lap vinyl
Roof(s):	Three-tab asphalt fiberglass shingles
Heating:	One natural gas fired furnace – with shared Air Handler
Air-conditioning:	One split system air conditioner with shared Air Handler
Electrical Wiring:	240/120 volts, single-phase 3-wire overhead service to individual utility meter – Distribution wiring noted Copper
Number of Elevators:	None
Fire Sprinklers:	None
Site Visit Performed By:	Robert E. McCoy Jr., P.E.
2.0 DESIGN PROFESSIONALS OF RECORD	
Discipline	Consultant/Document Description
Geotechnical	None Provided
Civil	None Provided
Architectural	None Provided
Structural	None Provided

113 N. Main Retail Building		
Mechanical/ Electrical/Plumbing	None Provided	
Fire & Life Safety	None Provided	
3.0 SUBJECT PROPERTY DESCRIPTION AND OBSERVATIONS		
3.1 Utility Service Providers		
Utility	Provider	Issues/Adequacy
Water	City of Anytown	No issues reported
Sanitary Sewer	City of Anytown	No issues reported
Electricity	Big Energy	No issues reported
Gas Service	Fracking Natural Gas Co.	No issues reported
3.2 Site Improvements		
Topography	Site topography is generally sloped to the south and consistent with the overall surrounding area.	Good
Site Access and Traffic Flow	Access & egress is provided from one driveway entrance at Main Street	Good
Site Drainage	Storm drainage is accomplished by surface runoff to street catchbasins and the adjacent property to the south	Good
Paving	Surface parking areas and circulation drives are paved with asphalt. Concrete pavement is provided at the access apron at Main Street. Paving was in good condition throughout the parcel. Recommend periodic seal coating and striping to achieve the expected useful life of 25 years.	Good to Poor
Curbs and Wheel stops	Wheel stops noted at asphalt parking in front of the structure.	Good
Striping	Parking stalls in the parking lot are striped with painted lines which is in good condition. Periodic re-striping of parking stalls is recommended due to normal wear and tear.	Good
Traffic Pattern signage	None provided or necessary	N/A
Sidewalks & Flatwork	None noted	N/A
Accessibility path	See Section 4.0	Fair
Parking & Site Lighting	Exterior lighting is provided by utility pole-mounted high intensity discharge street lights provided along the adjacent building on the north and west side of the parcel. Additional area lighting is provided by a rear elevation building mounted twin spot as well as pole mounted incandescent fixtures at the front	Good

113 N. Main Retail Building		
	landscaped area entrance. Nighttime observations of the site were not conducted, however lights appeared to be in good condition with the HID lights appearing to be utility owned and operated.	
Landscaping	Landscaping is provided at the building front along Main Street as well as in mulched areas at the front, north elevations and rear behind the chimney. Landscaping consists of large and small shrubs, ground-cover and mulch in the designated areas. The level of landscaping appears to be appropriate.	Good
Irrigation System	None noted or reported	N/A
Retaining Walls	None present	N/A
Waste Storage Area	Not noted	Not noted
Fences & Visual Screens	None noted	N/A
Site and Building Signage	The building has a wood monument type identification signage located at the front landscaped area. Signage appears to be appropriate for a property of this type.	Good
Site Amenities/Recreational Facilities	None present.	N/A
3.3 Building Structure		
Soils/Geotechnical Report	Not provided for review.	
Foundation	<p>The subject building appears to have been originally supported by exclusively by brick piers located in the outside corners as well as at load points beneath the structure and along the elevations. Pier footings were not visible at the time of the inspection and no plans were provided. The left side rear pier has shifted/rotated away from the house corner approximately one inch. Armco could not determine when during the building history that the rotation occurred other than that we do not think the movement is recent.</p> <p>The remains of prior "curtain walls" beneath the structure implies that the building construction occurred over time with periodic additions.</p> <p>Brick "curtain walls" were also installed at some point between some of the exterior piers (walls are not load bearing).</p> <p>In addition to the original support piers, Armco noted stacked brick, rock, concrete block and wood in various locations beneath the floor framing to provide additional support.</p>	Fair with repairs recommended

113 N. Main Retail Building		
	<p>The soil was noted dry to the touch, and no evidence of water intrusion was observed (gullies, ponding, etc). In addition, little evidence of organic growth was noted on the floor framing in the areas observed (estimated 25% of the overall space).</p> <p>Obvious evidence of wood destroying insects was not observed (tubes on the walls and piers, etc).</p> <p>Debris was noted in the area along with displaced insulation and electrical distribution wiring laying on the soil. This condition along with generally "tight" conditions limited access to the full crawlspace by Armco.</p> <p>Armco recommends removal of the debris, re-installation of the insulation and attaching the electrical wiring to the bottom of the floor joists as is current good construction practice</p>	
Framing System(s)	<p>The subject building is assumed to be constructed with load-bearing wood stud walls and is observed to have wood joist framing for the floor section. Infrared imaging indicates that the ceilings are supported by wood joists as well. Interior support of the ceiling structure is by partition walls. Structural elements appear to be performing satisfactorily, with evidence of distress or failure not observed (walls out of plane, sagging ceilings and/or floors. Floors in particular felt level and solid. All of these observations consider the 100+ years of existence.</p> <p>Armco recommends pest inspection by reputable contractor as a "must-do" prior to acquisition.</p>	Good
On-Grade Floor Structure	None noted	N/A
Upper Level Floor Structure	None noted	N/A
Roof Structure & Decking	<p>The roof decks are very likely supported by wood rafters and consisting of individual planks. The roof surfaces appeared to be plane with little obvious bow or sag.</p>	Good
Decks & Balconies	None present.	N/A
Expansion Joints	None noted	N/A
Stair Structure	None present.	N/A
Railing & Guard Rails	<p>Railings around the front and north side porch are constructed of wood and appeared to be in good condition</p>	Good

113 N. Main Retail Building		
Parking Structure	None present.	N/A
Carport Structure	None present.	N/A
Equipment Supports	The exterior HVAC unit pad appeared to be level	Good
3.4 Building Exterior – ROOF		
Roof Access	None Provided – Inspector supplied ladder	None provided
Roofing System	The roof membrane consists of three-tab asphalt-fiberglass shingle reported by the owner to be approximately two years of age. The EUL for a roof of this type is approximately 20 years.	Good
Insulation	Except in the crawlspaces, insulation was not directly observed. Infrared imaging indicated that both the walls and ceilings are insulated with some medium. <i>Insulation in the crawlspace for the floor system was displaced, missing or improperly installed in some locations.</i>	Good per IR – <i>fair to poor in crawlspace</i>
Active Leaks	No evidence of active leakage was observed either as ceiling stains or infrared imager detected cooling. No current or recently past leakage was reported by either the business owner or one of the register clerks/managers.	Good
Parapets	None noted	N/A
Roof Flashing	Rubber boots are installed at waste vents with flashings installed in two of the multiple valleys.	Good as observed
Roof Expansion Joints	None noted	N/A
Roof Drainage	The roofs are well sloped with stormwater discharged directly to grade (landscaped areas/soil). <i>Armco recommends positive control of stormwater so that it is directed away from foundations (piers at load points, corners, etc especially the left rear corner)</i>	<i>Fair with respect to drainage control</i>
Skylights	None observed	N/A
Chimneys	Brick chimneys are decommissioned and capped	N/A
Roof Warranty	None reported – roof covering estimated two years of age	N/A
3.5 Building Exterior – Walls, Windows		
Exterior Wall/Facades	The building's exterior walls consist of horizontal lap vinyl siding with vinyl trim.	Good

113 N. Main Retail Building		
Control & Expansion Joints	None noted	N/A
Trim & Details	Wood trim noted at the front porch appeared to be in good condition – Vinyl trim at corners and windows in good condition.	Good
Sealants	None noted	N/A
Thermal Insulation	Wall insulation as may exist was not observed. Infrared imaging results indicate the likely presence of wall insulation	Good as could be detected
Glazing Systems/Windows	Glazing noted was uniformly single and originally double-hung. Window operation was not tested. A few of the original window units are equipped with full exterior coverage by plastic panels forming a wind break.	Good
Doors & Frames	Exterior doors include wood entrance doors with wood frames at the front and rear.	Good
Window and Door frame caulk	Window caulk not required due to vinyl wrap – Door frame/trim caulk not noted at rear entry	N/A to Poor
3.6 Interior Improvements		
Tenants Viewed	All of the subject building tenant space was viewed. The space use is 100% retail with a small kitchenette and a single toilet.	Good
Walls & Finishes	Interior partition and exterior wall interior surfaces are clad with beaded plank (beaded ceiling plank) that has had prior paint stripped leaving residue in the bead grooves. The bathroom and other support area walls are finished with painted drywall.	Good
Doors & Frames	Interior doors have generally been removed leaving stained wooden frames.	Good
Ceilings	Ceiling surfaces in the retail sales areas are clad with beaded plank (beaded ceiling plank) that has had prior paint stripped leaving residue in the bead grooves. The ceilings at the bathroom and other support areas are finished with painted drywall.	Good
Floor Coverings	Flooring throughout the structure is wood plank.	Good
Acoustical Insulation	None noted or reported	N/A
Millwork	None noted excepting the retail area cabinetry and countertops	Good
3.7 Mechanical Systems		
Heating, Cooling Equipment	The building is heated and cooled with a split system air conditioner coupled with a natural gas fired furnace with vertical air handler	Good Repair or replacement

113 N. Main Retail Building		
	<p>located in and left side closet. The exterior compressor unit is pad-mounted behind the shrubbery at the north elevation.</p> <p>The current business owner had no issue with the operation of the unit.</p> <p>The typical EUL (Expected Useful Life) of the above described equipment is approximately 15 years. This equipment was observed to have a nameplate date of manufacture of 1995. As the estimated age of this unit is 18 years, replacement may be anticipated at any time and likely occurring within 5 years.</p> <p>One section of supply flex duct was note partially damaged/compressed in the crawlspace.</p>	of flex duct
Interior Space Heating Equipment	None observed	N/A
Ventilation	The tenant restroom area is exhausted to the outside.	Good
Energy Management System	None noted	N/A
Plumbing Piping	The domestic water piping was noted to be copper at the hot water heater and Polybutylene beneath the lavatory in the toilet as well as at the sink in the kitchenette. The underground sewer piping type is unknown. Waste piping vent stacks through the roof were noted to be cast iron while a small section of ABS plastic waste line was noted at the lavatory discharge at the wall. See the summary section for comment regarding Polybutylene piping and fittings.	Good
Plumbing Fixtures	The water closets and lavatories were noted as standard commercial grade porcelain.	Good
Water Heating System	<p>The water heater is an electrically fired estimated 40 gallon unit that is located behind a partition at the rear central support area of the building.</p> <p>The water heater piping appeared to be correctly installed including the Temperature/Pressure relief valve and no leakage was noted around the heater tank (as could be observe in the limited space).</p> <p>According to the owner, the unit is newly installed.</p>	Good
3.8 Electrical Systems		
Service Size & Distribution	Power is provided to the building from a single utility owned pole mounted transformer located	Good with exception

113 N. Main Retail Building		
	<p>at the southwest side of the parcel.</p> <p>Service entry is via overhead cables to an exterior meter located at the north elevation behind the shrubbery.</p> <p>The main service panel is estimated (data tag is missing) to be rated at 150 amperes 240/120 volts single phase and supplies a main distribution panel located on the north elevation and under the porch canopy. This panel is rated at 150 amperes and is protected with a 125 ampere breaker located in the main service panel.</p> <p>One circuit breaker in the distribution panel (50 amperes) was noted in the off position. This breaker is connected to an unused cable that is not terminated properly and has exposed conductors. The cable is routed along the siding approximately 12" above the soil at the north elevation and approaches the right rear corner. This is a potentially dangerous condition. The cable should be terminated properly/secured or removed completely.</p>	
Wire Type	The distribution (120v) wiring in the 150 ampere distribution panel was noted to be copper.	Good as observed
Exterior Lighting	<p>Parking and drive lane lighting is provided by utility pole-mounted High Intensity Discharge (HID) street lights. Additional lighting is provided by incandescent pole mounted fixtures at the front entry landscaped area as well as the building west elevation gable area (twin incandescent spots).</p> <p>The site lighting levels were not observed but the fixtures appeared to be adequately spaced along the north parking area and drive lanes. The street lights appear to be utility owned and operated.</p>	Good
Interior Lighting	The retail and service areas were illuminated with incandescent ceiling mounted light fixtures. The lighting levels were observed and appear to be adequate for the task – no measurements were made.	Good
Emergency Power Service	An emergency power system is not present.	N/A
Lightning Protection	Not present	N/A
3.9 Vertical Transportation		
Number & Type	None present.	N/A

113 N. Main Retail Building		
Manufacturer	None present.	N/A
Cab Size/Finishes & Door Type	None present.	N/A
Capacity	None present.	N/A
Speed (FPM)	None present.	N/A
Passenger & Service Elevator Equipment/Controls	None present.	N/A
Special Equipment	None present.	N/A
Maintenance Contractor	None present.	N/A
Status of Elevator Inspection or Certification	None present.	N/A
3.10 Fire & Life Safety Systems		
Fire-Rated Construction	Not Determined	
Means of Egress	The building is accessed by two doors one each in the east and west elevations.	Good
Fire Sprinkler System	Not present	N/A
Smoke Evacuation System	Not present	N/A
Alarms	No fire alarm system noted or reported – A security system is installed and operational. According to the building owner the tenant is responsible for smoke alarm installation and maintenance.	N/A
Fire Extinguishers	According to the building owner the tenant is responsible for extinguisher maintenance. A fire extinguisher was observed on the floor in a rear right side hallway. The inspection tag was out of date. Fire extinguishers should be inspected and serviced on an annual basis – the inspection tags will provide the name and date of last service as well as the servicing contractor. Unless serviced, a dry-chemical extinguisher may not function as desired even if the gauge indicates it is good/green.	Good Provide inspected and properly secured extinguisher
Hydrants	Fire hydrants were observed along Main Street and appeared to be in good location with respect to the building.	Good
Security Systems	None present.	N/A
3.11 Specialties		
Signage	None present.	N/A
Equipment	None present.	N/A

113 N. Main Retail Building		
Loading Docks	None present	N/A
4.0 ACCESSIBLE FACILITIES		
Accessible Parking	<p>The property has no designated handicap parking stall. There is one non-Van-Accessible stall that is located on the north side of the parcel and parallel to the adjacent building south exterior wall. The stall includes striping and signage</p> <p>The striping and signage for this stall is in good condition. This stall is also not sized to accommodate a van or designated via signage for that purpose.</p> <p>One Van-Accessible designated stall for the subject building should be provided with a path of travel that has a ramp of no more than 1" rise in 12" horizontal to the level of the entry door. The existing wooden ramp access to the porch north side would be satisfactory providing the slope met the 1/12 requirement.</p>	<p>Poor</p> <p>Provide one designated Van-Accessible parking stall</p>
Curb Ramps	None noted or necessary	N/A
Exterior Accessible Route	See above comment	Poor
Entrance/Exit Doors	<p>An accessible entrance door (36" wide without cylinder lock) is provided at the wine store.</p> <p>The threshold for this door exceeds the vertical limit of approximately 1" and will require modification or the installation of a short ramp to facilitate un-aided wheelchair access.</p>	<p>Poor – Install short access ramp</p>
Interior Accessibility	<p>Interior accessibility to the retail space appears to be good. Accessibility of the public restroom is limited by the physical arrangement of the toilet and adjacent walls.</p>	Good to Poor
Public Restrooms	<p>The single public restroom is not equipped with lever valves on the faucets or grab-bars for the toilet. The sink vanity will limit wheelchair access. The space entry door is approximately 36" wide but the path is restricted by clothing hanging on the door. There appears to be inadequate space for a wheelchair to turn around and measurements were not made to confirm this observation. Under-lavatory pipe insulation was missing in the Men's toilet room.</p>	Poor
FHAA - Fair Housing Amendments Act	Not Applicable	N/A
5.0 REGULATORY COMPLIANCE		
Outstanding Building Dept. Violations or Permits	<p>There have been no building permits issued for work at the Property since 1970 according to the Dakotaville County Building Inspections Department. This implies that any</p>	

113 N. Main Retail Building	
	<p>construction (electrical, plumbing, roofing, HVAC, etc) performed during that time has not been examined by the local regulatory agency for compliance with current (at the time) codes and regulations. It is highly unlikely that Dakotaville County has misplaced the records according the Building Technician interviewed. Armco recommends that appropriate contractors be secured to review the installations for code compliance with particular emphasis on the electrical and natural gas installations.</p>
Outstanding Fire Dept. Violations per prior Inspections	<p>Per the Dakotaville County Fire Marshal's office and inspector William Widget, the last inspection of the building was in 2010 and that the inspection is overdue. Mr. Widget indicated that the inspection should occur within the year and that the office was understaffed. He said that there are no unresolved issues from the prior inspection.</p>
Zoning Classification	<p>The Property is zoned "Main Street" per the Director of Planning for the City of Anytown. Accordingly, the use of the building and property for a retail or office enterprise is a "Permitted" use.</p>

115 N. Main Retail/Office Building	
1.0 PROPERTY SUMMARY	
Street Address:	115 N. Main Street
City, State Zip:	Anytown, North Dakota 27282
Primary Use:	Retail/Office
Year Built & Age:	1957 per tax records for Dakotaville County – Effective age 1976 – renovations likely approximately 1990
Reported Occupancy:	One vacancy noted at unit E
Number of Buildings:	One
Number of Stories:	One with Two at book store
Total Building Area:	12,163 square feet per tax records for Dakotaville County
Reported Site Area:	0.3 acres per tax records for Dakotaville County
No. of Reported On-Site Parking Spaces:	Approximately 16 spaces per aerial view
No. of On-Site Accessible Parking Spaces:	1
No. of On-side Van-accessible Parking Spaces	None
Code Classification Construction Type	Not Provided
Superstructure:	load-bearing masonry exterior walls with interior steel frame with wood joist roof deck support observed
Cellar/Basement/Crawl Space:	Crawlspace with slab on grade
Exterior Facade(s) :	Painted Stucco and Unpainted brick
Roof(s):	Thermoplastic (white), Built up asphalt (BUR) and EPDM (black rubber)
Heating:	(3) natural gas fired packaged units and (3) split system heat-pumps
Air-conditioning:	(3) natural gas fired packaged units and (3) split system heat-pumps
Electrical Wiring:	240/120 volts, single phase-4 wire overhead service to individual utility meters
Number of Elevators:	None
Fire Sprinklers:	None
Site Visit Performed By:	Robert E. McCoy Jr., P.E.
2.0 DESIGN PROFESSIONALS OF RECORD	
Discipline	Consultant/Document Description
Geotechnical	None Provided
Civil	None Provided

115 N. Main Retail/Office Building		
Architectural	None Provided	
Structural	Abbreviated Construction Plans by Architect	
Mechanical/ Electrical/Plumbing	Abbreviated Construction Plans by Architect	
Fire & Life Safety	None Provided	
3.0 SUBJECT PROPERTY DESCRIPTION AND OBSERVATIONS		
3.1 Utility Service Providers		
Utility	Provider	Issues/Adequacy
Water	City of Anytown	No issues reported
Sanitary Sewer	City of Anytown	No issues reported
Electricity	Big Energy	No issues reported
Gas Service	Fracking Natural Gas Co.	No issues reported
3.2 Site Improvements		
Topography	Site topography is generally sloped to the south and consistent with the overall surrounding area.	Good
Site Access and Traffic Flow	Access & egress is provided from two driveway entrances along Main Street	Good
Site Drainage	Storm drainage is accomplished by surface runoff to street catchbasins and the adjacent property to the south	Good
Paving	Surface parking areas and circulation drives are paved with asphalt. Concrete pavement is provided at the access aprons at Main Street. Paving was in good condition at the building south side and poor at the north side. Full depth replacement is recommended at the north side with periodic seal coating and striping elsewhere is recommended to achieve the expected useful life of 25 years.	Good to Poor
Curbs and Wheel stops	None noted	N/A
Striping	Parking stalls in the parking lot are striped with painted lines. Periodic re-striping of parking stalls is recommended due to normal wear and tear. Striping at the north side is deteriorated.	Good to Poor
Traffic Pattern signage	None provided or necessary	N/A
Sidewalks & Flatwork	A pedestrian walkway is located at the front of the building	Good
Accessibility path	See Section 4.0	Poor
Parking & Site Lighting	Exterior lighting is provided by utility pole-mounted high intensity discharge street lights provided along the building on the north side.	Good

115 N. Main Retail/Office Building		
	Nighttime observations of the site were not conducted, however lights appeared to be in good condition and appear to be utility owned and operated.	
Landscaping	Landscaping is provided at the building front along Main Street in a planter as well as along the building south elevations. Landscaping consists of shrubs, groundcover and mulch in planters. The level of landscaping appears to be appropriate.	Good
Irrigation System	None noted or reported	N/A
Retaining Walls	None present except at front planter	N/A
Waste Storage Area	Not noted	Not noted
Fences & Visual Screens	None noted	N/A
Site and Building Signage	The building has a monument type identification signage located at the front landscaped area. Signage appears to be appropriate for a property of this type.	Good
Site Amenities/Recreational Facilities	None present.	N/A
3.3 Building Structure		
Soils/Geotechnical Report	Not provided for review.	
Foundation	The subject building appears to be supported by conventional poured concrete slab-on-grade foundations enclosed within spread, continuous exterior wall footings with likely isolated reinforced concrete pad foundations at central structural columns. Foundations were not visible at the time of the inspection and no plans were provided. Foundation walls (at slab locations) are covered by a Stucco exterior finish and likely installed over wood furring which will to some extent mask wall movement. Foundation walls could be viewed from the crawlspace area – no cracking or other indication of foundation movement was observed.	Good – no evidence of cracking.
Framing System(s)	The subject building is constructed with exterior load-bearing masonry walls that are a combination of concrete masonry unit (CMU or cement block) and brick. Interior support of upper floors (book store) and roof decks is provided by internal steel columns. Roof decks appear to be supported by wood joists in turn supported by steel or wooden beams (book store second floor observation). Additional roof joist support has been provided with screw-jacks and laminated dimensional lumber drop-girders in several locations at the book store second floor	Good

115 N. Main Retail/Office Building		
	area. Structural elements appear to be performing satisfactorily, with evidence of distress or failure not observed including those at the book store second level where evidence of a prior fire exists (blackened structural elements).	
On-Grade Floor Structure	The building has several sections of poured concrete slab on grade of unspecified thickness at the book store and at the west end rental unit occupied by the office equipment supplier. The central section floor is above a crawlspace and is supported by wood joists with drop girders on internal piers.	Good
Upper Level Floor Structure	The book store upper floor is likely supported by wood joists (not visible) with integral wood girders supported by steel tubular columns.	N/A
Roof Structure & Decking	The roof decks all appear to be supported by a system of wood joists with wood or steel beams supported by exterior walls and interior columns	Good
Decks & Balconies	None present.	N/A
Expansion Joints	None noted	N/A
Stair Structure	None present.	N/A
Railing & Guard Rails	None present.	N/A
Parking Structure	None present.	N/A
Carport Structure	None present.	N/A
Equipment Supports	None present.	N/A
3.4 Building Exterior – ROOF		
Roof Access	None Provided – Inspector supplied ladder	None provided
Roofing System	<p>The roof membrane assemblies consist of a combination of TPO (thermoplastic sheet) over the book store, a BUR(built-up asphalt) over tenant units B, C and E and an EPDM (rubber sheet) over the end unit D.</p> <p>An additional/ancillary EPDM rubber roof is installed above the public toilet areas at the south/front elevation of the book store. This roof area supports the twin Trane packaged HVAC units. This roof appears to be approximately 20 years of age and in good condition for that age.</p> <p>The BUR and primary EPDM membranes appear to be at least 20 years of age. The TPO membrane appears to be in excess of 10 years of age.</p> <p>According to Mr. Willie Put-put, Owner of Put-put</p>	<p>Good to Fair</p>

115 N. Main Retail/Office Building		
	<p>Contractors LLC (PPU - 333-499-5022), the TPO roof is approximately 12 years of age and is an overlay with a recovery-board applied above a gravel surfaced multiply asphalt membrane roof (BUR). PPU is the installer of the TPO roof</p> <p>Mr. Put-put agrees with the Armco assessment of the visible BUR and EPDM roof ages of in excess 20 years.</p> <p>The infrared images show one area of possible insulation water contamination of the TPO roof east of the vent duct as shown in the photo. No evidence of leakage was noted in the book store second level either on the floor or on the poly film installed on the bottom of the rafters.</p> <p>The TPO roof is displaced in at least two locations (at the west end central) by what appears to be "backed out" fasteners. This condition will lead to membrane puncture in the affected areas if not remedied.</p>	
Insulation	The roof insulation inside and beneath the TPO roof deck is fiberglass batt as observed at the book store and not visible (or not present) in other locations.	Good as could be viewed
Active Leaks	Active leakage was detected via Infrared imaging and photographed at unit E. No indication of leakage was noted on ceilings elsewhere.	Good to Poor
Parapets	<p>A single parapet wall is installed along the front or north elevation adjacent to the BUR (asphalt) roof. Small parapets are located at the north and south of the TPO roof over the book store.</p> <p>The parapet wall at the asphalt roof has damage where it intersects the TPO roof section this is photo documented.</p> <p>There is an additional change in roof plane at the intersection of the west end EPDM roof and the BUR/asphalt roof. At this point on the north end, there appears to be damaged or improperly installed EPDM sheet acting as flashing.</p>	Good to Poor
Roof Flashing	<p>Rubber boots are installed at waste vents while ventilation hoods have membrane flashings at the TPO roof. Metal flashings were noted at the BUR and at the natural gas space heater flues. The EPDM waste vents have rubber boots.</p> <p>The roof flashing located at the south side brick chimney is damaged as shown in the photo</p>	Good to poor
Roof Expansion Joints	None assumed to be present	N/A
Roof Drainage	The TPO roof is sloped to discharge into gutters	Good to

115 N. Main Retail/Office Building		
	<p>located along the south west edge and at the intersection with the BUR. The BUR is sloped to discharge to a gutter along the south edge as well as directly on the EPDM section to the west. The EPDM roof is sloped to discharge to a gutter mounted with no downspouts along the west edge of the cantilevered canopy.</p> <p>All gutters located on the building south elevations discharge via downspouts mounted on the south elevations via plastic pipe leaders and to the asphalt pavement.</p> <p>Downspouts appear to be in good condition as do the gutters mounted at the south elevations.</p> <p>The gutter located at the TPO/BUR (runs across the roof) intersection is damaged and loose requiring repair.</p>	poor
Skylights	None observed	N/A
Chimneys	Brick adjacent to and within the BUR and metal flue for space heaters noted at the TPO and EPDM roofs (appear to be inoperative)	Good
Roof Warranty	None reported – roof systems in excess of 10 years.	N/A
3.5 Building Exterior – Walls, Windows		
Exterior Wall/Facades	<p>The building's exterior walls consist of unfinished brick and painted (?) Stucco along with painted cement fiber horizontal plank (Hardyplank).</p> <p>Exterior walls are generally in good condition with the exception of some slight cracking of the Stucco finish below a second-floor window at the south side of the wind store. Additional slight cracking was noted on the north side beneath or adjacent the conduit at the electric utility metering. This cracking should be repaired as a part of routine maintenance.</p>	Good
Control & Expansion Joints	None noted	N/A
Trim & Details	Wood trim noted at the front of the building appeared to be in good condition	N/A
Sealants	None noted	N/A
Thermal Insulation	Wall insulation as may exist was not observed.	N/A
Glazing Systems/Windows	Glazing noted was uniformly single and fixed except at the building front where they appear to be double hung. Window operation was not tested.	Good
Doors & Frames	Exterior doors include wood entrance doors with wood frames at the book store with painted metal doors in wood or metal frames at other	Good

115 N. Main Retail/Office Building		
	tenant entrances. Two Loading area doors are roll-up "overhead" types with manual operators.	
Window and Door frame caulk	Caulk was noted installed at some door trim and at front windows	Good
3.6 Interior Improvements		
Tenants Viewed	All of the subject building tenant spaces were viewed. The space uses vary from office to retail to warehouse.	Good
Walls & Finishes	Interior walls vary in finish as unpainted brick, painted drywall or plywood and exposed, unpainted framing.	Good
Doors & Frames	Interior doors are typically hollow core wood in wooden frames.	Good
Ceilings	Ceilings in the office areas generally consist of suspended acoustic ceiling grids with 2' by 2' or 2' by 4' ceiling tiles. Warehouse areas have exposed structural elements or painted plywood.	Good
Floor Coverings	<p>Flooring in the retail areas are vinyl tile with office areas containing carpeting. Bare concrete floors were noted in the west end tenant space as well as the paint contractor.</p> <p>The bare concrete slab in the paint contractor space was noted cracked from prior settlement or expansion. The cracking should be filled and sealed as a part of routine maintenance.</p>	Good to fair
Acoustical Insulation	No information was provided regarding padding or insulation details under carpeting or interior wall insulation.	N/A
Millwork	None noted excepting the retail area cabinetry and countertops	Good
3.7 Mechanical Systems		
Heating, Cooling Equipment	<p>The retail space (book store) areas are heated and cooled with a single estimated 10 ton gas-fired packaged unit that is mounted on a ledge at the south elevation. There is a sister unit mounted adjacent to the above mentioned unit that is decommissioned and used for parts. The estimated age of these units is 25 years(+) with an Expected Useful Life (EUL) of 25 years. Ductwork exists for both units in the ceilings above the book store. Replacement of the single unit in use may be anticipated within an estimated 10 years if maintained routinely.</p> <p>The rear or west end tenant space is heated and cooled with a single estimated four-ton gas-fired packaged unit that is pad-mounted at grade at the south elevation. The odor of natural gas was</p>	<p>Good – natural gas odor noted</p> <p>To fair beyond EUL</p>

115 N. Main Retail/Office Building		
	<p>noted at this unit. The gas connections should be inspected by a HVAC contractor with repairs as necessary.</p> <p>The balance of the tenant spaces are equipped with split-system heat-pumps. The typical EUL of the heat-pump equipment is approximately 15 years. This equipment was observed to have nameplate dates of manufacture of 1989. As the estimated ages of these units is 24 years, replacement may be anticipated at any time within an estimated maximum of five years.</p>	
Interior Space Heating Equipment	At least one tenant unit (paint contractor) is equipped with a single gas-fired ceiling mounted space heater.	Good
Ventilation	The tenant restroom areas are exhausted to the outside.	Good
Energy Management System	None noted	N/A
Plumbing Piping	<p>The domestic water piping was noted to be a combination of Polybutylene and copper beneath lavatories in the book store. Polybutylene piping with copper fittings as well as PEX piping was noted in the crawlspace. PVC distribution piping was noted in tenant unit D.</p> <p>The waste vent piping was observed to be a combination of PVC and cast iron with PVC waste piping observed in the crawlspace and unit D. The underground sewer piping type is unknown.</p> <p>According to the owner, a sewer lift sump pump exists for unit D toilet discharge. In addition, a sump pump was also noted in the crawlspace in the northwest corner adjacent to the unit D toilet room. The function of the sump pump was not determined and was unknown to the building owner.</p> <p>See the summary section for comment regarding Polybutylene piping and fittings and sump pump.</p>	Good Plumber review
Plumbing Fixtures	The water closets and lavatories were noted as standard commercial grade porcelain.	Good
Water Heating System	<p>Electrically fired water heaters were observed in several locations and consist of one portable 5 system in tenant unit D, a 30 gallon electric unit in tenant unit B (serving B, C and E), a 5 gallon unit at the book store kitchen and two tankless (on-demand) units at the book store public toilets.</p> <p>The EUL for domestic tank-equipped water heaters is approximately 12 years after which</p>	Good

115 N. Main Retail/Office Building		
	they need to be monitored occasionally for tank leakage (will show up at the base) – no leakage observed.	
3.8 Electrical Systems		
Service Size & Distribution	<p>Power is provided to the building from four utility owned pole mounted transformers located at the north side of the parcel. Service entry is via overhead cables to exterior meters for each tenant space with one exception. Unit E shares the electrical service with units B and C on the north side of the building. All utility meters were noted along the north side.</p> <p>Service Sizes are all 240/120 volt single phase three-wire and vary from 200 amperes at the book store, paint warehouse, units B and D to 125 amperes at units C and E.</p>	Good
Wire Type	<p>The wiring in the facility service panels was directly observed in the book store as well as units B, C and E. The service panel in the paint warehouse was blocked from access and the panel in unit D is relatively new.</p> <p>Electrical distribution panels appear to range in age from original (50's) to current (the west end unit) and are externally in good condition.</p> <p>According to the building owner, aluminum wiring was removed from the facility when he took ownership. No aluminum branch wiring was observed in any of the panels opened.</p> <p>The buss bar assembly was loose in the tenant unit B service panel and requires repair or remedy by a licensed contractor.</p>	<p>Good as observed</p> <p>Repair required</p>
Exterior Lighting	The site lighting was accomplished through utility pole-mounted High Intensity Discharge (HID) street lights. The site lighting levels were not observed but the fixtures appeared to be adequately spaced both at the north and south parking areas and drive lanes. The lights appear to be utility owned and operated.	Good
Interior Lighting	The office, warehouse and retail areas were illuminated with a combination of incandescent and fluorescent light fixtures. The lighting levels were observed and appear to be adequate for the task – no measurements were made.	Good
Emergency Power Service	An emergency power system is not present.	N/A
Lightning Protection	Not present	N/A
3.9 Vertical Transportation		

115 N. Main Retail/Office Building		
Number & Type	None present.	N/A
Manufacturer	None present.	N/A
Cab Size/Finishes & Door Type	None present.	N/A
Capacity	None present.	N/A
Speed (FPM)	None present.	N/A
Passenger & Service Elevator Equipment/Controls	None present.	N/A
Special Equipment	None present.	N/A
Maintenance Contractor	None present.	N/A
Status of Elevator Inspection or Certification	None present.	N/A
3.10 Fire & Life Safety Systems		
Fire-Rated Construction	Not Determined	
Means of Egress	All means of egress in the public access space (book store) appear to be properly lighted and identified with exit signs.	Good
Fire Sprinkler System	Not present	N/A
Smoke Evacuation System	Not present	N/A
Alarms	No fire alarm or security system noted or reported – According to the building owner the tenant is responsible for smoke alarm installation and maintenance.	N/A
Fire Extinguishers	According to the building owner the tenant is responsible for extinguisher maintenance. Fire extinguishers were observed in various locations and in various states. The inspection tag was missing at the unit at the book store entry – other tags were out of date. Fire extinguishers should be inspected and serviced on an annual basis – the inspection tags will provide the name and date of last service as well as the servicing contractor. Unless serviced, a dry-chemical extinguisher may not function as desired even if the gauge indicates it is good/green. The Dakotaville County Fire Marshals office indicated that the last inspection of the book store was in the fall of 2012 and that there are no unresolved issues from that inspection. The next inspection will occur in 2013.	Fair

115 N. Main Retail/Office Building		
Hydrants	Fire hydrants were observed along Main Street and appeared to be in good location with respect to the building.	Good
Security Systems	None present.	N/A
3.11 Specialties		
Signage	None present.	N/A
Equipment	None present.	N/A
Loading Docks	None present	N/A
4.0 ACCESSIBLE FACILITIES		
Accessible Parking	<p>The property has one designated handicap parking stall for the public access book store that is located on the south side parallel to the exterior wall. The striping and signage for the stall is in good physical condition.</p> <p>The striping and signage for the stall is positioned so that the path of travel requires a step up to reach the level of the front entry door.</p> <p>This stall is also not sized to accommodate a van or designated via signage for that purpose.</p> <p>One Van-Accessible designated stall should be provided with a path of travel that has a ramp of no more than 1" rise in 12" horizontal to the level of the entry door. The ramp may require a handrail. An alternated to the ramp is to relocate the stall to the front adjacent to the planter and existing entrance ramp.</p>	<p>Good to</p> <p style="color: red;">Poor</p> <p style="color: red;">(for the purpose)</p>
Curb Ramps	None noted or necessary	N/A
Exterior Accessible Route	See above comment – currently includes one step	Poor
Entrance/Exit Doors	An accessible entrance door (36" wide without cylinder lock) is provided at the book store.	Good
Interior Accessibility	Interior accessibility to the toilet areas and retail space appears to be good with the exception that the vanity in the ladies toilet will not allow wheelchair access	<p>Good</p> <p style="color: red;">with exception</p>
Public Restrooms	<p>The two public restrooms are equipped with lever valves on the faucets as well as grab-bars for the toilets. The space entry doors are 36" wide and there appears to be adequate space for a wheelchair to turn around. Measurements were not made to confirm this observation.</p> <p style="color: red;">Under-lavatory pipe insulation was missing in the Men's toilet room. Also see above comment re: vanity in women's toilet.</p>	<p>Good</p> <p style="color: red;">with exception</p>
FHAA - Fair Housing Amendments Act	Not Applicable	N/A

115 N. Main Retail/Office Building	
5.0 REGULATORY COMPLIANCE	
Outstanding Building Dept. Violations or Permits	There have been no building permits issued for work at the Property since 1970 according to the Dakotaville County Building Inspections Department. This implies that any construction (electrical, plumbing, roofing, HVAC, etc) performed during that time has not been examined by the local regulatory agency for compliance with current (at the time) codes and regulations. It is highly unlikely that Dakotaville County has misplaced the records according the Building Technician interviewed. Armco recommends that appropriate contractors be secured to review the installations for code compliance with particular emphasis on the electrical installation.
Outstanding Fire Dept. Violations per prior Inspections	Per the Dakotaville County Fire Marshal's office and inspector Willie Widget there are no outstanding fire inspection issues. The last inspection occurred in the fall of 2012 in order for an ABC permit to be issued to the book store. The next inspection will occur in 2015.
Zoning Classification	The Property is zoned AG "Anything Goes" per the Director of Planning for the City of Anytown. Accordingly, the use of the building and property for a retail or office enterprise is a "Permitted" use.



1. Building 115 unit A Signage



2. Unit 113 street signage



3. Building 115 east elevation



4. Building 115 south elevation – Stucco finish



5. Building 115 rear or west elevation – unit D



6. Building 115 north elevation view 1 units B and C

PHOTOGRAPHS

Project #: 1X-XXXX.X

Location:





7. Building 115 north elevation – paint warehouse and unit A



8. Building 113 front/east elevation at Main Street



9. Building 113 left side or south elevation – pier and curtain wall foundations



10. Building 113 rear/west elevation and entry from parking area



11. Building 113 north elevation porch, access ramp and heavy shrubs



12. Building 113/115 access drive apron and asphalt sidewalk

PHOTOGRAPHS





13. Asphalt access drive to building 113 and 115 parking



14. Building 113 parking – no ADA designated Van Accessible



15. Standard parking at Building 113 – street facing



16. ADA designated at Building 115 not Van Accessible sized and inaccessible route (step up)



17. Building 115 ADA current wheelchair access with step up to entry door



18. West parking area behind Building 113 – Building 115 at upper right

PHOTOGRAPHS





19. Building 113 beyond asphalt parking to west – gravel drive



20. Number 20: Gravel drive behind Building 115



21. Deteriorated asphalt at Building 115 north parking lane



22. Concrete apron at Building 115 access from Main Street



23. TPO roof membrane view west – area of possible moisture in foreground



24. TPO roof membrane view east – area of nail pops is center left in photo

PHOTOGRAPHS





25. Gravel covered asphalt membrane view southeast – damaged gutter at upper left along TPO/BUR



26. EPDM membrane over unit D



27. EPDM membrane over Building 115 unit A public toilets



28. Damaged flashing at TPO membrane/block chimney



29. Damaged parapet wall covering and flashing at Building 115 north elevation



30. Improperly installed or damaged membrane flashing at Building 115 north side at transition from BUR

PHOTOGRAPHS





31. Three gutters point of discharge at Building 115 south elevation



32. Damaged gutter at Building 115 TPO – BUR transition – area of active leakage directly below



33. Building 113 relatively new asphalt shingle roof with metal valley flashing and no gutters installed



34. Building 113 rear roof view showing waste vent flashings and no gutters



35. Building 113 waste vent boot requiring re-installation (has nail pop)



36. Aged Trane integrated gas furnace/air-conditioner units. Left side unit is active – right decommissioned

PHOTOGRAPHS





37. Damaged shroud at active Trane "gas-pack" HVAC unit at Building 115



38. Gas pack HVAC unit for tenant space D – leaking natural gas at area of shut off valve



39. Typical Trane heat pump unit with Air Handler in crawlspace – date of manufacture 1989 (1 of 4 units)



40. One of two heat pump Air Handler units in Building 115 crawlspace



41. Split system air conditioner condensing unit at Building 113 – mfg 1995 by Comfortmaker



42. Natural gas fired furnace with A/C evaporator and Air Handler by Comfortmaker in Building 113 util closet

PHOTOGRAPHS





43. Distribution/service panel interior examination – Unit A Building 115 second floor



44. Distribution panel at Building 113 – breaker at upper left is off but feeds unsecured/unused cable



45. Older service panel at unit C Building 115 – no aluminum distribution wiring noted in any panel



46. Newer breaker panel in unit B - Building 115 has loose breaker/buss assembly



47. Electrically fired hot water heater in unit B – Building 115



48. Electrically fired hot water heater in Building 113 behind partition

PHOTOGRAPHS





49. Tankless “on-demand” water heater for unit A - Building 115 public toilets



50. Polybutylene water distribution piping at toilet lavatory Building 113



51. Polybutylene distribution and PVC waste piping utilized in Building 115 crawlspace



52. Sump-pump located in Building 115 crawlspace adjacent to unit D toilet area –unknown purpose



53. Structural view 1: significant cracking in exterior walls not observed at Building 115



54. Structural view 2: Where observed directly, no cracking noted in exterior concrete block walls

PHOTOGRAPHS





55. Structural view 3: no cracking observed at Building 115 crawlspace



56. Structural view 4: Screw-jacks with drop-girders provide additional floor bracing crawlspace bldg 115



57. Structural view 5: Screw-jacks with drop-girders provide additional roof deck bracing in two location in the 115 Building unit A second floor



58. Structural view 6: Prior termite activity (tubes) in the 115 Building crawlspace – no cracking noted in foundation walls



59. Structural view 7: Termite activity continuing down south crawlspace wall in Building 115 – Debris



60. Uncapped and possibly open to active sewer line in crawlspace bldg 115

PHOTOGRAPHS





61. Structural view 8: Typical Pier and Curtain Wall construction at Building 113 foundations



62. Structural view 9: Degradation of 111 year old brick pier at building 113 to be expected



63. Structural view 10: Left rear corner pier rotated outward likely due to moist footings



64. Structural view 11: Left rear corner pier rotated – see prior caption



65. Structural view 12: Debris collection prevents examination of exterior wall and encourages intrusion by insects and other undesirables including water.



66. Structural view 13: Mulch above siding encourages intrusion of undesirables into wall framing – note also potential live 240volt feeder cable unterminated

PHOTOGRAPHS





67. Structural view 14: Building 113 Crawl space: Wooden braces from soil to floor framing are a direct invitation to termites into the floor framing



68. Structural view 15: Building 113 Crawl space: Displaced insulation, crushed HVAC supply duct, debris, PVC and Cast Iron waste piping, additional floor supports of stacked materials



69. Structural view 16: Building 113: Stacks of brick, block, rocks and wood supporting numerous drop-girders providing bracing for floor framing



70. Structural view 17: Building 113: Distribution wiring improperly installed, displaced or improperly installed insulation, more debris, etc - safety concern



71. ADA accessibility view 1: Front entry threshold at Building 113 in excess of 3/4 inch and generally not negotiable by unassisted wheelchair - additional short ramp needed



72. ADA accessibility view 2: Building 113 most of the interior sales aisles are proven negotiable by wheelchair traffic according to business owner

PHOTOGRAPHS





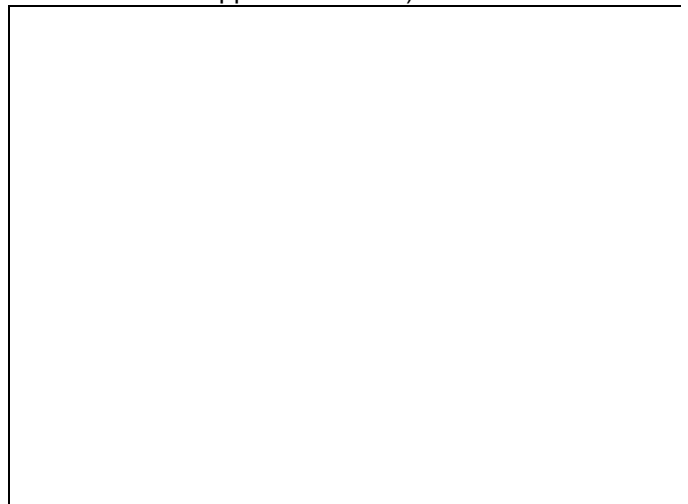
73. ADA accessibility view 3: Building 113 toilet not configured for wheelchair traffic and cannot be without expensive renovations




74. ADA accessibility view 4: Building 115 public access unit A front entry requires push or pull operation to be fully compliant (thumb lever cannot be operated by some handicapped individuals) – threshold is ok



75. ADA accessibility view 5: Building 115 public access unit A ladies toilet vanity prevents access by wheelchair occupant – lavatory must have space beneath to allow leg room – pipes must have insulation to prevent leg abrasion – door widths and turnaround space appears satisfactory



<p>PHOTOGRAPHS</p>		 <p>ARMCO Commercial Building Inspections Custom PCA and Infrared Evaluations</p>
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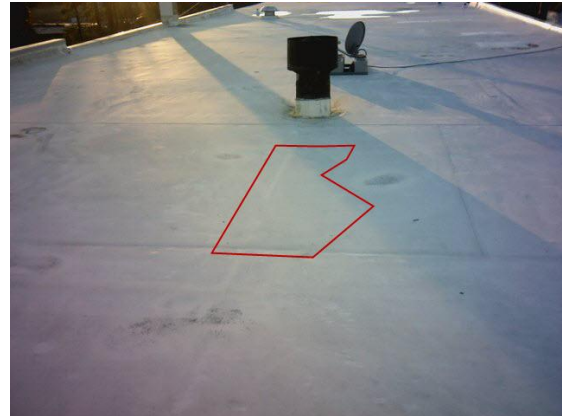
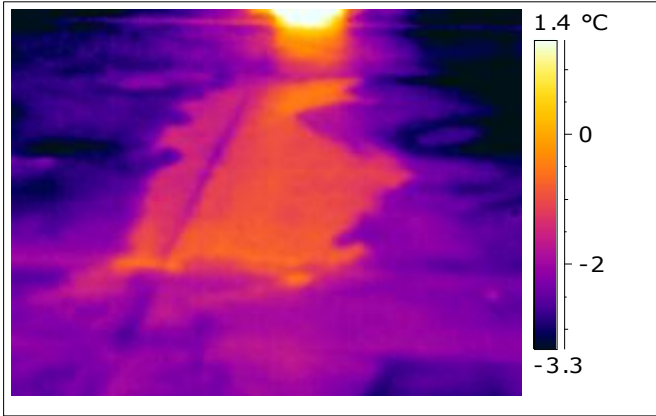
Thermographic Image Report

Client: Wilbur Stravis & Really Big Bank of Chicago
Site Address: 115 N. Main Street, Anytown, North Dakota
Survey Date: January 3, 2013
Thermographer: Robert McCoy Jr.



Picture 1. Image.File name IR_0198.jpg

Captured at:	115 Roof Book Store	Area 1 Max Temp	Ar1.Max Temperature -
Date	2/1/2013	Sp1 Temp	Sp1.Temperature -
Time	12:56:47 PM	Delta Temperature	Dt1 -

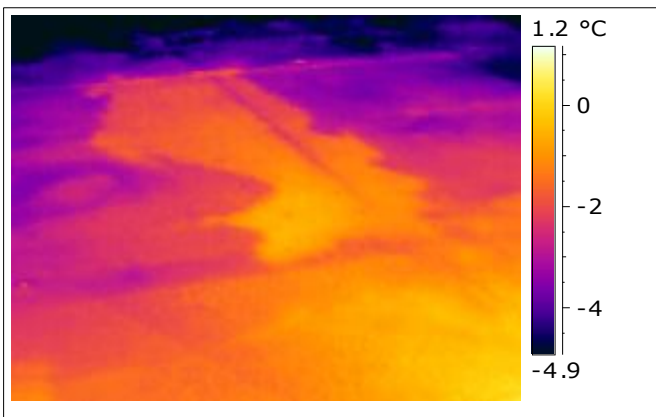


Comment: Image east of active roof vent and viewed west – reportedly TPO membrane is overlay with recovery board over existing BUR – TPO reported to be approximately 12 years of age – no indication of moisture/leakage in storage area immediately below on floor or on poly sheet fastened to deck support joists.

Recommendation: intrusive confirmation suggested of suspect area

Picture 2. Image.File name IR_0212.jpg

Captured at:	115 Roof Book Store	Area 1 Max Temp	Ar1.Max Temperature -
Date	2/1/2013	Sp1 Temp	Sp1.Temperature -
Time	1:24:28 PM	Delta Temperature	Dt1 -



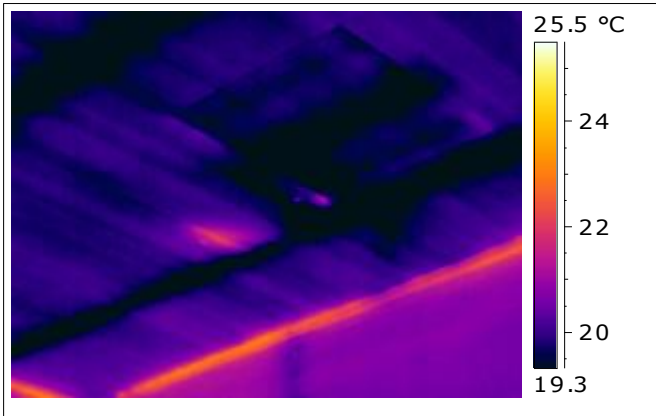
Comment: Image east of active roof vent and viewed east-southeast – seams and stains on roof shown in visible light image(s) correspond to same points/landmarks in the IR image and indicate location of warmest and likely highest moisture location

Recommendation:



Picture 3. Image.File name IR_0136.jpg

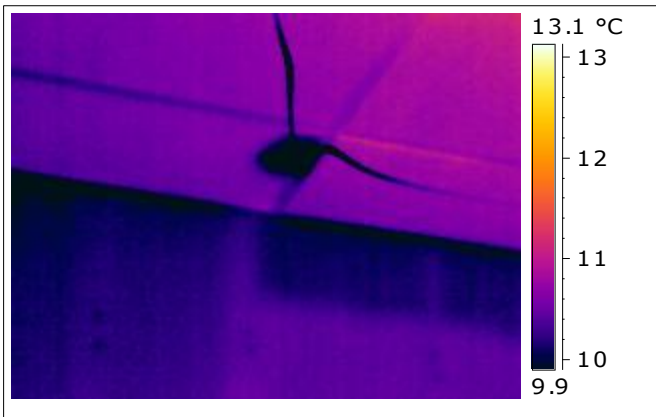
Captured at:	113 display room	Area 1 Max Temp	Ar1.Max Temperature -
Date	1/31/2013	Sp1 Temp	Sp1.Temperature -
Time	6:28:27 PM	Delta Temperature	Dt1 -



Comment: 113 Building front left display room adjacent to square cut in ceiling (access?) boards. Warm spot is due possibly to electrical hot spot at splice or hole in insulation allowing solar heat to back of ceiling boards
Recommendation: remove ceiling section and find out – repairs as necessary

Picture 4. Image.File name IR_0138.jpg

Captured at:	115 Unit E Ceiling	Area 1 Max Temp	Ar1.Max Temperature -
Date	1/31/2013	Sp1 Temp	Sp1.Temperature -
Time	6:29:04 PM	Delta Temperature	Dt1 -



Comment: Building 115 tenant Unit E – east side of front room at ceiling – obvious stain indicates point of current active roof leakage – cool spot on IR image shows point of cooling due to water evaporation. This point is directly below the damaged gutter mentioned elsewhere in the report --- the streaks in the IR image are due to accidental pointing of the exposed imager lens to in the direction of the sun
Recommendation: Repair as needed – examine roof deck immediately above for deterioration – the gravel coated asphalt built-up roof (BUR) is minimum 20 years of age and more likely 35(+) needs professional examination.