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OR License No. 154263

**CONSTRUCTION SOLUTIONS & CONSULTING**

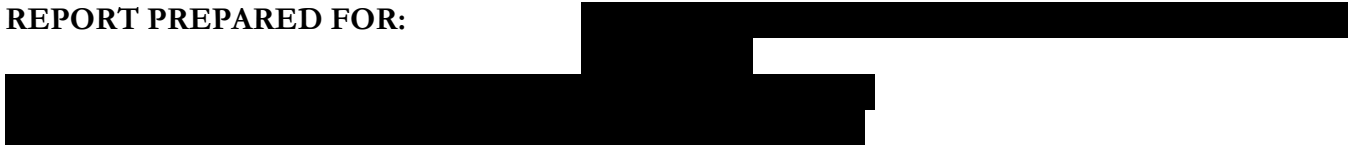
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**S.C. WRIGHT CONSTRUCTION OF WASHINGTON**

WASHINGTON - Seattle, WA  
WA License No. SCWRICW000RM

**PROJECT CONDITION ASSESSMENT AND EVALUATION REPORT**

**REPORT PREPARED FOR:**



**PROJECT ADDRESS:**





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[Redacted]

Dear Mr. [Redacted]

S.C. Wright Construction, Inc. (SCW) has completed our assignment and is pleased to present our PROJECT CONDITION ASSESSMENT AND EVALUATION REPORT, authorized by you on [Redacted] with respect to the real property located at [Redacted].

The following inspection devices were utilized during our visual assessment:

- Digital Cameras
- Digital Infrared Thermal Imaging Camera
- Digital Infrared Thermometer
- Delmhurst Moisture Meter

Per your request, no documents, construction plans or municipal permit review was conducted on this assignment. Should you desire any such review, or should you have any questions regarding this report, please feel free to contact me.

Sincerely,  
**S.C. Wright Construction, Inc.**

Steven C. Wright  
President

**ACCOUNTING OFFICE:** P.O. Box 3250 – La Mesa, CA 91944

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## I. INTRODUCTION

S.C. Wright Construction, Inc. has prepared this Project Condition Assessment And Evaluation Report utilizing industry standard of care with respect to this type of inspection and report. No warranty, either expressed or implied, is made regarding the content of this assessment.

### I.a) General Property Description:

The project located at [REDACTED] was evaluated as a completed structure with an estimated original construction time period of late 1970's to mid 1980's. The project is a 2-story commercial facility consisting of approximately 20,000 SF under roof for each floor. As the project was non-occupied at the time of our inspection, access to the interiors was not provided. Visual inspection through available storefront windows confirmed mid-grade tenant improvements including tile floors at reception areas and carpet floors in office areas. The entire facility appeared to have completed tenant improvements, however as no access was available to evaluate the interiors, condition of improvements is not addressed within this report.

Basic construction of the project consists of concrete slab-on-grade, conventional 2-story wood framed structure, aluminum store-front fenestration system complimented with aluminum horizontal sliding and fixed windows at second floor. The primary exterior cladding is exterior cement plaster (stucco) with 10% of the cladding being accented in painted wood siding. The roof consists of a 5-ply built-up-roofing system, perimeter parapet with sheet metal cap. All mechanical conditioning systems are roof top mounted. Typical commercial grade landscaping is incorporated into the parking lot which contains 32 spaces, including 2 spaces designated as handicapped.

The project is located 0.1 mile from the Park Place trolley and bus station and is within walking distance of restaurants, convenience store and gas stations. The project fronts Interstate 8 with immediate access to both East and West bound access ramps.

### I.b) Reliance:

All reports, be it verbal or written, are for the exclusive use of [REDACTED]. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of S.C. Wright Construction, Inc.

### I.c) Purpose:

The purpose of this Project Condition Assessment And Evaluation Report is to document the visual observable condition of the project at the specific time of the inspection, including any obvious maintenance gaps, system failures or significant anomalies that may impact the intended use and operation of the facility.

This Project Condition Assessment And Evaluation Report and the conclusions herein are based upon the professional judgment of S.C. Wright Construction, Inc of the physical condition of the building and its

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components. The actual performance of the individual components may vary from the observed conditions and will be affected by circumstances that occur after the date of our evaluation.

**I.d) Definition Of Terms:**

The following terms are used throughout this Project Condition Assessment And Evaluation Report and are defined as detailed below. Unless stated otherwise, the systems reviewed are considered to be in average condition and their performance – where observed – appears to be satisfactory.

- Above Average:** Well maintained, move in ready
- Average:** Component performing its intended function considering age, use and maintenance. Could require minor servicing or cosmetic enhancement.
- Below Average:** Minor immediate attention is required to address non-functioning or problematic building component.
- Attention Required:** Failed, failing or non-repairable building component requiring replacement.

**I.e) Scope And Exemptions:**

Observations included no-invasive evaluation of readily available external building components.

This Project Condition Assessment And Evaluation Report is not a report for compliance with building codes, safety, regulatory, environmental or any other convenience or ordinance. No cost estimates for any repair have been included.

This Project Condition Assessment And Evaluation Report was created in general accordance with ASTM E2018-08 Standard Guide For Property Condition Assessments.

Photographs were taken to record the general condition of the project at the time of evaluation.

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## II. PROJECT IDENTIFICATION

**Property Name:** None  
**Street Address:** [REDACTED]  
**City, State, Zip:** [REDACTED]  
**Current Use:** Commercial office space  
**Estimated Age:** 20 – 25 years  
**Number Of Buildings:** 1  
**Number Of Stories:** 2

**Current State Of Completion:** This building is 100% complete, both shell and observed tenant improvements.



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### III. UNIT INSPECTION AND CURRENT OCCUPANCY

Due to non-access to the interior of the building, we are unable to identify the condition of the existing Tenant Improvements. The current condition appears to consist of two (2) first floor suites and one (1) second floor suite for a total of three (3) suites.

### IV. PROJECT CONDITION SUMMARY

#### Overall General Property Description

##### Site

The project is located in the City of San Diego, California on [redacted] Place between [redacted] and [redacted] Streets. The project is surrounded by similar use (commercial) developments. The overall topography of the project is flat, however, the rear property line of the project abuts a 100-foot slope.

##### Parking / Landscaping

The parking lot contains a total of 32 parking spaces. The parking lot consists of asphalt concrete and is in average to below average condition. Multiple cracks and alligating is observed. Paint striping for the parking stalls is worn and faded. No pot holes were observed. On the west and south elevation of the property, water seepage is observed in the drainage path. The water seepage appears to be on-going as green moss is growing in the waterway. Note, this condition could create a slip and fall hazard and should be considered as attention required.



West elevation water seepage



Typical parking condition

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Typical alligatoring at parking

Landscaping appears to be basic commercial quality landscaping and maintained to average quality. Irrigation system with electronic control clock was observed, however the irrigation system was not cycled during our inspection.

### ADA Compliance

While an exhaustive American Disability Act (ADA) inspection nor code compliance inspection was conducted, it was observed that the as-built stair handrails do not extend a minimum of 12-inches beyond the bottom of the stair landing. In addition, the access ramp from the parking area to the main building entry may be outside of compliance with ADA. Should you desire a full ADA compliant inspection, please contact the undersigned.



Handrail does not extend 12-inches beyond landing  
Access ramp may not be ADA compliant

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## Exterior Cladding

The exterior stucco cladding is in average condition. Cladding is painted and the paint is also viewed as average. The wood accent cladding was observed to be below average with checks and splits which can be easily repaired without interference with the building usage.

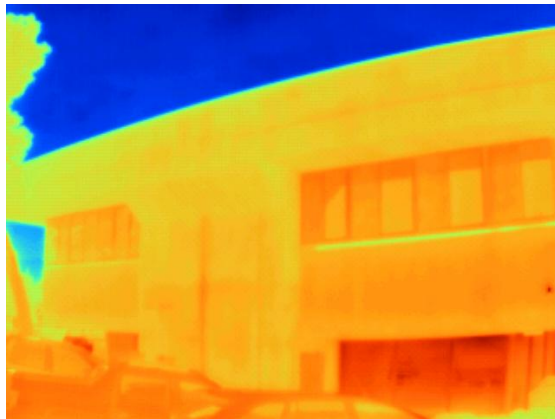


Stucco and wood trim cladding

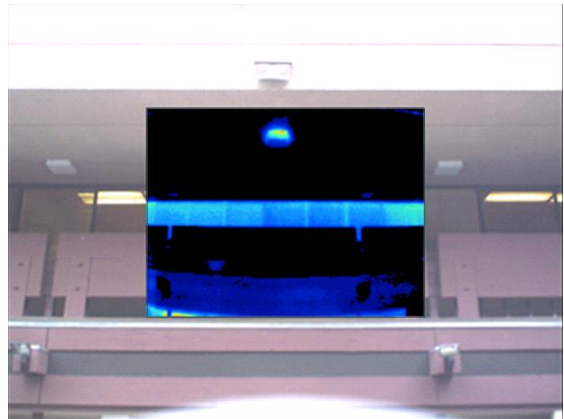


Stucco cladding

Infrared Thermal Imaging was utilized to identify temperature fluctuations through the exterior wall which could assist at identification of potential water intrusion through the exterior cladding into the wall cavities of the property. This method was utilized due to no interior access being permitted at the time of our inspection. Use of the Thermal Imaging camera revealed no evidence of water intrusion through the exterior cladding.



Thermal Image at west elevation



Thermal Image at south elevation

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## Fenestrations

The first floor of the project has typical black aluminum fixed store-front fenestration system. No corrosion to the aluminum was observed. No dislodged or missing rubber gaskets were observed. No cracked, broken or missing glazing panels were observed. Condition of the first floor fenestration system is at Average.

The second floor of the project has a combination of fixed and operable black aluminum store-front fenestrations. Along the south elevation at the stair landing and walkway, the fenestration system is fixed. At the north, east and west elevations, a combination of fixed and horizontal sliding systems were observed. No corrosion to the aluminum was observed. No dislodged or missing rubber gaskets were observed. No cracked, broken or missing glazing panels were observed. Condition of the second floor fenestration system is at average.



First floor fenestration system



Second floor fenestration system

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## Waterproof Decks / Walkways

Along the south elevation, a membrane waterproof walkway and dual stair access is present. The condition of the membrane is dirty but above average. Other than the bottom 4 treads of the stairs, the entire walkway and upper portion of stairs is “non-exposed” to weather and protected by roof overhang.



Second floor south elevation walkway

## Roof

The roofing system consists of a 5-ply flat Built-Up Roof (BUR). The flat roof has a perimeter parapet with sheet metal cap.

One large section of roof at the south elevation was observed to have a non-operational roof drain. Water was pooling to a depth of 5-inches at this location with a pool of approx. 20-foot in diameter.

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The condition of the flat roof is rated as below average and is likely near the end of its useful service life. Multiple areas of maintenance patching were observed along with fresh mastic and sealants at roof penetrations. The sheet metal parapet cap was in above average condition.



Flat Built-Up Roof



Ponding at Built-Up Roof



Sheet metal parapet cap.

### Mechanical System / Electrical / Plumbing

Electrical and plumbing services were disconnected at the time of our inspection, thus full investigation and evaluation of these systems was not possible.

There are two (2) doors that lead to exterior accessible common restrooms, one male and one female. As these doors were locked, we are unable to identify the condition of these restrooms.

There is an electrical closet protected adjacent to the main entrance of the building on the south elevation. This electrical closet was locked. Unable to evaluate electrical system.

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There are eight (8) roof top mounted Trane mechanical units. All units are with manufacture date of August 2000. All units are Trane model number WCX042G100AA. We were unable to cycle the units due to lack of electrical, however these units are at 10-years of age and are nearing the end of their useful service life and should be considered as below average condition.



Roof mounted Trane mechanical units.

**V. SUMMARY OBSERVATIONS AND CONDITION**

<b>COMPONENT</b>	<b>CONDITION</b>	<b>APPROX. AGE</b>
Parking	Average – Below Average	20 + years
Landscaping	Average	20 + years
ADA Compliance	Below Average	20 + years
Exterior Cladding	Average	20 + years
Fenestration System	Average	20 + years
Waterproof Decks / Walkways	Above Average	5 + years
Flat Built-Up Roofing	Below Average	20 + years
Mechanical System	Not able to inspect	10-years
Electrical System	Not able to inspect	Unknown
Plumbing System	Not able to inspect	Unknown
Interior Finishes	Not able to inspect	Unknown

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## VI. CONCLUSIONS AND RECOMMENDATIONS

Based on our inspection of the available and accessible areas of the project, we find that generally as observed, the project is performing and is capable of continuing to perform its intended function as a commercial office facility.

Service to the existing parking lot and striping will be required within the next 2 to 5-years. Built-Up Roofing replacement should be contemplated within the next 1 to 2-years. Mechanical units should be scheduled for phased replacement over the next 4 to 5-years due to their age and efficiency.

A full ADA compliance should be conducted on this facility as the age of the building construction and improvements may not be in compliance with existing ADA guidelines. Finally, a full structural, mechanical, plumbing and electrical investigation should be considered to evaluate those areas that were non-accessible during our inspection. Should you desire to retain our services for these areas, please do not hesitate to contact our office.

Thank you again for selecting S.C. Wright Construction, Inc.

Steven C. Wright  
President  
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