

**SEBI CORP / SEATTLE EASTSIDE BUILDING INSPECTIONS  
COMMERCIAL FIELD INSPECTION REPORT**

**P.O. Box 2739, Redmond, WA 98073-2739 (425) 889-8440**

DATE OF INSPECTION: December 18, 2007 SEBI # 12-901-07LP

INSPECTION OF PROPERTY LOCATED AT: INSPECTOR(S): Jerry Lohnes &  
Dan Pedersen  
1234 James Street WA PEST LIC. # 43944  
Seattle, WA W.D.O. # 1234AQ007

THIS REPORT IS CONFIDENTIAL IN NATURE John Doe PHONE: (206) 230-8500  
NON-TRANSFERABLE, & IS PREPARED ABC Construction Company, Inc.  
FOR THE EXCLUSIVE USE OF: 1234 Jackson Street, Ste 100  
Seattle, WA 98122

TIME OF DAY: 9:00 am WEATHER CONDITIONS AT TIME OF INSPECTION: raining TEMPERATURE: 40° ±

This Building Inspection was ordered on December 17, 2007, by John Doe, the client mentioned above. The building is occupied. Those present at the time of inspection were:

John Doe, buyer

Employees of occupied spaces

N/C = Not Checked	FAI = Functioning As Intended	FUN = Functioning
N/A = Not Applicable	N/O = None Observed	N/V = Not Visible
SAT = Satisfactory/Normal	Fair = Less Than Average	W/V = Where Visible
PM/ = Preventative Maintenance Suggestion	2X = Two Times	

## **GENERAL OBSERVATIONS:**

The building is approximately nineteen years old, two stories in height and has about ten thousand square feet under the roof.

The exterior wall cladding is cement stucco. The building has concrete roof tiles and aluminum window frames with insulated glass.

The main entry doors are of glass with an aluminum frame for support. The small exterior doors are metal with insulated glass and are weather-stripped which the front door is not. All of the doors functioned properly. The building sits on a poured in place concrete foundation with a concrete main floor and wood framed second floor. Walls and ceiling, including the roof structure are of wood frame where visible.

The front entry door is below grade and faces east while the south and west facing entry doors are at parking area grade. The front entry door and entry are protected from the weather by glass roof panels. The below grade front entry did not appear to have any type of drainage system except for a downspout drain in case of a large amount of water entering this area.

The concrete foundation had several hairline type cracks in it with the one visible in photo #16 being the largest observed at the south side of the building. Most all the cracks were on the south side.

The cement stucco has relatively few cracks for the amount of wall surface. Most cracks are located on the west lower wall and the south wall and at the north deck railing wall. These cracks are mostly hairline as seen in photos #11, #19 and #20.

## **GENERAL OBSERVATIONS - continued...**

Some unusual cracking has occurred at two locations. One crack is at the front and one crack is located at the rear of the building. See photos #14 and #15. Both of these wall sections are very short in length and width but do have metal downspouts. This may have something to do with these cracks.

At the west side of the building (see photo #18) water has ran out of the downspout scupper staining the stucco wall. Several other of the downspouts were leaking at the connection of the vertical and horizontal connections where they join together.

The concrete sidewalk has cracked and settled (see photo #24) at the south end of the ramp to the main entry. Repairs are needed to seal the crack and to avoid a tripping condition.

Standing water is present at the base of the south steps (see photo #26). If this water were to freeze, someone could slip and fall. With no catch basin at this lower level, this may be a safety hazard.

In the parking area in front of the building there is a large puddle (see photo #21). This puddle can also be a safety concern during freezing weather.

## **WINDOWS:**

All of the window frames are of anodized aluminum. The glass is insulated. There is a plastic trim piece that holds the glass in place in the frame and it is warped out of shape and the material is no longer flexible. Replacement of this trim piece is needed.

## **EXTERIOR OBSERVATIONS:**

### **Landscaping:**

Landscaping consists of several types of evergreen shrubs such as rhododendrons and cedar trees. The plants and planting areas have been maintained well and no improvements are needed at this time.

### **Concrete Curbing:**

The concrete extruded curbing is mostly in good condition with some damage noted as seen in photos #22, #25 and #27. Repairs are needed at the east railing curb at the ramp where the railing brackets are no longer anchored into the curb due to vehicles bumping into them.

### **Asphalt:**

The asphalt paving is in satisfactory condition except at the west side of the west parking area, especially at the northwest corner. See photo #30. Settling of the earth around the large concrete vault has opened up the cracks allowing water to enter and further causing the problem to expand. Cars hitting the 8x8 inch wood barrier posts have pushed the posts into the curbing causing the asphalt to crack open. One of these 8x8 inch posts has wood rot and one has been broken off.

### **Catch Basins:**

There are three catch basins in the parking areas. All three were flowing satisfactorily however sand needs to be removed from the lower portion of the catch basins.

## **INTERIOR OBSERVATIONS:**

### **Carpeting:**

The first floor lobby, halls and office carpeting was in satisfactory condition. The second floor carpeting and bamboo floors are in satisfactory condition.

### **Vinyl:**

The vinyl tiles in the first floor kitchenette were in satisfactory condition.

### **Sheet Rock:**

There is water damage with loose paint to the sheetrock ceiling in the second floor electrical closet due to a roof leak. This damage appeared dry at the time of the inspection.

### **Paint:**

The painted walls have the normal nicks and smudges with normal wear at the wood trim.

## **INTERIOR OBSERVATIONS - continued...**

### **Ceiling Tile:**

There is a cracked ceiling tile and a stained ceiling tile in the first floor northeast office and at the second floor foyer. These appear to be from old leaks.

### **Lighting:**

There were no burned out bulbs observed in the fluorescent fixtures on either floor.

### **Doors:**

The south and first floor interior exit door and the office door south of the lobby rubs on the jamb. Also, the south end second floor interior exit door rubs on the jamb.

### **Insulation:**

Insulation values are approximately R-30 in the attic and unknown in the walls as access to the exterior walls was not found without doing damage to the sheetrock.

**RESTROOMS:**

	First Floor Men's	First Floor Women's	Second Floor Men's	Second Floor Women's
BASIN VALVES	SAT	SAT	SAT	SAT
BASIN LEAKS	N/O	N/O	N/O	N/O
BASIN SEAL	SAT	SAT	SAT	SAT
TOILET/FLOOR	SAT	SAT	SAT	SAT
VENTILATION	SAT	SAT	SAT	SAT
TOILET LOOSE	yes, *(1)	no	no	no
ELECTRICAL	FAI	FAI	FAI	FAI
GFCI ?	SAT	SAT	SAT	SAT
FUNGUS	N/O	N/O	N/O	N/O
FLOOR COVERING	tile	tile	tile	tile & vinyl, *(2)
CONDITION OF FLOOR COVERING	SAT	SAT	SAT	SAT
TOILET FUNCTION	FAI	FAI	FAI	FAI
URINAL FUNCTION	FAI	N/A	FAI	N/A
SHOWER & DOOR	N/A	N/A	N/A	SAT
CRACKED FIXTURES	yes, *(1)	no	no	no
CHIPPED FIXTURES	no	no	no	no

*(Hidden plumbing components such as shower pans and walls behind tub and shower wainscots cannot be evaluated.)*

- 1.# The base of the first floor men's toilet is cracked and the toilet is loose. The toilet should be replaced.
- 2.# The vinyl flooring at the floor drain in the second floor women's shower room is loose. The flooring should be secured and sealed at the drain.

### **ELECTRICAL CLOSET: First Floor**

The main electrical service is entering the building in the electrical closet off the first floor foyer through a 400 amp, three phase CT electrical panel. All branch circuit conductors in this building are ran in metal conduit. Panel "A" is a 200 amp, three phase panel with copper service conductors and copper branch conductor wires with the disconnect breaker at the top of the panel. Three additional circuits are available.

The light switch for the first floor electrical room was not located.

The main disconnect for the second floor panel "B" has three 175 amp fuses and is also located in the first floor electrical closet.

Two disconnects for the roof top heating and air conditioning units were located in the first floor electrical closet.

### **ELECTRICAL CLOSET: Second Floor**

The 200 amp, three phase panel for the second floor is located in a closet in the lobby of the second floor tenant. It has aluminum service wires and copper conductors with no room for additional circuits and the disconnect is located at the top of the panel.

The exterior electrical outlets all functioned and were grounded but were not tested for being Ground Fault Circuit Interrupter protected due to on going office computer work.

**PLUMBING:**

The wet bar plumbing and cabinets in the southwest corner office was in satisfactory condition. No hot water was observed.

The first floor kitchenette was in satisfactory condition.

The second floor kitchenette with dishwasher was in satisfactory condition.

The Rheem 50 gallon electric water heater was manufactured in December 2002 and was in satisfactory condition.

Water pressure at the hose bibs was 102 psi.

## **HEATING & AIR CONDITIONING:**

On the roof there are three Carrier heat pump slit systems which heat and cool the building. All three units are by Carrier and all three were manufactured in 1988.

Units are labeled model number 48LEH008-500, Serial number 2088G4792, model number 48LH3008-500, serial number 3388G73924, model number 48LH3008-500, serial number 3388G7336.

Due to specification plates being unreadable, we could not determine which model number went with which unit.

Each of the three units has its own disconnect switch nearby as visible in photo #43.

The gas heat pumps metal flue pipes are rusting and the sealant at the cabinet/flue pipe is worn out and falling off.

Repairs are needed to the duct work that is exposed to the weather and attached to the main cabinet (see photos #35, #36 and #42). Otherwise, the cabinets appear to be in fair condition.

According to Kit at Universal Refrigeration, Phone number (253-939-5501), the heat pumps have had normal maintenance without serious problems.

## **ROOFING:**

The roof surfaces are covered by concrete tiles and torch down single ply roofing materials.

The roof is of hip design with an opening at the center of the building which has a lowered floor therefore the air conditioning equipment can be installed out of view and the height of the building reduced.

The roof tiles need cleaning of moss mostly for cosmetic reasons, however, this moss will eventually impede water flow. See photo #8. Several broken roofing tiles were observed at all four sides of the roof. On the north side at the northwest corner (see photo #9 at the red arrow) the tile is broken which will allow water onto the felt paper below the tile. At the west side of the building, at each of the valleys in the center of the building (see photos #4, #5, #39 and #40) there are broken or out of place cement tiles. Photo #6 (see red arrow left of the skylight) which was taken of the south elevation shows a broken roof tile. All of the broken roof tiles should be replaced. There are about one dozen other roof tiles in which part of a corner is broken off. Most of these would not leak, however, we recommend that they be replaced.

The flat roof surface where the three heat pumps are located has a single ply torch down material which has at least a base sheet or a second layer of a torch down material. This roofing material has a reflective coating to help preserve the life of this roof.

The torchdown material was not heated to a proper temperature in all areas as noted by loose seams and lack of outflow at the seams. Water is ponding at three locations at the east side of this roof. See photos #37 and #38. There are two roof drains with overflow scuppers (see photo #44) which are working, however, they need to be cleaned of debris. Recommend that all of the roof drains be cleaned of debris. Recommend that the edge seam of the torch down material be sealed and the roofing material should not hold water.

Access to the roof is by a ceiling hatch located in the second floor foyer. A step ladder of seven feet is needed to reach the attached ladder in the attic to pass through to the roof.

**MISCELLANEOUS:**

Decks: This building has three uncovered decks. One is at both the north and east elevations, one is located at the east elevation and one is located at the south elevation.

All three deck walking surfaces have an elastomeric type of waterproof deck coating with a waterproof membrane underneath it.

At the north deck, the gutter for the deck was blocked at the downspout. The debris was removed, however some of the deck membrane is in the gutter and still secured in place.

The metal cap flashings on the deck railing/roof wall need to have all of the joints re-sealed against water leakage (see photo #17).

**SUMMARY:**

The building appears to be in good condition except for the items mentioned previously in this report and shown in the photos.

The electrical system, plumbing system and the interior of the building needs little to no repairs to function for its current use.

The two roofing materials need some repairs to prevent future leaks. The roof gutter scuppers and downspouts need repairs to stop leaks.

The heating system is beginning to age, however, the heat pumps are doing well according to the service company. Repairs are needed to the flue pipes and the roof exposed ductwork to stop current leaks at the ductwork joints.

Minor repairs are needed at six of the windows to install new plastic trim which has pulled away from the window glass.

A cement stucco company should be called to further check the stucco where the stucco has cracked several times on the narrow wall sections at the front and rear of the building. The other noted cracks should also be further investigated.

The damaged railing section at the east parking area needs to be repaired as do the low spots at the bottom of the stairs and in the asphalt paving including that at the west end of the property.

The cap metal at the deck railings needs to be resealed at each joint.

## **PHOTO LOG**

Photo # 1 - east elevation

Photo # 2 - east entryway

Photo # 3 - north elevation looking west

Photo # 4 - rear elevation

Photo # 5 - rear elevation looking north

Photo # 6 - south elevation west half

Photo # 7 - south elevation west half

Photo # 8 - tile roofing material with moss east side

Photo # 9 - northwest corner of building, broken roof tile (see red arrow)

Photo # 10 - north deck looking northeast (red arrows show locations of two cracks)

Photo # 11 - cracks in the stucco railing/wall north deck

Photo # 12 - northwest corner of north deck silicone caulked joint

Photo # 13 - rear of building, small defect in stucco finish

Photo # 14 - rear wall, multiple cracks in the stucco

Photo # 15 - front wall of the building, multiple cracks in the stucco

Photo # 16 - typical crack in the foundation wall

Photo # 17 - wall cap material at all deck railings, joints need resealing

Photo # 18 - rear of building, scupper needs cleaning out and repairs

Photo # 19 - typical wall crack south wall

Photo # 20 - typical wall crack south wall and west wall

Photo # 21 - ponding water in parking area east side

Photo # 22 - damaged and loose railing east side of the building

Photo # 23 - view of damaged railing looking north

Photo # 24 - cracked and settled sidewalk at the front south stairs

Photo # 25 - typical curb crack

## **PHOTO LOG - continued...**

Photo # 26 - ponding water at the front entry base of the south steps

Photo # 27 - shrubs and broken curb

Photo # 28 - window trim pulled away from the glass south and east elevations

Photo # 29 - wood rot in bumper posts far west end of the west parking area

Photo # 30 - asphalt paving settling and cracking at west parking area

Photo # 31 - earth movement and bumper posts out of line

Photo # 32 - drain pipe at north side of west parking area coming from property to the north

Photo # 33 - roof and heat pumps looking south

Photo # 34 - roof and heat pump looking north

Photo # 35 - heat pump duct work repair

Photo # 36 - heat pump duct work, needs repair

Photo # 37 - roof deck holding water northeast corner

Photo # 38 - roof deck holding water southeast corner

Photo # 39 - broken roof tile in valley at the southwest corner of the flat section of the roof

Photo # 40 - roof tile slid out of place in valley northwest corner of the roof flat section

Photo # 41 - rusting heat pump flue pipe

Photo # 42 - seal material is loose at the heat pump ducting

Photo # 43 - view of west wall on roof showing venting for attic space

Photo # 44 - view of one of two roof drains partly plugged

*Statements, representations, recommendations, and/or conclusions offered by the Inspector who conducts the Inspection and/or by Seattle/Eastside Building Inspections are solely upon a visual examination of the exposed areas of the building inspected and represent the conditions observed at the time and date of the inspection only. Areas of the building which are not exposed to view cannot be inspected, and no conclusions, representations, or statements offered by the inspector are intended to relate to areas not exposed to view. Hidden defects could have a significant impact on the visually based conclusions, statements, and representations made by the inspector. Destructive inspecting will not be performed, unless authorized by appropriate persons.*

*Statements, representations, recommendations, and/or conclusions offered by the inspector are the considered opinion of the inspector, but these statements, representations, recommendations, or conclusions do not constitute an expressed or implied warranty of any kind. Neither the inspector or Seattle/Eastside Building Inspections shall be liable for any direct, special, incidental or consequential damages under any circumstances whatsoever, whether arising out of his or its inspection of a building, nor will the inspector or Seattle/Eastside Building Inspections indemnify or hold others harmless for any loss, claim, expense, or damage arising out of his or its inspection of a structure.*

*JL/DP/jk*