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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address
City Lafayette State LA Zip 70503
Contact Name

Client Information

Client Name
Building SQFT: 121,400

Inspection Company

Inspector Name James Yaeger
Company Name Bayou State Inspections
Address 103 Granite Creek Bend
City Lafayette State LA Zip 70508
Phone 337-988-9020 Fax 337-534-4004
E-Mail jyaegerlsu@gmail.com
File Number 12209
Amount Received $23,680.00

Conditions

Others Present Buyer's Agent and Office personnel Property Occupied Occupied
Estimated Age 31+ Entrance Faces East
Inspection Date 12-26-2012 thru 12-29-2012
Start Time 0700 End Time 2130
Electric On (•) Yes ( ) No ( ) Not Applicable
Gas/Oil On ( ) Yes ( ) No (•) Not Applicable
Water On (•) Yes ( ) No ( ) Not Applicable
Temperature 39'F - 64'F
Weather Clear, Cloudy, & Raining Soil Conditions Damp from previous rains & Raining
Space Below Grade None
Building Type Commercial Five Story Office Space 91,500sqft Garage Open Parking
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Additions/Modifications Upgrades noted to the electrical panels, the windows, the roof, and the HVAC units
Permits Obtained Not Known How Verified Visual Inspection

Lots and Grounds

	A	NP	NI	M	D	
1.	☐	☐	☐	☒	☐	Driveway: Concrete Cracking and breaking are noted at the parking lot driveway areas; they are uneven. Some areas are lower than others.
2.	☐	☐	☐	☒	☐	Walks: Concrete & Stone Cracking is noted at the walkways.
3.	☐	☒	☐	☐	☐	Steps/Stoops:
4.	☐	☒	☐	☐	☐	Deck:
5.	☐	☒	☐	☐	☐	Balcony:
6.	☒	☐	☐	☐	☐	Grading: Minor slope

Lots and Grounds (Continued)

7. ☐ ☐ ☐ ☒ ☐ Vegetation: Shrubs/Weeds/ Trees The right side of the building has a plumbing drain pipe that the tree roots have grown around. BSI recommends monitoring this to prevent damage to the pipe.

8. ☒ ☐ ☐ ☐ ☐ Retaining Walls: Brick Flowerbed Walls
9. ☒ ☐ ☐ ☐ ☐ Exterior Surface Drain: Surface drain
10. ☐ ☐ ☒ ☐ ☐ Lawn Sprinklers: PVC & Plastic Sprinklers systems are not part of this real estate inspection. See the LSBHI standards for further information. However, BSI noted leaking at the sprinkler system and recommends further evaluation by a licensed contractor.
11. ☒ ☐ ☐ ☐ ☐ Parking Lot Lighting Pole lights noted
12. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant Yes

Exterior Surface and Components

A NP NI M D

Perimeter Walls Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Brick veneer Common cracking and stress type cracks are noted around the structure at the brick walls from shifting and movement of the building.
2. ☒ ☐ ☐ ☐ ☐ Fascia: Brick/ Concrete
3. ☒ ☐ ☐ ☐ ☐ Soffits: Brick/ Concrete
4. ☐ ☒ ☐ ☐ ☐ Door Bell:
5. ☒ ☐ ☐ ☐ ☐ Entry Doors: Metal and Glass
6. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum and Glass
7. ☐ ☒ ☐ ☐ ☐ Basement Windows:
8. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Electrical
9. ☐ ☐ ☐ ☒ ☐ Exterior Electric Outlets: Present The exterior has several wall outlets; all are non-GFCI, BSI recommends installing ground fault protection at these outlets.
10. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Gate
11. ☐ ☒ ☐ ☐ ☐ Gas Meter:
12. ☐ ☒ ☐ ☐ ☐ Main Gas Valve:

Common Spaces

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Entrance Door: Metal and Glass
2.	☒	☐	☐	☐	☐	Access ADA Compliant: Yes
3.	☒	☐	☐	☐	☐	Stairs/ Handrails: Metal and Concrete, with Metal Handrails
4.	☐	☐	☐	☒	☐	Ceilings: Tile BSI noted an old leak with missing portions of tile in the ceiling of the stairwell leading to the roof. BSI also noted a water stain at the fifth floor ceiling immediately to the right of the elevator. The roof was evaluated using Infrared Thermal Imaging cameras and all stains were found to be inactive.

Common Spaces (Continued)

Ceilings: (continued)

5. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
6. ☒ ☐ ☐ ☐ ☐ Floors: Tile and Carpet
7. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum and Glass
8. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and receptacles
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: A/C

Behind Main Entrance Back Wall in Lobby Elevator

10. ☐ ☐ ☐ ☐ ☒ Elevator: Otis Although BSI is not responsible for inspecting the elevator units at this time, we did note leaking oil at the equipment at the roof penthouse. BSI highly recommends servicing and re-inspecting the elevator units. Additionally, BSI found that the left side elevator is inoperable at this time awaiting parts and a circuit board. Repair the elevator unit and components.

Common Spaces (Continued)

11. Rated Capacity: Unknown Last Inspected: Unknown, no sticker
12. Inspection Company: N/A
13. ☐ ☐ ☒ ☐ ☐ Fire Extinguishers: Yes Not part of this evaluation.
14. ☐ ☐ ☒ ☐ ☐ Fire or Smoke Detectors: Yes Not part of this evaluation.
15. ☐ ☐ ☒ ☐ ☐ Sprinkler System: Yes Not part of this evaluation.
16. ☐ ☐ ☐ ☐ ☒ Building Air Compressor Quincy The building air compressor is in good overall condition and functioning properly at this time. However a small oil leak is noted at the compressor pumps that should be repaired as a general maintenance item. This should also be put on the buildings weekly checklist.

Roof

A NP NI M D

Main roof of building Roof Surface

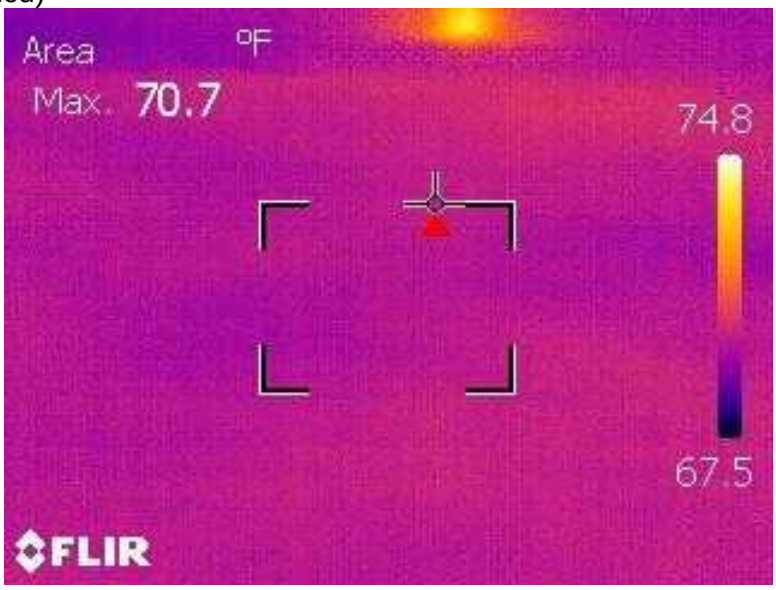
1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Unable to Inspect: 0%
3. ☒ ☐ ☐ ☐ ☐ Material: Rolled asphalt This roofing system has been replaced recently (within the past six years) and is well sloped to the roof drains. The roof was photographed on 12-27-2012 and showed no standing water at the time. Small pockets of pooling water were noted after the heavy rain on 12-28-2012; this is common and largely unavoidable, and the roof appears to be in very good condition as Infrared Imaging shows no signs of active roof leaks. BSI returned to the roof on the final day of the inspection (12-29-2012) to find only a few areas with standing water. The roof is in good overall condition.

Roof (Continued)

Material: (continued)

Roof (Continued)

Material: (continued)



4. ☐ ☐ ☐ ☒ ☐ Roof under decking Metal Many areas of the under side of the roof have rust indicating that the old roofing leaked in many different areas. All of these areas were tested and found to be inactive at this time.

Roof (Continued)

Roof under decking (continued)

5. Type: Low Slope Flat Roof
6. Approximate Age: 6+yrs
7. ☒ ☐ ☐ ☐ ☐ Flashing: Metal
8. ☐ ☒ ☐ ☐ ☐ Valleys:
9. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: Cast Iron & PVC w/ lead jacks
10. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities

Roof (Continued)

11. ☐ ☐ ☐ ☒ ☐ Roof Drains Metal Previous leaking is noted at several of the roof drains. All are inactive at this time; likely due to the newer roof installation.

Roof (Continued)

Roof Drains (continued)

Electrical

	A	NP	NI	M	D	
1.	Service Size Amps: 2500 Amps Volts: 120/480y/277v					
2.	☒	☐	☐	☐	☐	Service: Underground
3.	☒	☐	☐	☐	☐	120 VAC Branch Circuits: Copper
4.	☒	☐	☐	☐	☐	240 VAC Branch Circuits: Copper
5.	☐	☒	☐	☐	☐	Aluminum Wiring:
6.	☒	☐	☐	☐	☐	Conductor Type: Flex, EMT, BX, and PVC Conduit
7.	☒	☐	☐	☐	☐	Ground: Rod in ground & Grid
8.	☐	☐	☒	☐	☐	Data/ Security Systems: BSI does not evaluate the data or security systems.
9.	☒	☐	☐	☐	☐	Duct/ Ceiling Detectors: Present
10.	☒	☐	☐	☐	☐	Emergency Lighting Exit Lights noted throughout

Main Switch Board - First Floor Electrical Room Electric Panel

Electrical (Continued)

11. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens

12. Maximum Capacity: 2500 Amps
13. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 800, 600, 400, 400, 400, 400
14. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
15. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
16. Is the panel bonded? ◉ Yes ○ No

First Floor Electrical Room - XH Electric Panel

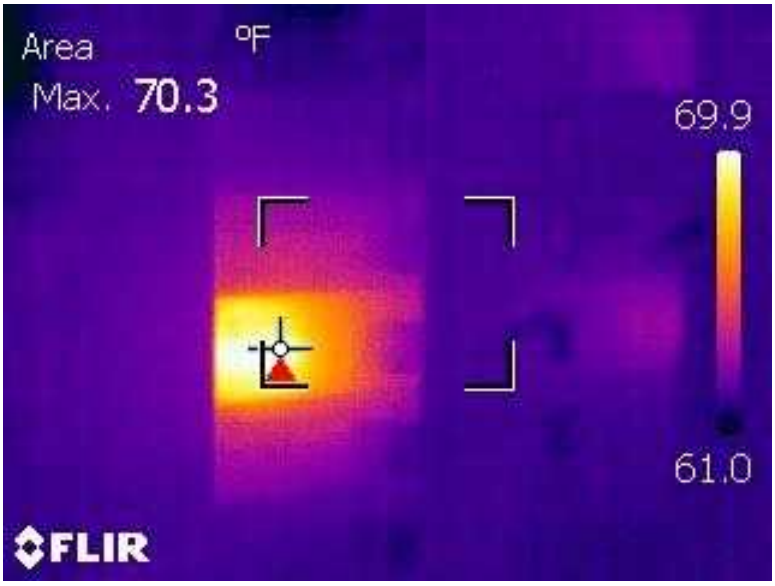
17. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens
18. Maximum Capacity: 400 Amp
19. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 400 Amp
20. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
21. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
22. Is the panel bonded? ◉ Yes ○ No

First Floor Electrical Room - XL-1 Electric Panel

23. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens
24. Maximum Capacity: 150 Amps
25. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 150 Amps

Electrical (Continued)

26. ☐☐☐☐☒ Breakers: Copper Bolt On
Circuit #26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.



27. ☒☐☐☐☐ GFCI: Outlets located at the areas served
28. Is the panel bonded? ◉ Yes ○ No

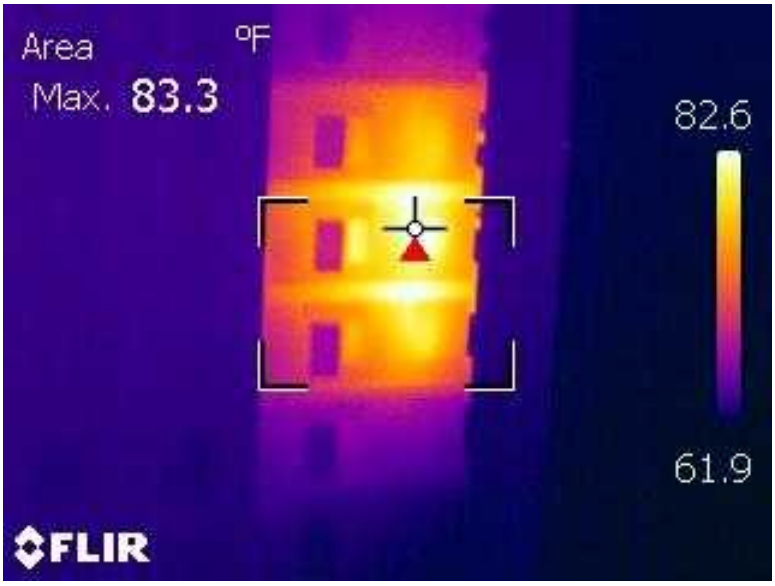
First Floor Electrical Room - L-1 Electric Panel

29. ☒☐☐☐☐ Manufacturer: Siemens

30. Maximum Capacity: 100 Amps
31. ☒☐☐☐☐ Main Breaker Size: MLO (Main Lug Only)

Electrical (Continued)

32. ☐☐☐☐☒ Breakers: Copper Bolt On Circuit #2, 4, 22, 24, and 26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended to determine the cause of these over-loaded breakers or if the breaker dissimilar metal OL strips have become weak.



33. ☒☐☐☐☐ GFCI: Outlets located at the areas served
34. Is the panel bonded? ◉ Yes ○ No

First Floor Electrical Room - 1-G Electric Panel

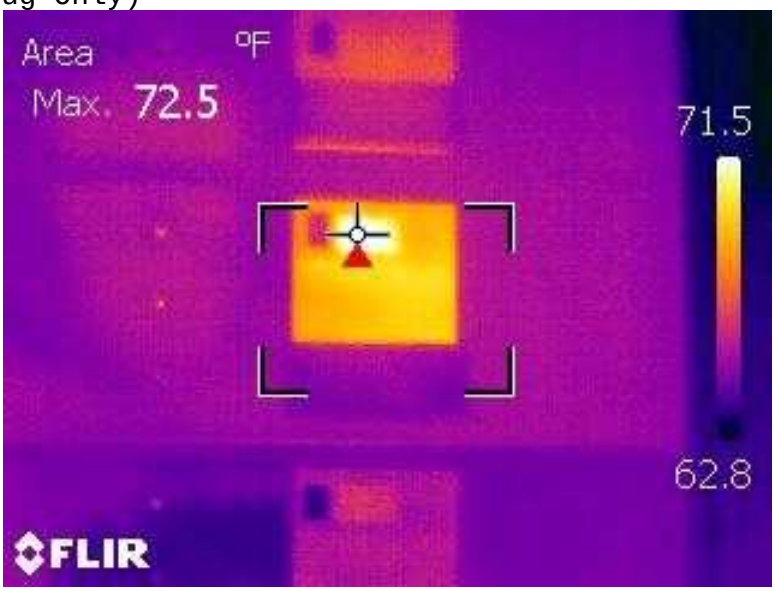
35. ☒☐☐☐☐ Manufacturer: General Electric
36. Maximum Capacity: 125 Amps
37. ☒☐☐☐☐ Main Breaker Size: MLO (Main Lug Only)
38. ☐☐☐☐☒ Breakers: Copper Bolt On Circuit #11 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.
39. ☒☐☐☐☐ GFCI: Outlets located at the areas served
40. Is the panel bonded? ◉ Yes ○ No

First Floor Electrical Room - H-1 Electric Panel

Electrical (Continued)

41. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens

42. Maximum Capacity: 600 amp
43. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
44. ☐ ☐ ☐ ☐ ☒ Breakers: Copper Bolt On
The circuit breaker for Heater VAV #12 is hot and overloaded; troubleshoot and further evaluate to correct.



45. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
46. Is the panel bonded? ◉ Yes ○ No

Second Floor Electrical Room - H-2 Electric Panel

47. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens
48. Maximum Capacity: 400 Amp

Electrical (Continued)

49. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
50. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
51. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
52. Is the panel bonded? ◉ Yes ○ No

Second Floor Electrical Room - Panel 1 Electric Panel

53. ☒ ☐ ☐ ☐ ☐ Manufacturer: General Electric
54. Maximum Capacity: 125 Amps
55. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
56. ☐ ☐ ☐ ☐ ☒ Breakers: Copper Bolt On Circuit #10 was very hot; an evaluation by a licensed electrician is recommended.
57. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
58. Is the panel bonded? ◉ Yes ○ No

Second Floor Electrical Room - L-2 Electric Panel

59. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
60. Maximum Capacity: 100 Amps
61. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
62. ☐ ☐ ☐ ☐ ☒ Breakers: Copper Bolt On Circuit #17 was very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading.
63. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
64. Is the panel bonded? ◉ Yes ○ No

Third Floor Electrical Room - Panel 1 Electric Panel

65. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
66. Maximum Capacity: 225 Amps
67. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
68. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
69. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
70. Is the panel bonded? ◉ Yes ○ No

Third Floor Electrical Room - H-3 Electric Panel

71. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens
72. Maximum Capacity: 400 Amp
73. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
74. ☐ ☐ ☐ ☐ ☒ Breakers: Copper Bolt On Circuit #8 and 16 were very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading. Check for shorts or a loose connection at the VAV's.
75. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
76. Is the panel bonded? ◉ Yes ○ No

Third Floor Electrical Room - Panel 2 Electric Panel

77. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
78. Maximum Capacity: 225 Amps
79. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
80. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
81. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
82. Is the panel bonded? ◉ Yes ○ No

Electrical (Continued)

Fourth Floor Left Side Main Conference Room Electric Panel

83. ☒ Manufacturer: Siemens
84. Maximum Capacity: 250 amps
85. ☒ Main Breaker Size: MLO (Main Lug Only)
86. ☒ Breakers: Copper Bolt On
87. ☒ GFCI: Outlets located at the areas served
88. Is the panel bonded? ◉ Yes ○ No

Fourth Floor Electrical Room - L-B Electric Panel

89. ☒ Manufacturer: Siemens
90. Maximum Capacity: 125 Amps
91. ☒ Main Breaker Size: MLO (Main Lug Only)
92. ☒ Breakers: Copper Bolt On
93. ☒ GFCI: Outlets located at the areas served
94. Is the panel bonded? ◉ Yes ○ No

Fourth Floor Electrical Room - H-4 Electric Panel

95. ☒ Manufacturer: Siemens
96. Maximum Capacity: 400 Amp
97. ☒ Main Breaker Size: MLO (Main Lug Only)
98. ☒ Breakers: Copper Bolt On
99. ☒ GFCI: Outlets located at the areas served
100. Is the panel bonded? ◉ Yes ○ No

Fourth Floor Electrical Room - L-4 Electric Panel

101. ☒ Manufacturer: Square D
102. Maximum Capacity: 400 Amp
103. ☒ Main Breaker Size: 400 Amp
104. ☒ Breakers: Copper Bolt On
105. ☒ GFCI: Outlets located at the areas served
106. Is the panel bonded? ◉ Yes ○ No

Fifth Floor Electrical Room - L-5 Electric Panel

107. ☒ Manufacturer: Square D
108. Maximum Capacity: 100 Amps
109. ☒ Main Breaker Size: MLO (Main Lug Only)
110. ☒ Breakers: Copper Bolt On Circuit #27 was hot; an evaluation by a licensed electrician is recommended. This circuit breaker operates for the bathroom exhaust fan on the roof which constantly runs but is out of balance and may be the reason for the motor running so hot.
111. ☒ GFCI: Outlets located at the areas served
112. Is the panel bonded? ◉ Yes ○ No

Fifth Floor Electrical Room - H-5 Electric Panel

113. ☒ Manufacturer: Siemens
114. Maximum Capacity: 400 Amp
115. ☒ Main Breaker Size: MLO (Main Lug Only)
116. ☒ Breakers: Copper Bolt On
117. ☒ GFCI: Outlets located at the areas served
118. Is the panel bonded? ◉ Yes ○ No

Electrical (Continued)

Fifth Floor Electrical Room - LA-5 Electric Panel

119. ☒ ☐ ☐ ☐ ☐ Manufacturer: Siemens
120. Maximum Capacity: 225 Amps
121. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 225 Amps
122. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
123. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
124. Is the panel bonded? ◉ Yes ○ No

Rooftop Penthouse - XL-2 Electric Panel

125. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
126. Maximum Capacity: 100 Amps
127. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
128. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
129. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
130. Is the panel bonded? ◉ Yes ○ No

Exterior Panel for Chillers - Panel #1 Electric Panel

131. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
132. Maximum Capacity: 500 Amp
133. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
134. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
135. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
136. Is the panel bonded? ◉ Yes ○ No

Exterior Panel for Chillers - Panel #2 for chiller pumps Electric Panel

137. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
138. Maximum Capacity: 100 Amps
139. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: MLO (Main Lug Only)
140. ☒ ☐ ☐ ☐ ☐ Breakers: Copper Bolt On
141. ☒ ☐ ☐ ☐ ☐ GFCI: Outlets located at the areas served
142. Is the panel bonded? ◉ Yes ○ No

Chiller Starters #1 & #2 (Chiller Yard) Electric Panel

143. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D
144. Maximum Capacity: N/A
145. ☒ ☐ ☐ ☐ ☐ Fuses: Blade type

Structure

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Structure Type: Metal framed Masonry Commercial Building
2.	☒	☐	☐	☐	☐	Foundation: Poured slab on grade
3.	☒	☐	☐	☐	☐	Differential Movement: Minor to moderate movement or displacement noted at this time. The foundation was evaluated using a Digital Leveling / System Electronic Water Level. The structure was within a 2.5'' variation from the highest to lowest reading over the entire house with no more than a 1/2'' to 5/8'' pitch per 10 foot span.
4.	☒	☐	☐	☐	☐	Beams: Metal
5.	☒	☐	☐	☐	☐	Bearing Walls: Metal framed structure
6.	☒	☐	☐	☐	☐	Joists/Trusses: Metal
7.	☒	☐	☐	☐	☐	Floor/Slab: Concrete slab
8.	☒	☐	☐	☐	☐	Stairs/Handrails: Metal/ Concrete with Metal Handrails
9.	☒	☐	☐	☐	☐	Subfloor: Concrete and Metal

Attic

	A	NP	NI	M	D	
Plenum Space above tiled ceilings Attic						
1.						Method of Inspection: On a ladder at the ceiling tile
2.	☐	☐	☒	☐	☐	Unable to Inspect: 10%-20% BSI is not able to access all areas of the plenum space due to piping, ductwork, and or the buildings construction.
3.	☒	☐	☐	☐	☐	Roof Framing: Metal beams & braces
4.	☒	☐	☐	☐	☐	Sheathing: Metal
5.	☒	☐	☐	☐	☐	Ventilation: Recirculation
6.	☒	☐	☐	☐	☐	Insulation: None
7.	☐	☒	☐	☐	☐	Insulation Depth:
8.	☒	☐	☐	☐	☐	Attic Fan: None
9.	☐	☐	☐	☒	☐	Wiring/Lighting: Wiring and conduit, BX- EMT Several area have open junction boxes; this is likely due to repairs made to the lighting fixture's ballast, as well as exposed wiring at the VAV boxes.
10.	☐	☐	☐	☒	☐	Moisture Penetration: Previous water penetration noted Rust and white scaling was noted from previous roof leaks at the fifth floor is noted. It appears as though the building either had extensive repairs or a roofing replacement in the past 5-10 years that has corrected the leaking. At this time BSI did not find any active water leaks from the roof or roof penetrations.
11.	☒	☐	☐	☐	☐	Bathroom Fan Venting: Electric fan that terminates at the exterior
12.	☒	☐	☐	☐	☐	Attic Stairs/Railings: Metal/ Concrete with Metal Handrails

Air Conditioning

A NP NI M D

Mechanical Room First Floor AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Functioning properly at time of this inspection
2. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Metal to floor drain
3. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted in mechanical rooms This is a photo of the AHU's located on each floor. All of the units are original to the building. Maintenance and repairs must be expected due to the age of the units.

4. Manufacturer: Carrier
5. Area Served: 1st Floor Approximate Age: 30+yrs
6. Fuel Type: 480Y Temperature Differential: 13'F
7. Type: Air Handling Unit Capacity: Approximately 20-25 Tons
8. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
9. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
10. ☒ ☐ ☐ ☐ ☐ Variable Frequency Drive Johnson Controls This photo of the AHU's Variable Frequency Drive located in the mechanical rooms with the units. All of the drives have been replaced since the original units were installed 30 years ago and will likely not require replacement in the near future.

Air Conditioning (Continued)

11. ☒☐☐☐☐ Motor: Westinghouse This photo of a typical AHU motor that is toggled by the VFD which in turn drives the blower's squirrel cage.

12. ☒☐☐☐☐ Horsepower: 50

Mechanical Room Second Floor AC System

13. ☒☐☐☐☐ A/C System Operation: Functioning properly at time of this inspection

14. ☐☐☐☐☒ Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

15. ☒☐☐☐☐ Exterior Unit: Pad mounted in mechanical rooms

16. Manufacturer: Carrier

17. Area Served: 2nd Floor Approximate Age: 30+yrs

Air Conditioning (Continued)

18. Fuel Type: 480Y Temperature Differential: 13'F
19. Type: Air Handling Unit Capacity: Approximately 20-25 Tons
20. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
21. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
22. ☒ ☐ ☐ ☐ ☐ Variable Frequency Drive Graham
23. ☐ ☐ ☐ ☒ ☐ Motor: Gould The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.
24. ☒ ☐ ☐ ☐ ☐ Horsepower: 30

Mechanical Room Third Floor AC System

25. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Functioning properly at time of this inspection
26. ☒ ☐ ☐ ☐ ☐ Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.
27. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted in mechanical rooms
28. Manufacturer: Carrier
29. Area Served: Third Floor Approximate Age: 30+yrs
30. Fuel Type: 480Y Temperature Differential: 13'F
31. Type: Air Handling Unit Capacity: Approximately 20-25 Tons
32. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
33. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
34. ☒ ☐ ☐ ☐ ☐ Variable Frequency Drive Danfoss
35. ☐ ☐ ☐ ☐ ☒ Motor: Gould BSI noted a loose belt at the motor and shaft; repair/ replace/ troubleshoot. As part of regular and preventative maintenance, change the belts and balance the motor. The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.
36. ☒ ☐ ☐ ☐ ☐ Horsepower: 30

Mechanical Room Fourth Floor AC System

37. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Functioning properly at time of this inspection

Air Conditioning (Continued)

38. ☐☐☐☐☒ Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

39. ☒☐☐☐☐ Exterior Unit: Pad mounted in mechanical rooms
40. Manufacturer: Carrier
41. Area Served: 4th Floor Approximate Age: 30+yrs
42. Fuel Type: 480Y Temperature Differential: 13'F
43. Type: Air Handling Unit Capacity: Approximately 20-25 Tons
44. ☒☐☐☐☐ Visible Coil: Copper core with aluminum fins
45. ☒☐☐☐☐ Electrical Disconnect: Fused
46. ☒☐☐☐☐ Variable Frequency Drive Danfoss
47. ☒☐☐☐☐ Motor: Marathon
48. ☒☐☐☐☐ Horsepower: 40

Mechanical Room Fifth Floor AC System

49. ☒☐☐☐☐ A/C System Operation: Functioning properly at time of this inspection
50. ☐☐☐☐☒ Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.
51. ☒☐☐☐☐ Exterior Unit: Pad mounted in mechanical rooms
52. Manufacturer: Carrier

Air Conditioning (Continued)

53. Area Served: 5th Floor Approximate Age: 30+yrs
54. Fuel Type: 480Y Temperature Differential: 13'F
55. Type: Air Handling Unit Capacity: Approximately 20-25 Tons
56. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
57. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Fused
58. ☒ ☐ ☐ ☐ ☐ Variable Frequency Drive Danfoss
59. ☐ ☐ ☐ ☒ ☐ Motor: Gould The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.
60. ☒ ☐ ☐ ☐ ☐ Horsepower: 50

Chiller #1 AC System

61. ☐ ☐ ☐ ☒ ☐ A/C System Operation: Functioning properly at time of this inspection This unit takes almost all of the building's cooling load.
62. ☒ ☐ ☐ ☐ ☐ Exterior Unit: Pad mounted

63. Manufacturer: Trane
64. Model Number: CGAM 110F 2C02 AXD2 A1A1 A1AX XA2A 1AXX XAXX XAXA 3X1D XXXL XX Serial Number: U10J18113
65. Area Served: All conditioned areas of the building Approximate Age: 1+yrs
66. Fuel Type: 480Y-208-240 VAC 3Phase Temperature Differential: 15
67. Type: Chiller Capacity: 25 Ton
68. ☒ ☐ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins
69. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Suction line and liquid line
70. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Starter panel

Chiller #2 AC System

Air Conditioning (Continued)

71. ☐☐☐☐☒ A/C System Operation: Not in operation at time of this inspection due to the buildings HVAC load The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.

Air Conditioning (Continued)

A/C System Operation: (continued)

72. ☐☐☐☐☒ Exterior Unit: Pad mounted The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.

73. Manufacturer: Carrier
74. Model Number: 30GAU0600 Serial Number: X094210
75. Area Served: None Approximate Age: 30+yrs
76. Fuel Type: 480Y-208-240 VAC 3Phase Temperature Differential: NA
77. Type: Chiller Capacity: 25 Ton

Air Conditioning (Continued)

78. ☐☐☐☐☒ Visible Coil: Copper core with aluminum fins The coils of the older chiller unit are in very poor condition such that cleaning or trying to repairs them would likely result and further damage. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.

79. ☒☐☐☐☐ Refrigerant Lines: Suction line and liquid line

Roof Top Unit AC System

80. ☐☐☐☐☒ A/C System Operation: Inoperative, unit appears to have been terminated and no longer in use. BSI recommends replacement or removal of the unit; as it has not been in operation for the past two years according to the building maintenance department. Further evaluation by an HVAC contractor is recommended.

81. ☐☐☒☐☐ Condensate Removal: PVC Pipe Not in use; not inspected.
82. ☒☐☐☐☐ Exterior Unit: Roof Top Mounted
83. Manufacturer: Trane
84. Area Served: None Approximate Age: 15+yrs
85. Fuel Type: 120-240 VAC Temperature Differential: 15
86. Type: Electric Capacity: 16 Ton
87. ☐☐☒☐☐ Visible Coil: Copper core with aluminum fins Not in use; not inspected.
88. ☐☐☒☐☐ Refrigerant Lines: Suction line and liquid line Not in use; not inspected.

Air Conditioning (Continued)

89. ☐☐☐☐☒ Exposed Ductwork: Rigid metal insulated ducts with flexible ducts
Replace the missing diffuser grills at the supply drops on the 5th floor back left side offices. Resecure and seal all ducts at the register connection in the plenums throughout the building.

Air Conditioning (Continued)

90. ☐☐☐☐☒ Chill Water Piping `Insulated Rigid Piping` Correct the leaking at the chill water piping in varies locations in the mechanical rooms. A qualified contractor is recommended to further evaluate and repair.

Air Conditioning (Continued)

91. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with disposable filter Photo of AHU motor and blower.

92. ☒ ☐ ☐ ☐ ☐ Thermostats: Multi-zone
93. ☐ ☐ ☐ ☐ ☒ Bathroom Vent Lorencook The rooftop mounted fan is both noisy and vibrating from being out of balance. This is likely due to the shaft as the unit is a direct drive and not belt driven.

Heating System

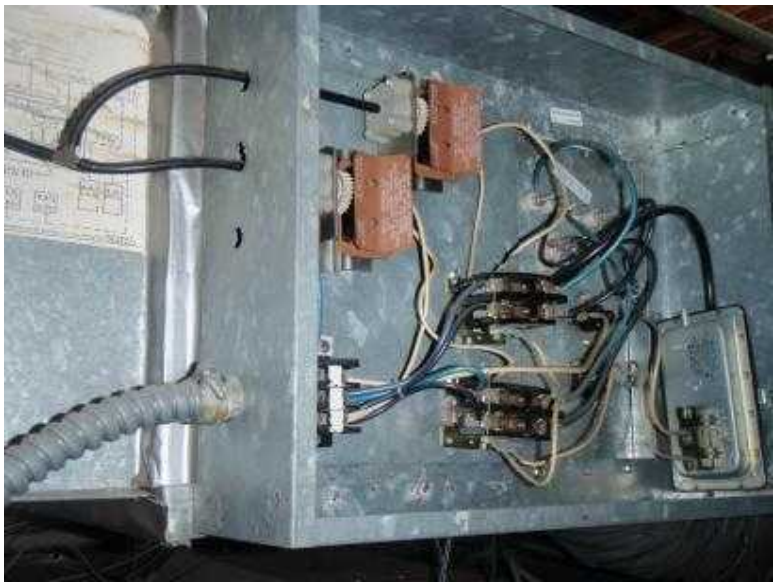
A NP NI M D

First through Fifth Floor Attic Plenum Heating System

1. ☐ ☐ ☐ ☒ ☐ Heating System Operation: Functioning properly at time of this inspection There are approximately 125-150 VAV (Variable Air Volume)boxes in the building, and nearly half have had parts changed out in the past two years. These units are very old, and these repairs will likely be an ongoing maintenance concern until the units are upgraded.
2. Manufacturer: Anemostat
3. Type: Variable Air-Volume Controller Capacity: 15-25 KW
4. Area Served: 2-4 Office Spaces Approximate Age: 30+yrs
5. Fuel Type: Electric
6. ☐ ☒ ☐ ☐ ☐ Heat Exchanger:
7. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Belt drive with disposable filter
8. ☒ ☐ ☐ ☐ ☐ Distribution: Insulated flex and hard duct
9. ☐ ☒ ☐ ☐ ☐ Flue Pipe:

Heating System (Continued)

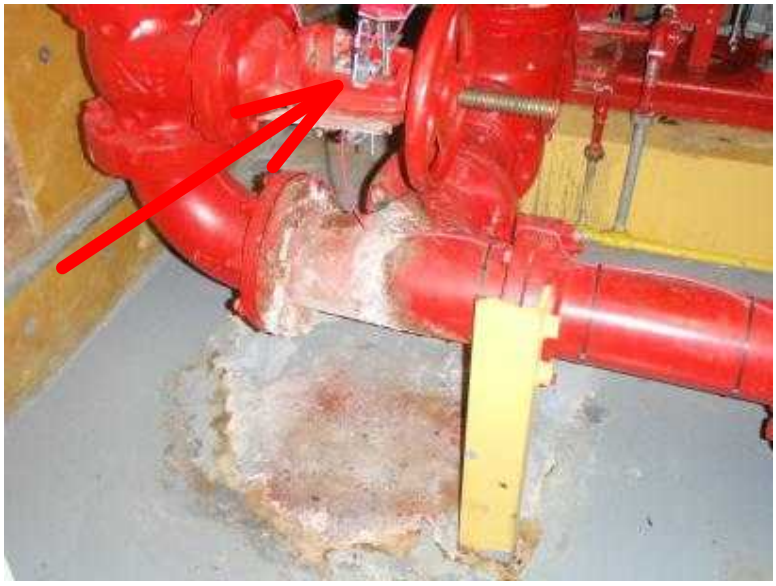
10. ☐☐☐☐☒ Controls: Limit switch Many of the VAV boxes have been opened and left that way for repairs and adjustments. The building maintenance mechanic was called throughout the day to manually adjust many of the VAV's in various office areas.



11. ☐☒☐☐☐ Humidifier:
12. ☒☐☐☐☐ Thermostats: Multi-zone
13. Suspected Asbestos: Yes It is possible that the chilled water piping may have some Asbestos containing material. This would have to be tested to determine the present or absents of Asbestos.

Plumbing

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Service Line: Metal
2.	☒	☐	☐	☐	☐	Main Water Shutoff: At the meter
3.	☒	☐	☐	☐	☐	Water Lines: Copper
4.	☒	☐	☐	☐	☐	Drain Pipes: PVC & Metal
5.	☐	☒	☐	☐	☐	Service Caps:
6.	☒	☐	☐	☐	☐	Vent Pipes: Cast iron
7.	☐	☐	☐	☐	☒	Sprinkler / Fire Supression System Building Sprikler System Although BSI does not test this system several issues and problems were noted from the visual inspection. BSI recommends an inspection be performed by a sprinkler testing company as well as repairs of all defects. Leaking is noted at the first floor mechanical room at several connections.



Plumbing (Continued)

Sprinkler / Fire Supression System (continued)

Plumbing (Continued)

8. ☐ ☒ ☐ ☐ ☐ Gas Service Lines:

Water Heater #1 Second floor mechanical closet Water Heater

9. ☐ ☐ ☐ ☒ ☐ Water Heater Operation: Functional at time of inspection The HVAC unit has exceeded its' manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly. BSI recommends obtaining a home warranty due to the age of the unit.

10. Manufacturer: Ruud
11. Type: Electric Capacity: 40 Gal.
12. Approximate Age: 19+yrs Area Served: All Plumbing areas
13. ☐ ☒ ☐ ☐ ☐ Flue Pipe:
14. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper & Galvanized

Chill Water Pump #1 (Outside Chiller Yard) Water Heater

Plumbing (Continued)

15. ☐ ☐ ☐ ☐ ☒ Chilled Water Pump Chill Water Pump #1 The chilled water pump & motor have exceeded the manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly. Repair the leak at pump #1; see photo.

16. Manufacturer: Marathon
17. Type: Electric Capacity: 20 HP
18. Approximate Age: 20+Years Area Served: All

Chill Water Pump #2 (Outside Chiller Yard) Water Heater

19. ☐ ☐ ☐ ☐ ☒ Chilled Water Pump Chill Water Pump #1 The chilled water pump & motor have exceeded the manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly.
20. Manufacturer: VS
21. Type: Electric Capacity: 20 HP
22. Approximate Age: 20+Years Area Served: All

Bathroom

A NP NI M D

First Floor Mens Bathroom

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
3. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
4. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Windows:
7. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC GFCI outlets & Lighting Replace the broken GFCI outlet.
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Price Pfister fixtures with PVC "P" traps
11. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
12. ☐ ☒ ☐ ☐ ☐ Shower/Surround:

Bathroom (Continued)

13. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
14. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard
15. ☒ ☐ ☐ ☐ ☐ Urinal: Zurn
16. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
17. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
19. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
20. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

First Floor Womens Bathroom

21. ☐ ☒ ☐ ☐ ☐ Closet:
22. ☐ ☐ ☐ ☒ ☐ Ceiling: Tile Water stains were noted in the back left corner.

23. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
24. ☐ ☐ ☐ ☒ ☐ Floor: Ceramic tile Water stains were noted under the sink.
25. ☒ ☐ ☐ ☐ ☐ Doors: Wood
26. ☐ ☒ ☐ ☐ ☐ Windows:
27. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
28. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
29. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
30. ☐ ☐ ☐ ☒ ☐ Faucets/Traps: Price Pfister fixtures with PVC "P" traps The right sink sink drains slowly; have the drain pipe cleared.
31. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
32. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
33. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
34. ☒ ☐ ☐ ☐ ☐ Toilets: American Standard
35. ☐ ☒ ☐ ☐ ☐ Urinal:
36. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
37. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
38. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
39. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
40. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Bathroom (Continued)

Second Floor Mens Bathroom

41. ☐ ☒ ☐ ☐ ☐ Closet:
42. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
43. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
44. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
45. ☒ ☐ ☐ ☐ ☐ Doors: Wood
46. ☐ ☒ ☐ ☐ ☐ Windows:
47. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
48. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
49. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
50. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the handles at both sinks; both the hot water and cold water handles at both sinks are leaking when turned on.
51. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
52. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
53. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
54. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
55. ☒ ☐ ☐ ☐ ☐ Urinal: Kohler
56. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
57. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
58. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
59. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
60. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Second Floor Womens Bathroom

61. ☐ ☒ ☐ ☐ ☐ Closet:
62. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
63. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
64. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
65. ☒ ☐ ☐ ☐ ☐ Doors: Wood
66. ☐ ☒ ☐ ☐ ☐ Windows:
67. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
68. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
69. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
70. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the leaking faucet handles. The hot water and cold water handles on the left side sink are leaking, and the hot water handle on the right side sink is also leaking.
71. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
72. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
73. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
74. ☐ ☐ ☐ ☐ ☒ Toilets: Kohler The toilet is loose at the floor; secure to prevent leaking at the wax seal.
75. ☐ ☒ ☐ ☐ ☐ Urinal:
76. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
77. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
78. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system

Bathroom (Continued)

79. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
80. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Third Floor Mens Bathroom

81. ☐ ☒ ☐ ☐ ☐ Closet:
82. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
83. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
84. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
85. ☒ ☐ ☐ ☐ ☐ Doors: Wood
86. ☐ ☒ ☐ ☐ ☐ Windows:
87. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
88. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
89. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
90. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the leaking sink handles. The left side hot water handle leaks, and the right side cold water handle leaks.
91. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
92. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
93. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
94. ☐ ☐ ☐ ☐ ☒ Toilets: American Standard The toilet is loose at the floor; secure to prevent leaking at the wax seal.
95. ☒ ☐ ☐ ☐ ☐ Urinal: American Standard
96. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
97. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
98. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
99. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
100. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Third Floor Womens Bathroom

101. ☐ ☒ ☐ ☐ ☐ Closet:
102. ☐ ☐ ☐ ☒ ☐ Ceiling: Tile BSI noted water stains above the toilets.
103. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
104. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
105. ☒ ☐ ☐ ☐ ☐ Doors: Wood
106. ☐ ☒ ☐ ☐ ☐ Windows:
107. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
108. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Formica
109. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
110. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Delta fixtures with a PVC "P" trap
111. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
112. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
113. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
114. ☐ ☐ ☐ ☐ ☒ Toilets: American Standard The toilet is loose at the floor; secure to prevent leaking at the wax seal. Replace the base screws. They are rusted.
115. ☐ ☒ ☐ ☐ ☐ Urinal:
116. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
117. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks

Bathroom (Continued)

118. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
119. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
120. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Fourth Floor Mens Bathroom

121. ☐ ☒ ☐ ☐ ☐ Closet:
122. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
123. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
124. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
125. ☒ ☐ ☐ ☐ ☐ Doors: Wood
126. ☐ ☒ ☐ ☐ ☐ Windows:
127. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
128. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Formica
129. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
130. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with a metal "P" trap Repair the leaking sink handles at the hot water and cold water handles on the right side sink.
131. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
132. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
133. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
134. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
135. ☒ ☐ ☐ ☐ ☐ Urinal: Kohler
136. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
137. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
138. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
139. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
140. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Fourth Floor Womens Bathroom

141. ☐ ☒ ☐ ☐ ☐ Closet:
142. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
143. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
144. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
145. ☒ ☐ ☐ ☐ ☐ Doors: Wood
146. ☐ ☒ ☐ ☐ ☐ Windows:
147. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
148. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
149. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
150. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with metal "P" traps Repair the leaking sink faucets at the hot water handles at both sinks.
151. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
152. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
153. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
154. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
155. ☐ ☒ ☐ ☐ ☐ Urinal:
156. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
157. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks

Bathroom (Continued)

158. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
159. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
160. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Fifth Floor Mens Bathroom

161. ☐ ☒ ☐ ☐ ☐ Closet:
162. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
163. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
164. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic tile
165. ☒ ☐ ☐ ☐ ☐ Doors: Wood
166. ☐ ☒ ☐ ☐ ☐ Windows:
167. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
168. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Formica
169. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
170. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with metal "P" traps Repair the leaking faucet handles at both sinks at the hot water handles.
171. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
172. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
173. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
174. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
175. ☒ ☐ ☐ ☐ ☐ Urinal: Kohler
176. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
177. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
178. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
179. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
180. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Fifth Floor Womens Bathroom

181. ☐ ☒ ☐ ☐ ☐ Closet:
182. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
183. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
184. ☐ ☐ ☐ ☐ ☒ Floor: Ceramic tile Repair the cracked tile at the threshold.
185. ☒ ☐ ☐ ☐ ☐ Doors: Wood
186. ☐ ☒ ☐ ☐ ☐ Windows:
187. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
188. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood & Formica
189. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Porcelain coated single bowl (2)
190. ☐ ☐ ☐ ☐ ☒ Faucets/Traps: Kohler fixtures with metal "P" traps Both sinks' hot water handles are leaking badly. Repair/ Replace.
191. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
192. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
193. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
194. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
195. ☐ ☒ ☐ ☐ ☐ Urinal:
196. ☒ ☐ ☐ ☐ ☐ Grab Bars: Metal
197. ☒ ☐ ☐ ☐ ☐ Partitions: Wood With Locks
198. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system

Bathroom (Continued)

199. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan
200. ☒ ☐ ☐ ☐ ☐ Access ADA Compliant: Yes

Third floor uni-sex Bathroom

201. ☐ ☒ ☐ ☐ ☐ Closet:
202. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
203. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock & Tile
204. ☒ ☐ ☐ ☐ ☐ Floor: Tile
205. ☒ ☐ ☐ ☐ ☐ Doors: Metal & Wood
206. ☐ ☒ ☐ ☐ ☐ Windows:
207. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI outlets & Lighting
208. ☐ ☒ ☐ ☐ ☐ Counter/Cabinet:
209. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Wall Mounted
210. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Kohler fixtures with a PVC "P" trap
211. ☐ ☒ ☐ ☐ ☐ Tub/Surround:
212. ☐ ☒ ☐ ☐ ☐ Shower/Surround:
213. ☐ ☒ ☐ ☐ ☐ Spa Tub/Surround:
214. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
215. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
216. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

Employee Lounge

A NP NI M D

First Floor Lounge - State Farm Employee Lounge

1. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
2. ☐ ☒ ☐ ☐ ☐ Ventilator:
3. ☐ ☒ ☐ ☐ ☐ Disposal:
4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Whirlpool
5. Air Gap Present? ◉ Yes ○ No
6. ☒ ☐ ☐ ☐ ☐ Refrigerator: Kenmore
7. ☐ ☒ ☐ ☐ ☐ Microwave:
8. ☒ ☐ ☐ ☐ ☐ Sink: Double Metal sink
9. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
10. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Delta faucet with "PVC" P trap
11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
12. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
13. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
14. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
15. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl
16. ☒ ☐ ☐ ☐ ☐ Doors: Wood
17. ☐ ☒ ☐ ☐ ☐ Windows:
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
19. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

First Floor Lounge - Century 21 & State Farm left side Employee Lounge

20. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:

Employee Lounge (Continued)

21. ☐ ☒ ☐ ☐ ☐ Ventilator:
22. ☐ ☒ ☐ ☐ ☐ Disposal:
23. ☐ ☒ ☐ ☐ ☐ Dishwasher:
24. Air Gap Present? ◉ Yes ○ No
25. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
26. ☐ ☒ ☐ ☐ ☐ Microwave:
27. ☒ ☐ ☐ ☐ ☐ Sink: Metal sink
28. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
29. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Delta faucet with "PVC" P trap
30. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
31. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
32. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
33. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
34. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl
35. ☒ ☐ ☐ ☐ ☐ Doors: Wood
36. ☐ ☒ ☐ ☐ ☐ Windows:
37. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
38. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Third Floor Lounge Employee Lounge

39. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
40. ☐ ☒ ☐ ☐ ☐ Ventilator:
41. ☐ ☒ ☐ ☐ ☐ Disposal:
42. ☐ ☒ ☐ ☐ ☐ Dishwasher:
43. Air Gap Present? ◉ Yes ○ No
44. ☐ ☒ ☐ ☐ ☐ Refrigerator:
45. ☐ ☒ ☐ ☐ ☐ Microwave:
46. ☒ ☐ ☐ ☐ ☐ Sink: Metal sink
47. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
48. ☐ ☐ ☐ ☐ ☒ Plumbing/Fixtures: American Standard faucet with "PVC" P trap The sump trap drains slowly. It is clogged and needs cleaning; repair.

49. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica

Employee Lounge (Continued)

50. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
51. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
52. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
53. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl
54. ☒ ☐ ☐ ☐ ☐ Doors: Wood
55. ☐ ☒ ☐ ☐ ☐ Windows:
56. ☐ ☐ ☐ ☐ ☒ HVAC Source: Central AC
Replace the missing register grill/ diffuser.

57. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Third Floor Lounge #2 Employee Lounge

58. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
59. ☐ ☒ ☐ ☐ ☐ Ventilator:
60. ☐ ☒ ☐ ☐ ☐ Disposal:
61. ☐ ☒ ☐ ☐ ☐ Dishwasher:
62. Air Gap Present? ◉ Yes ○ No
63. ☒ ☐ ☐ ☐ ☐ Refrigerator: Frigidaire
64. ☒ ☐ ☐ ☐ ☐ Microwave: Sharp
65. ☒ ☐ ☐ ☐ ☐ Sink: Metal sink
66. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
67. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Delta faucet with "PVC" P trap
68. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
69. ☒ ☐ ☐ ☐ ☐ Cabinets: Formica
70. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
71. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
72. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tile
73. ☒ ☐ ☐ ☐ ☐ Doors: Wood
74. ☐ ☒ ☐ ☐ ☐ Windows:
75. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
76. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Employee Lounge (Continued)

Fourth Floor Lounge Employee Lounge

77. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
78. ☐ ☒ ☐ ☐ ☐ Ventilator:
79. ☐ ☒ ☐ ☐ ☐ Disposal:
80. ☐ ☒ ☐ ☐ ☐ Dishwasher:
81. ☐ ☐ ☐ ☐ ☒ Ice Maker Scotsman built in Repair/ replace the inoperable ice maker.
82. Air Gap Present? ◉ Yes ○ No
83. ☐ ☐ ☐ ☐ ☒ Refrigerator: Scotsman built in, Kenmore standing Repair/ replace the inoperable built in mini refrigerator.
84. ☒ ☐ ☐ ☐ ☐ Microwave: Spacemaker GE
85. ☒ ☐ ☐ ☐ ☐ Sink: Double Metal sink
86. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
87. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: American Standard faucet with metal P trap
88. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
89. ☒ ☐ ☐ ☐ ☐ Cabinets: Formica
90. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
91. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
92. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tile
93. ☒ ☐ ☐ ☐ ☐ Doors: Wood
94. ☐ ☒ ☐ ☐ ☐ Windows:
95. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
96. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Fourth Floor Lounge #2 Employee Lounge

97. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
98. ☐ ☒ ☐ ☐ ☐ Ventilator:
99. ☐ ☒ ☐ ☐ ☐ Disposal:
100. ☐ ☒ ☐ ☐ ☐ Dishwasher:
101. Air Gap Present? ◉ Yes ○ No
102. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
103. ☒ ☐ ☐ ☐ ☐ Microwave: Rival
104. ☒ ☐ ☐ ☐ ☐ Sink: Metal sink
105. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
106. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Elkay fixtures with a PVC "P" trap
107. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
108. ☒ ☐ ☐ ☐ ☐ Cabinets: Formica
109. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
110. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
111. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tile
112. ☒ ☐ ☐ ☐ ☐ Doors: Wood
113. ☐ ☒ ☐ ☐ ☐ Windows:
114. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
115. Emergency lighting present? ○ Yes ◉ No ○ Not Applicable

Fifth Floor Lounge Employee Lounge

116. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
117. ☐ ☒ ☐ ☐ ☐ Ventilator:

Employee Lounge (Continued)

118. ☐ ☒ ☐ ☐ ☐ Disposal:
119. ☐ ☒ ☐ ☐ ☐ Dishwasher:
120. Air Gap Present? ◉ Yes ○ No
121. ☒ ☐ ☐ ☐ ☐ Refrigerator: General Electric
122. ☒ ☐ ☐ ☐ ☐ Microwave: General Electric
123. ☒ ☐ ☐ ☐ ☐ Sink: Metal sink
124. ☐ ☐ ☐ ☐ ☒ Electrical: Lighting & GFCI protected outlets Repair/ replace the outlet at the sink. The outlet is not GFCI protected. BSI recommends installing GFCI outlets at the countertop outlets for safety reasons.
125. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Elkay faucet with "PVC" P trap
126. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
127. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
128. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
129. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
130. ☒ ☐ ☐ ☐ ☐ Floor: Laminate Wood Flooring
131. ☒ ☐ ☐ ☐ ☐ Doors: Wood
132. ☐ ☒ ☐ ☐ ☐ Windows:
133. ☐ ☐ ☐ ☐ ☒ HVAC Source: Central AC Replace the missing grill/ diffuser.
134. Emergency lighting present? ○ Yes ◉ No ○ Not Applicable

Fifth Floor Lounge #2 TANA Employee Lounge

135. ☐ ☒ ☐ ☐ ☐ Cooking Appliances:
136. ☐ ☒ ☐ ☐ ☐ Ventilator:
137. ☐ ☒ ☐ ☐ ☐ Disposal:
138. ☐ ☒ ☐ ☐ ☐ Dishwasher:
139. Air Gap Present? ◉ Yes ○ No
140. ☐ ☐ ☐ ☐ ☒ Refrigerator: Scotsman mini, Roper standing Replace the inoperable mini refrigerator.
141. ☒ ☐ ☐ ☐ ☐ Ice Maker Scotsman
142. ☐ ☒ ☐ ☐ ☐ Microwave:
143. ☒ ☐ ☐ ☐ ☐ Sink: Single Metal Sink
144. ☒ ☐ ☐ ☐ ☐ Electrical: Lighting & GFCI protected outlets
145. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: Delta faucet with "PVC" P trap
146. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica
147. ☒ ☐ ☐ ☐ ☐ Cabinets: Formica
148. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile

Employee Lounge (Continued)

149. ☐ ☐ ☐ ☐ ☒ Walls: Sheetrock Water damage at the back sheetrock wall underneath the sink was noted. Visible mold was noted at the water damaged area. Remove and replace all water and mold damaged building materials.

150. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tile
151. ☒ ☐ ☐ ☐ ☐ Doors: Wood
152. ☐ ☒ ☐ ☐ ☐ Windows:
153. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central AC
154. Emergency lighting present? ○ Yes ◉ No ○ Not Applicable

Office/ Conference/ Copy Area

A NP NI M D

1st Floor Office Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Single Storage
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
3. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet and Vinyl
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Metal and Glass
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
9. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

2nd Floor Office Space

10. ☒ ☐ ☐ ☐ ☐ Closet: Single Storage
11. ☒ ☐ ☐ ☐ ☐ Ceiling: Tile
12. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
13. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
14. ☒ ☐ ☐ ☐ ☐ Doors: Wood
15. ☒ ☐ ☐ ☐ ☐ Windows: Metal and Glass
16. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
17. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
18. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Office/ Conference/ Copy Area (Continued)

3rd Floor Office Space

19. ☒ Closet: Single Storage
20. ☒ Ceiling: Tile
21. ☒ Walls: Sheetrock
22. ☒ Floor: Carpet
23. ☒ Doors: Wood
24. ☒ Windows: Metal and Glass Repair the condensating windows in the front wall lobby area. This will likely require sealing the windows form the exterior.
25. ☒ Electrical: 110 VAC outlets and lighting circuits
26. ☒ HVAC Source: Central HVAC system
27. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

4th Floor Office Space

28. ☒ Closet: Single Storage
29. ☒ Ceiling: Tile BSI noticed water stains on five ceiling tile in the back right office. None of these stains appear to be active at this time. These appear to have been caused from a previous window leak coming from the fifth floor.

30. ☒ Walls: Sheetrock
31. ☒ Floor: Carpet
32. ☒ Doors: Wood
33. ☒ Windows: Metal and Glass
34. ☒ Electrical: 110 VAC outlets and lighting circuits
35. ☒ HVAC Source: Central HVAC system
36. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

5th Floor Office Space

37. ☒ Closet: Single Storage

Office/ Conference/ Copy Area (Continued)

38. ☐ ☐ ☐ ☒ ☐ Ceiling: Tile Replace all water damaged tile and other porous building materials. The stains at the ceiling tile have all been found to be from previous leaking that is inactive at the time of this inspection.

39. ☒ ☐ ☐ ☐ ☐ Walls: Sheetrock
40. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
41. ☒ ☐ ☐ ☐ ☐ Doors: Wood
42. ☐ ☐ ☐ ☐ ☒ Windows: Metal and Glass Repair the very small leak at the window in the back wall office of Woody Dupree in the 'TANA' section. This should involve sealing the windows from the outside.
43. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
44. ☒ ☐ ☐ ☐ ☐ HVAC Source: Central HVAC system
45. Emergency lighting present? ◉ Yes ○ No ○ Not Applicable

Office/ Conference/ Copy Area (Continued)

46. Several of the office spaces on the 5th floor (the back left area) are being remodeled. Doors are not on their hinges, light covers were noted missing, and some door casings were missing. Much of the carpet is stained and many of the areas will need to be painted. Repair/ finish renovations of this area.

Electrical Closets

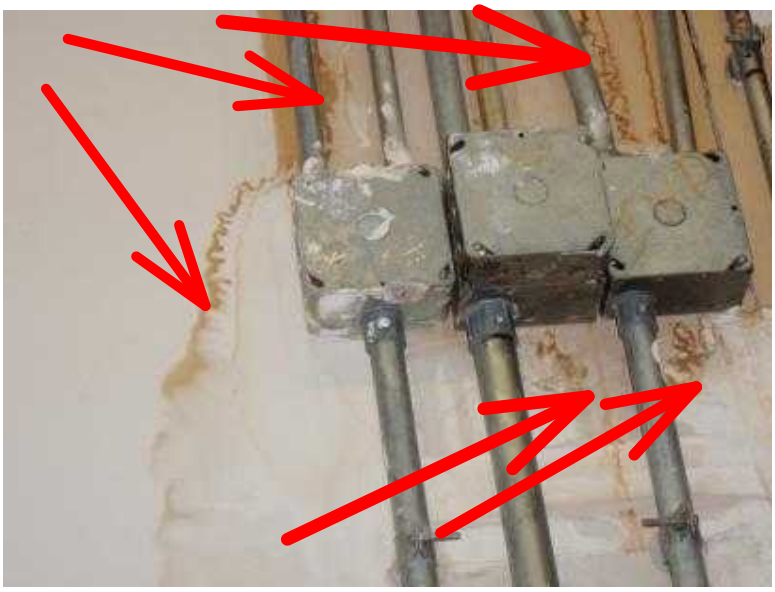
A NP NI M D

1st through 5th Floor Janitor's Room

1. ☒ ☐ ☐ ☐ ☐ Ceiling: Sheetrock

Electrical Closets (Continued)

2. ☐ ☐ ☐ ☒ ☐ Walls: Sheetrock Stains were noted from previous leaking at the walls on the second floor electrical closet.



3. ☐ ☐ ☐ ☐ ☒ Floors: Concrete Repair/ replace the oil leak at the bottom of the Quincy compressor in the electrical closet on the third floor.

4. ☒ ☐ ☐ ☐ ☐ Doors: Wood
5. ☐ ☒ ☐ ☐ ☐ Windows:
6. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC outlets and lighting circuits
7. ☒ ☐ ☐ ☐ ☐ HVAC Source: A/C Unit
8. ☐ ☐ ☐ ☐ ☒ Deep Sink: Single Metal Repair/ replace the leak at the first sink faucet, the faucet drips continuously.
9. ☒ ☐ ☐ ☐ ☐ Deep Sink Drain: Metal
10. ☐ ☒ ☐ ☐ ☐ Hose Bib:
11. ☐ ☒ ☐ ☐ ☐ Floor Drain:
12. Emergency lighting present? ○ Yes ◉ No ○ Not Applicable

Cost Estimate Summary

Items Recommended for Repair

Low High

Lots and Grounds

Lawn Sprinklers:

Common Spaces

Behind Main Entrance Back Wall in Lobby Elevator Elevator: Although BSI is not responsible for inspecting the elevator units at this time, we did note leaking oil at the equipment at the roof penthouse. BSI highly recommends servicing and re-inspecting the elevator units. Additionally, BSI found that the left side elevator is inoperable at this time awaiting parts and a circuit board. Repair the elevator unit and components.

Behind Main Entrance Back Wall in Lobby Elevator Building Air Compressor The building air compressor is in good overall condition and functioning properly at this time. However a small oil leak is noted at the compressor pumps that should be repaired as a general maintenance item. This should also be put on the buildings weekly checklist.

Electrical

First Floor Electrical Room - XL-1 Electric Panel Breakers: Circuit #26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.

First Floor Electrical Room - L-1 Electric Panel Breakers: Circuit #2, 4, 22, 24, and 26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended to determine the cause of these over-loaded breakers or if the breaker dissimilar metal OL strips have become weak.

First Floor Electrical Room - 1-G Electric Panel Breakers: Circuit #11 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.

First Floor Electrical Room - H-1 Electric Panel Breakers: The circuit breaker for Heater VAV #12 is hot and overloaded; troubleshoot and further evaluate to correct.

Second Floor Electrical Room - Panel 1 Electric Panel Breakers: Circuit #10 was very hot; an evaluation by a licensed electrician is recommended.

Second Floor Electrical Room - L-2 Electric Panel Breakers: Circuit #17 was very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading.

Third Floor Electrical Room - H-3 Electric Panel Breakers: Circuit #8 and 16 were very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading. Check for shorts or a loose connection at the VAV's.

Cost Estimate Summary (Continued)

Fifth Floor Electrical Room - L-5 Electric Panel Breakers: Circuit #27 was hot; an evaluation by a licensed electrician is recommended. This circuit breaker operates for the bathroom exhaust fan on the roof which constantly runs but is out of balance and may be the reason for the motor running so hot.

Air Conditioning

Mechanical Room Second Floor AC System Condensate Removal: The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

Mechanical Room Third Floor AC System Condensate Removal: The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

Mechanical Room Third Floor AC System Motor: BSI noted a loose belt at the motor and shaft; repair/ replace/ troubleshoot. As part of regular and preventative maintenance, change the belts and balance the motor. The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.

Mechanical Room Fourth Floor AC System Condensate Removal: The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and

Cost Estimate Summary (Continued)

Condensate Removal: (continued)
cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

Mechanical Room Fifth Floor AC System Condensate Removal: The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

Chiller #2 AC System Exterior Unit: The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.

Roof Top Unit AC System A/C System Operation: BSI recommends replacement or removal of the unit; as it has not been in operation for the past two years according to the building maintenance department. Further evaluation by an HVAC contractor is recommended. $ 15000 $ 25000

Exposed Ductwork: Replace the missing diffuser grills at the supply drops on the 5th floor back left side offices. Resecure and seal all ducts at the register connection in the plenums throughout the building.

Chill Water Piping Correct the leaking at the chill water piping in varies locations in the mechanical rooms. A qualified contractor is recommended to further evaluate and repair.

Bathroom Vent The rooftop mounted fan is both noisy and vibrating from being out of balance. This is likely due to the shaft as the unit is a direct drive and not belt driven.

Heating System

First through Fifth Floor Attic Plenum Heating System Controls: BSI recommends covering all exposed electrical devices for safety reasons.

Cost Estimate Summary (Continued)

Plumbing

Sprinkler / Fire Supression System Although BSI does not test this system several issues and problems were noted from the visual inspection. BSI recommends an inspection be performed by a sprinkler testing company as well as repairs of all defects. Leaking is noted at the first floor mechanical room at several connections.		
Chill Water Pump #1 (Outside Chiller Yard) Water Heater Chilled Water Pump The chilled water pump & motor have exceeded the manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly. Repair the leak at pump #1; see photo.		

Bathroom

Second Floor Mens Bathroom Faucets/Traps: Repair the handles at both sinks; both the hot water and cold water handles at both sinks are leaking when turned on.	$ 225	$ 400
Second Floor Womens Bathroom Faucets/Traps: Repair the leaking faucet handles. The hot water and cold water handles on the left side sink are leaking, and the hot water handle on the right side sink is also leaking.	$ 215	$ 400
Second Floor Womens Bathroom Toilets: The toilet is loose at the floor; secure to prevent leaking at the wax seal.	$ 125	$ 185
Third Floor Mens Bathroom Faucets/Traps: Repair the leaking sink handles. The left side hot water handle leaks, and the right side cold water handle leaks.	$ 225	$ 400
Third Floor Mens Bathroom Toilets: The toilet is loose at the floor; secure to prevent leaking at the wax seal.	$ 125	$ 185
Third Floor Womens Bathroom Toilets: The toilet is loose at the floor; secure to prevent leaking at the wax seal. Replace the base screws. They are rusted.	$ 115	$ 1815
Fourth Floor Mens Bathroom Faucets/Traps: Repair the leaking sink handles at the hot water and cold water handles on the right side sink.	$ 215	$ 400
Fourth Floor Womens Bathroom Faucets/Traps: Repair the leaking sink faucets at the hot water handles at both sinks.	$ 215	$ 400
Fifth Floor Mens Bathroom Faucets/Traps: Repair the leaking faucet handles at both sinks at the hot water handles.	$ 215	$ 400
Fifth Floor Womens Bathroom Floor: Repair the cracked tile at the threshold.	$ 190	$ 385
Fifth Floor Womens Bathroom Faucets/Traps: Both sinks' hot water handles are leaking badly. Repair/ Replace.	$ 225	$ 400

Cost Estimate Summary (Continued)

	Low	High
Employee Lounge		
Third Floor Lounge Employee Lounge Plumbing/Fixtures: The sump trap drains slowly. It is clogged and needs cleaning; repair.	$ 150	$ 235
Third Floor Lounge Employee Lounge HVAC Source: Replace the missing register grill/ diffuser.		
Fourth Floor Lounge Employee Lounge Refrigerator: Repair/ replace the inoperable built in mini refrigerator.	$ 585	$ 700
Fifth Floor Lounge Employee Lounge HVAC Source: Replace the missing grill/ diffuser.		
Office/ Conference/ Copy Area		
3rd Floor Office Space Windows: Repair the condensating windows in the front wall lobby area. This will likely require sealing the windows form the exterior.	$ 1200	$ 1500
5th Floor Office Space Windows: Repair the very small leak at the window in the back wall office of Woody Dupree in the 'TANA' section. This should involve sealing the windows from the outside.		
5th Floor Office Space 24 Several of the office spaces on the 5th floor (the back left area) are being remodeled. Doors are not on their hinges, light covers were noted missing, and some door casings were missing. Much of the carpet is stained and many of the areas will need to be painted. Repair/ finish renovations of this area.		
Electrical Closets		
1st through 5th Floor Janitor's Room Floors: Repair/ replace the oil leak at the bottom of the Quincy compressor in the electrical closet on the third floor.		
1st through 5th Floor Janitor's Room Deep Sink: Repair/ replace the leak at the first sink faucet, the faucet drips continuously.	$ 125	$ 185
Repair Total	$ 19150	$ 32990

Items Recommended for Replacement

	Low	High
Air Conditioning		
Chiller #2 AC System A/C System Operation: The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.	$ 85000	$ 108000
Chiller #2 AC System Visible Coil: The coils of the older chiller unit are in very poor condition such that cleaning or trying to repairs them would likely result and		

Cost Estimate Summary (Continued)

Visible Coil: (continued)
further damage. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.

Bathroom

First Floor Mens Bathroom Electrical: Replace the broken GFCI outlet.	$ 125	$ 135

Employee Lounge

Fourth Floor Lounge Employee Lounge Ice Maker Repair/ replace the inoperable ice maker.	$ 400	$ 650
Fifth Floor Lounge Employee Lounge Electrical: Repair/ replace the outlet at the sink. The outlet is not GFCI protected. BSI recommends installing GFCI outlets at the countertop outlets for safety reasons.	$ 115	$ 135
Fifth Floor Lounge #2 TANA Employee Lounge Refrigerator: Replace the inoperable mini refrigerator.	$ 225	$ 550
Fifth Floor Lounge #2 TANA Employee Lounge Walls: Water damage at the back sheetrock wall underneath the sink was noted. Visible mold was noted at the water damaged area. Remove and replace all water and mold damaged building materials.	$ 650	$ 1350
Replacement Total	$ 86515	$ 110820
Cost Estimate Total	$ 105665	$ 143810

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete Cracking and breaking are noted at the parking lot driveway areas; they are uneven. Some areas are lower than others.

2. Walks: Concrete & Stone Cracking is noted at the walkways.

Marginal Summary (Continued)

3. Vegetation: Shrubs/Weeds/ Trees The right side of the building has a plumbing drain pipe that the tree roots have grown around. BSI recommends monitoring this to prevent damage to the pipe.

Exterior Surface and Components

4. Exterior Electric Outlets: Present The exterior has several wall outlets; all are non-GFCI, BSI recommends installing ground fault protection at these outlets.

Common Spaces

5. Ceilings: Tile BSI noted an old leak with missing portions of tile in the ceiling of the stairwell leading to the roof. BSI also noted a water stain at the fifth floor ceiling immediately to the right of the elevator. The roof was evaluated using Infrared Thermal Imaging cameras and all stains were found to be inactive.

Common Spaces (Continued)

Ceilings: (continued)

Common Spaces (Continued)

Ceilings: (continued)

Roof

6. Main roof of building Roof Surface Roof under decking Metal Many areas of the under side of the roof have rust indicating that the old roofing leaked in many different areas. All of these areas were tested and found to be inactive at this time.

Roof (Continued)

Roof under decking (continued)

7. Roof Drains Metal Previous leaking is noted at several of the roof drains. All are inactive at this time; likely due to the newer roof installation.

Roof (Continued)

Roof Drains (continued)

Roof (Continued)

Roof Drains (continued)

Attic

8. Plenum Space above tiled ceilings Attic Wiring/Lighting: Wiring and conduit, BX- EMT Several area have open junction boxes; this is likely due to repairs made to the lighting fixture's ballast, as well as exposed wiring at the VAV boxes.
9. Plenum Space above tiled ceilings Attic Moisture Penetration: Previous water penetration noted Rust and white scaling was noted from previous roof leaks at the fifth floor is noted. It appears as though the building either had extensive repairs or a roofing replacement in the past 5-10 years that has corrected the leaking. At this time BSI did not find any active water leaks from the roof or roof penetrations.

Air Conditioning

10. Mechanical Room Second Floor AC System Motor: Gould The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.
11. Mechanical Room Fifth Floor AC System Motor: Gould The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.
12. Chiller #1 AC System A/C System Operation: Functioning properly at time of this inspection This unit takes almost all of the building's cooling load.

Heating System

13. First through Fifth Floor Attic Plenum Heating System Heating System Operation: Functioning properly at time of this inspection There are approximately 125-150 VAV (Variable Air Volume)boxes in the building, and nearly half have had parts changed out in the past two years. These units are very old, and these repairs will likely be an ongoing maintenance concern until the units are upgraded.

Marginal Summary (Continued)

14. Suspected Asbestos: Yes It is possible that the chilled water piping may have some Asbestos containing material. This would have to be tested to determine the present or absents of Asbestos.

Plumbing

15. Water Heater #1 Second floor mechanical closet Water Heater
Water Heater Operation: Functional at time of inspection The HVAC unit has exceeded its' manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly. BSI recommends obtaining a home warranty due to the age of the unit.

Bathroom

16. First Floor Womens Bathroom Ceiling: Tile
Water stains were noted in the back left corner.

Marginal Summary (Continued)

17. First Floor Womens Bathroom Floor: Ceramic tile Water stains were noted under the sink.
18. First Floor Womens Bathroom Faucets/Traps: Price Pfister fixtures with PVC "P" traps The right sink sink drains slowly; have the drain pipe cleared.
19. Third Floor Womens Bathroom Ceiling: Tile BSI noted water stains above the toilets.

Office/ Conference/ Copy Area

20. 4th Floor Office Space Ceiling: Tile BSI noticed water stains on five ceiling tile in the back right office. None of these stains appear to be active at this time. These appear to have been caused from a previous window leak coming from the fifth floor.

21. 5th Floor Office Space Ceiling: Tile Replace all water damaged tile and other porous building materials. The stains at the ceiling tile have all been found to be from previous leaking that is inactive at the time of this inspection.

Marginal Summary (Continued)

Electrical Closets

22. 1st through 5th Floor Janitor's Room Walls: Sheetrock Stains were noted from previous leaking at the walls on the second floor electrical closet.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Common Spaces

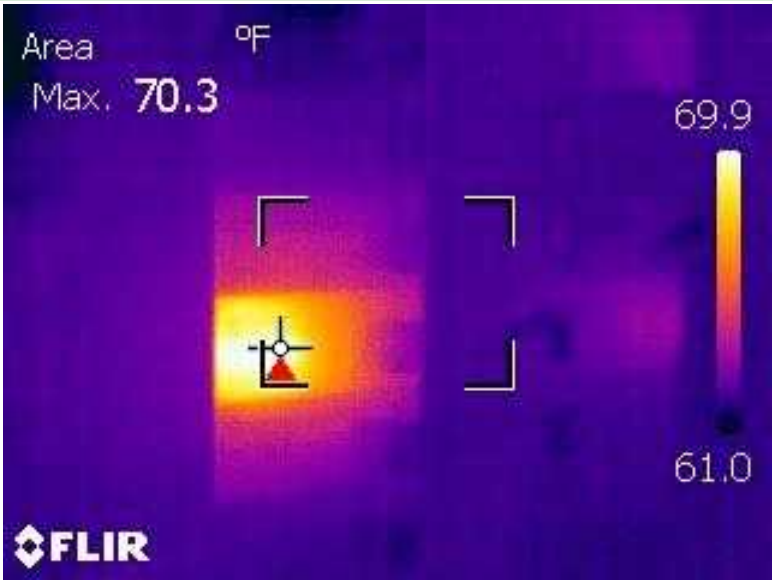
1. Behind Main Entrance Back Wall in Lobby Elevator Elevator: Otis Although BSI is not responsible for inspecting the elevator units at this time, we did note leaking oil at the equipment at the roof penthouse. BSI highly recommends servicing and re-inspecting the elevator units. Additionally, BSI found that the left side elevator is inoperable at this time awaiting parts and a circuit board. Repair the elevator unit and components.
2. Behind Main Entrance Back Wall in Lobby Elevator Building Air Compressor Quincy The building air compressor is in good overall condition and functioning properly at this time. However a small oil leak is noted at the compressor pumps that should be repaired as a general maintenance item. This should also be put on the buildings weekly checklist.

Common Spaces (Continued)

Building Air Compressor (continued)

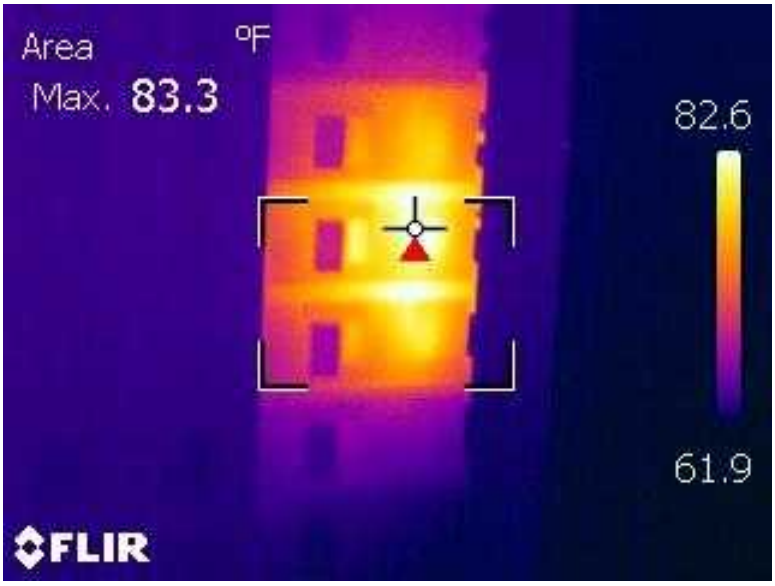
Electrical

3. First Floor Electrical Room - XL-1 Electric Panel Breakers: Copper Bolt On Circuit #26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.

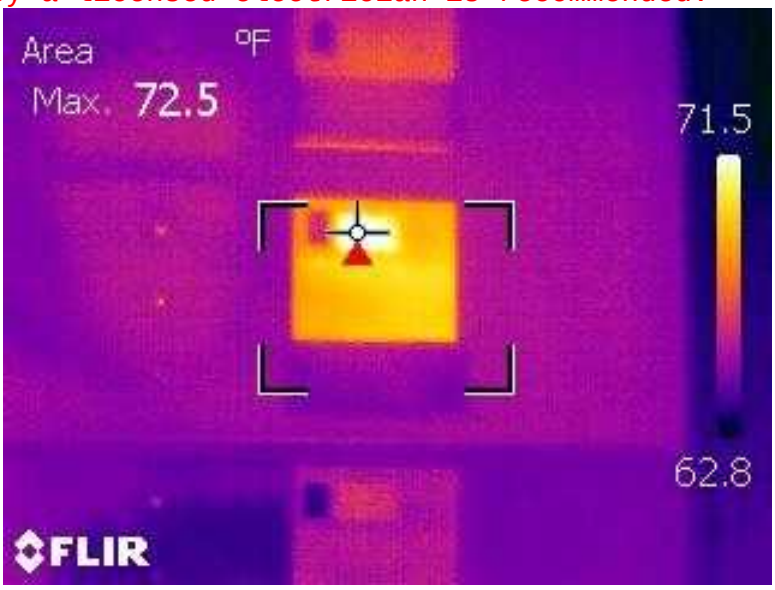


Defective Summary (Continued)

4. First Floor Electrical Room - L-1 Electric Panel Breakers: Copper Bolt On Circuit #2, 4, 22, 24, and 26 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended to determine the cause of these over-loaded breakers or if the breaker dissimilar metal OL strips have become weak.



5. First Floor Electrical Room - 1-G Electric Panel Breakers: Copper Bolt On Circuit #11 was hot; overheated breakers noted, evaluation by a licensed electrician is recommended.
6. First Floor Electrical Room - H-1 Electric Panel Breakers: Copper Bolt On The circuit breaker for Heater VAV #12 is hot and overloaded; troubleshoot and further evaluate to correct.



7. Second Floor Electrical Room - Panel 1 Electric Panel Breakers: Copper Bolt On Circuit #10 was very hot; an evaluation by a licensed electrician is recommended.
8. Second Floor Electrical Room - L-2 Electric Panel Breakers: Copper Bolt On Circuit #17 was very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading.
9. Third Floor Electrical Room - H-3 Electric Panel Breakers: Copper Bolt On Circuit #8 and 16 were very hot; an evaluation by a licensed electrician is recommended to determine the cause of this over heating / loading. Check for shorts or a loose connection at the VAV's.
10. Fifth Floor Electrical Room - L-5 Electric Panel Breakers: Copper Bolt On Circuit #27 was hot; an evaluation by a licensed electrician is recommended. This circuit breaker operates for the bathroom exhaust fan on the roof which constantly runs but is out of

Defective Summary (Continued)

Breakers: (continued)
balance and may be the reason for the motor running so hot.

Air Conditioning

11. Mechanical Room Second Floor AC System Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

12. Mechanical Room Third Floor AC System Motor: Gould BSI noted a loose belt at the motor and shaft; repair/ replace/ troubleshoot. As part of regular and preventative maintenance, change the belts and balance the motor. The AHU's motor has exceeded its' manufacturer's designed life (15-20 Years). Although motors can last many years beyond their life expectancy; particularly with scheduled maintenance, BSI would recommend to budget accordingly as replacement of the motor is likely in the near future.

13. Mechanical Room Fourth Floor AC System Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

14. Mechanical Room Fifth Floor AC System Condensate Removal: Metal to floor drain The coils were cleaned recently. The primary drain pan, however, was clogged and full of water, sediment, and debris. This is likely due to cleaning out the coils without also cleaning the pan so that the debris from the dirty coils stayed in the pan

Defective Summary (Continued)

Condensate Removal: (continued)
and clogged it up. BSI recommends unclogging and cleaning the pan and ensuring that, in the future, the pan be cleaned as well as the coils. Due to the rust in the pan it may need to be re-coated to prevent leaking at rusted areas; at this time BSI did not note any visual leaking of the secondary drain pan.

15. Chiller #2 AC System A/C System Operation: Not in operation at time of this inspection due to the buildings HVAC load The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.

Air Conditioning (Continued)

A/C System Operation: (continued)

16. Chiller #2 AC System Exterior Unit: Pad mounted
The gauges and coils of the second chiller are inoperable and or in very poor condition and are recommended to be replaced. The original (older)chiller is only used during high demands for cooling when the primary (new) chiller cannot keep up with the buildings cooling load. The older unit is in poor condition and has a high operating cost; BSI suggests that replacement should be expected in the very near future.

Defective Summary (Continued)

17. Chiller #2 AC System Visible Coil: Copper core with aluminum fins The coils of the older chiller unit are in very poor condition such that cleaning or trying to repairs them would likely result and further damage. A qualified air conditioning contractor is recommended to evaluate and estimate repairs.

18. Roof Top Unit AC System A/C System Operation: Inoperative, unit appears to have been terminated and no longer in use. BSI recommends replacement or removal of the unit; as it has not been in operation for the past two years according to the building maintenance department. Further evaluation by an HVAC contractor is recommended.

19. Exposed Ductwork: Rigid metal insulated ducts with flexible ducts Replace the missing diffuser grills at the supply drops on the 5th floor back left side offices. Resecure and seal all ducts at the register connection in the plenums throughout the building.

Air Conditioning (Continued)

Exposed Ductwork: (continued)

20. Chill Water Piping Insulated Rigid Piping Correct the leaking at the chill water piping in varies locations in the mechanical rooms. A qualified contractor is recommended to further evaluate and repair.

Air Conditioning (Continued)

Chill Water Piping (continued)

21. Bathroom Vent Lorencook The rooftop mounted fan is both noisy and vibrating from being out of balance. This is likely due to the shaft as the unit is a direct drive and not belt driven.

Heating System

22. First through Fifth Floor Attic Plenum Heating System Controls: Limit switch Many of the VAV boxes have been opened and left that way for repairs and adjustments. The building maintenance mechanic was called throughout the day to manually adjust many of the VAV's in various office areas.

Heating System (Continued)

Controls: (continued)

Plumbing

23. Sprinkler / Fire Supression System Building Sprikler System Although BSI does not test this system several issues and problems were noted from the visual inspection. BSI recommends an inspection be performed by a sprinkler testing company as well as repairs of all defects. Leaking is noted at the first floor mechanical room at several connections.

Plumbing (Continued)

Sprinkler / Fire Supression System (continued)

Plumbing (Continued)

Sprinkler / Fire Supression System (continued)

24. Chill Water Pump #1 (Outside Chiller Yard) Water Heater Chilled Water Pump Chill Water Pump #1 The chilled water pump & motor have exceeded the manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly. Repair the leak at pump #1; see photo.

25. Chill Water Pump #2 (Outside Chiller Yard) Water Heater Chilled Water Pump Chill Water Pump #1 The chilled water pump & motor have exceeded the manufacturer's designed life (12 Years). Although units can last years beyond their life expectancy, BSI would recommend to budget accordingly.

Defective Summary (Continued)

Bathroom

26. First Floor Mens Bathroom Electrical: 110 VAC GFCI outlets & Lighting Replace the broken GFCI outlet.
27. Second Floor Mens Bathroom Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the handles at both sinks; both the hot water and cold water handles at both sinks are leaking when turned on.
28. Second Floor Womens Bathroom Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the leaking faucet handles. The hot water and cold water handles on the left side sink are leaking, and the hot water handle on the right side sink is also leaking.
29. Second Floor Womens Bathroom Toilets: Kohler The toilet is loose at the floor; secure to prevent leaking at the wax seal.
30. Third Floor Mens Bathroom Faucets/Traps: Kohler fixtures with PVC "P" traps Repair the leaking sink handles. The left side hot water handle leaks, and the right side cold water handle leaks.
31. Third Floor Mens Bathroom Toilets: American Standard The toilet is loose at the floor; secure to prevent leaking at the wax seal.
32. Third Floor Womens Bathroom Toilets: American Standard The toilet is loose at the floor; secure to prevent leaking at the wax seal. Replace the base screws. They are rusted.
33. Fourth Floor Mens Bathroom Faucets/Traps: Kohler fixtures with a metal "P" trap Repair the leaking sink handles at the hot water and cold water handles on the right side sink.
34. Fourth Floor Womens Bathroom Faucets/Traps: Kohler fixtures with metal "P" traps Repair the leaking sink faucets at the hot water handles at both sinks.
35. Fifth Floor Mens Bathroom Faucets/Traps: Kohler fixtures with metal "P" traps Repair the leaking faucet handles at both sinks at the hot water handles.
36. Fifth Floor Womens Bathroom Floor: Ceramic tile Repair the cracked tile at the threshold.
37. Fifth Floor Womens Bathroom Faucets/Traps: Kohler fixtures with metal "P" traps Both sinks' hot water handles are leaking badly. Repair/ Replace.

Employee Lounge

38. Third Floor Lounge Employee Lounge Plumbing/Fixtures: American Standard faucet with "PVC" P trap The sump trap drains slowly. It is clogged and needs cleaning; repair.

Defective Summary (Continued)

39. Third Floor Lounge Employee Lounge HVAC Source: Central AC Replace the missing register grill/ diffuser.

40. Fourth Floor Lounge Employee Lounge Ice Maker Scotsman built in Repair/ replace the inoperable ice maker.
41. Fourth Floor Lounge Employee Lounge Refrigerator: Scotsman built in, Kenmore standing Repair/ replace the inoperable built in mini refrigerator.
42. Fifth Floor Lounge Employee Lounge Electrical: Lighting & GFCI protected outlets Repair/ replace the outlet at the sink. The outlet is not GFCI protected. BSI recommends installing GFCI outlets at the countertop outlets for safety reasons.
43. Fifth Floor Lounge Employee Lounge HVAC Source: Central AC Replace the missing grill/ diffuser.
44. Fifth Floor Lounge #2 TANA Employee Lounge Refrigerator: Scotsman mini, Roper standing Replace the inoperable mini refrigerator.
45. Fifth Floor Lounge #2 TANA Employee Lounge Walls: Sheetrock Water damage at the back sheetrock wall underneath the sink was noted. Visible mold was noted at the water damaged area. Remove and replace all water and mold damaged building materials.

Defective Summary (Continued)

Office/ Conference/ Copy Area

46. 3rd Floor Office Space Windows: Metal and Glass Repair the condensating windows in the front wall lobby area. This will likely require sealing the windows form the exterior.
47. 5th Floor Office Space Windows: Metal and Glass Repair the very small leak at the window in the back wall office of Woody Dupree in the 'TANA' section. This should involve sealing the windows from the outside.

Electrical Closets

48. 1st through 5th Floor Janitor's Room Floors: Concrete Repair/ replace the oil leak at the bottom of the Quincy compressor in the electrical closet on the third floor.

49. 1st through 5th Floor Janitor's Room Deep Sink: Single Metal Repair/ replace the leak at the first sink faucet, the faucet drips continuously.