



Building Inspection Report

Commercial Building Owner

Property Address:
XXXX Eastlake Ave. E.
Seattle WA



Axiom Building Inspections

Blair Pruitt

Date: 9/20/2010	Start Time: 09:00 AM	Report ID:
Property: XXXX Eastlake Ave. E. Seattle WA	Client: Commercial Building Owner	Real Estate Professional:

Purpose

The purpose of this assessment was to visually observe the subject property so as to obtain information on material systems and components and provide brief descriptions, identify physical deficiencies and convey found information in a Property Condition Assessment Report.

Scope

This assessment was conducted under the protocols set forth in ASTM standard E2018-01. The scope of this survey was limited to identifying the existing conditions of the following readily visible building components:

- Site Components
- Structure
- Electrical System
- Heating System
- Air Conditioning System
- Plumbing System
- Roofing System
- Exterior Components
- Interior Components

Observations were limited to those components that were readily visible without moving or removing any item causing visual obstruction, such as furnishings, process equipment, vegetation, floor coverings, stored personal items, etc.

This is not a code inspection. Codes may be cited in the report because they were a resource that aided in us forming an opinion about some conditions. Rarely is a building owner required by a jurisdiction to make changes to an existing building in order to conform to current codes. Conformance to current codes is required, however, when permitted renovations are undertaken and only to those areas affected by the renovation.

This report is the copyrighted work product of Blair Pruitt, Inc. and is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use. Recommendations for remedial actions are made only for items beyond the scope of normal maintenance of the building and its systems. This report is considered preliminary in nature. Before any major repairs are undertaken, specialists should perform a detailed condition survey and develop a plan of action.

Deviations From Standard

The following items were not provided and therefore deviate from the ASTM E2018-01 Standard: appraisals, certificates of occupancy, records indicating building turnover percentages, building rent roll, drawings or specifications.

Comment Key or Definitions

Following are definitions of comment descriptions represented in this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor.

Inspected (IN) = I visually observed the item, component or unit, and if no other comments were made then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or on this property.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The end of this report contains a summary section that provides a preview of the components or conditions where service or further evaluation are recommended. The summary is not definitive, nor does it contain all relevant information about the property. **It is essential that the client reads the full report.**

Number of Stories:

Four

Est. Age of Building:

15 - 20 Years

Approximate Square Footage:

101 285

Building Main Entrance Faces:

West

Current Use of Building:

Offices and research laboratory

Building Occupied/Vacant:

Occupied

Weather:

Clear

Temperature:

65 - 70

Rain in last 3 days:

No, Yes

Soil Conditions:

Dry

Client Is Present:

Building Manager

1. Site

The subject property is sited on an L-shaped lot situated between I-XX and XXX Avenue. The lot is sloped with an approximate elevation of 34 feet above sea level on the east side of the property and about 22 feet above sea level on the west side of the property. The building has a below ground parking structure as well as a street level parking lot. Vehicle access to the parking lot is from XXX Avenue and access to the parking structure is from XXX Street. For purposes of orientation in this report the main entrance of the building facing XXX Avenue is considered to be the west side of the building.



PARKING FACILITY:

Surface parking lot
Below grade parkade within building

PARKING AREA SURFACE:

Asphalt

CURB MATERIAL:

Concrete

No. of PARKING SPACES (Including ADA):

25

No. of ADA PARKING SPACES:

1

WHEELSTOPS:

One per parking space

WALKWAY MATERIAL:

Concrete

		IN	NI	NP	RR
1.0	Parking area surface				X
1.1	Parking area curbs, striping, and bollards	X			
1.2	Landscaping and vegetation	X			
1.3	Surface drainage	X			
1.4	Walkways	X			
1.5	Signage	X			
1.6	Waste storage facilities	X			
1.7	Exterior lighting	X			

IN NI NP RR

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Comments:

1.0 The asphalt paving in the parking area is cracked and buckled in several areas. Tree roots have caused the asphalt to buckle at the south end of the lot and at the north end of the west side. Cracks appear in the asphalt in the south and west

sides of the lot. Vegetation has not yet taken root in the cracks. There is minor water ponding, but generally the surface drainage is good. I recommend that a paving contractor resurface/repair the asphalt in the near future. Cracks result in an increased rate of deterioration of the asphalt and allow vegetation to take hold. The tree roots will continue to cause damage to the paving unless the trees are removed or replaced with a variety with less intrusive roots.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

1.2 Narrow strips of landscaping are installed at the north and west sides of the building. The strips are planted with shrubs and small trees, which appear to be in good condition. The strips are irrigated with an automatic sprinkler system. The control panel and timers are installed in the main floor mechanical room. Operation of the irrigation system is beyond the scope of this inspection.

2. Structural Components

FOUNDATION:

Poured concrete perimeter stem walls
 Poured concrete perimeter footing
 Step foundation

FLOOR STRUCTURE:

Concrete slab at ground level
 Precast hollow core concrete beams
 Corrugated steel floor deck in mezzanine

COLUMNS OR PIERS:

Concrete Columns

WALL STRUCTURE:

Steel columns

ROOF STRUCTURE:

Open web steel trusses

ROOF DECKING MATERIAL:

Corrugated metal panels

		IN	NI	NP	RR
2.0	Foundation	X			
2.1	Columns, posts, and piers	X			
2.2	Wall structure	X			
2.3	Floor structure				X
2.4	Roof Structure	X			
2.5	Insulation in unfinished spaces	X			

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Comments:

2.3 The annular space around a pipe in the floor of the 4th floor mechanical room is not sealed with fire-rated material.



2.3 Picture 1

The annular spaces around two pipes in the floor of the 2nd floor mechanical room are not sealed with fire-rated material.



2.3 Picture 2

3. Roof System, Drainage, Roof Penetrations

ROOF-TYPE:

Low Slope (flat)

ROOF COVERING:

Modified bitumen
Single ply
Light-colored granule coating

ESTIMATED AGE OF ROOF COVERING:

10-15 Years

METHOD OF VIEWING ROOF:

Walked roof

ROOF ACCESS:

Roof hatch with permanently installed ladder

ROOF DRAINAGE METHODS:

Interior Scuppers
Interior Downspouts

		IN	NI	NP	RR
3.0	Roof covering				X
3.1	Flashings and coping	X			
3.2	Roof penetrations	X			
3.3	Skylight(s)			X	
3.4	Ventilation of attic/above ceiling space	X			
3.5	Roof drainage systems				X
3.6	Roof access	X			

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Comments:

3.0 Excessive erosion of the granule coating on the roof covering has occurred in the area of the roof from the HVAC package unit to the east drainage scupper. Water flowing to the drainage scupper is the likely cause of the erosion. The bituminous base and fiberglass mat of the roof covering are exposed to harmful UV rays, which will shorten its lifespan. I recommend that the roof covering is evaluated by a roofing contractor who should provide a remedy.



3.0 Picture 1



3.0 Picture 2



3.0 Picture 3

Walking pads are installed on the roof in pathways and near mechanical equipment to protect the roof covering from foot traffic.



3.0 Picture 4

3.5 The low slope roof is not equipped with a functioning secondary drainage system. Secondary roof drainage is required by the International Plumbing Code as an emergency measure for protecting the roof from a structural collapse. The secondary roof drainage must be an independent system sized to prevent accumulation of water in excess of the amount calculated for the roof loading. The piping for the secondary drainage system must be larger in size to manage catastrophic weather occurrences. Commonly used methods are the installation of additional scuppers with an elevated opening not covered with a debris screen, or openings in the parapet. The secondary drainage system should terminate at the exterior of the building in order to make the accumulation of water on the roof apparent to building staff. One exterior drain opening was noted at the east parapet, but it was covered with roofing material. I recommend that a secondary roof drainage system be designed and installed by a commercial roofing contractor.

3.6 Roof access is achieved through a roof hatch and a permanently installed metal ladder. The ladder should have a fall cage for safety reasons. More information on OSHA requirements for permanently installed ladders is available at:

www.axiominpection.com/resources.asp.



3.6 Picture 1

4. Exterior Components

SIDING MATERIAL:

Terne-coated metal panels
 Brick veneer
 Stucco

MAIN ENTRY DOORS:

Double metal-framed with insulated tempered glass
 Auto open and close

OTHER ENTRY DOORS:

Single metal-framed with insulated tempered glass

EMERGENCY EXIT DOORS: WINDOWS:

Steel Fixed metal framed with insulated glass

APPURTENANCES:

Accessible ramp
 Brick Courtyard
 Concrete walkway at front

OVERHEAD DOORS:

Metal
 Automated
 Door opening height 11' 6"

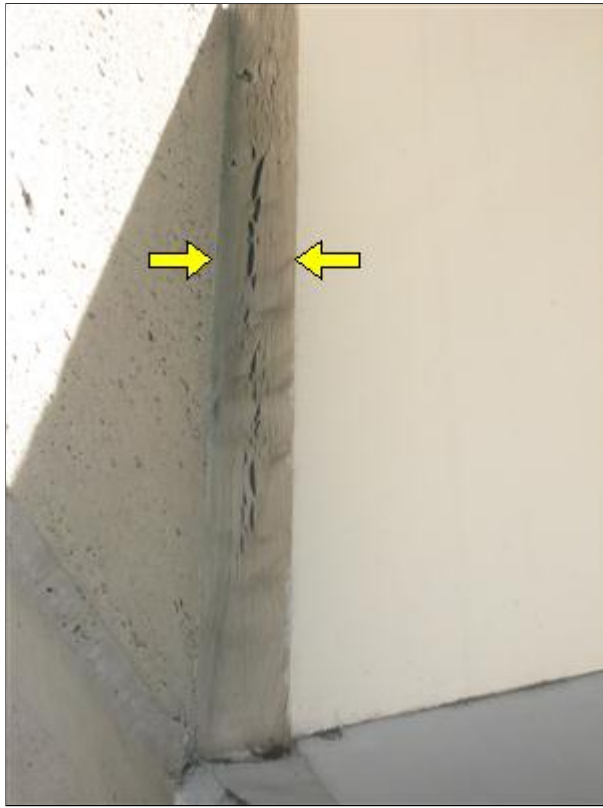
		IN	NI	NP	RR
4.0	Wall cladding, flashing, trim and paint.				X
4.1	Windows				X
4.2	Exterior doors	X			
4.3	Overhead doors	X			
4.4	Decks, balconies, stoops, steps, areaways, porches and railings	X			
4.5	Foundation walls	X			
4.6	Exterior lighting	X			

IN NI NP RR

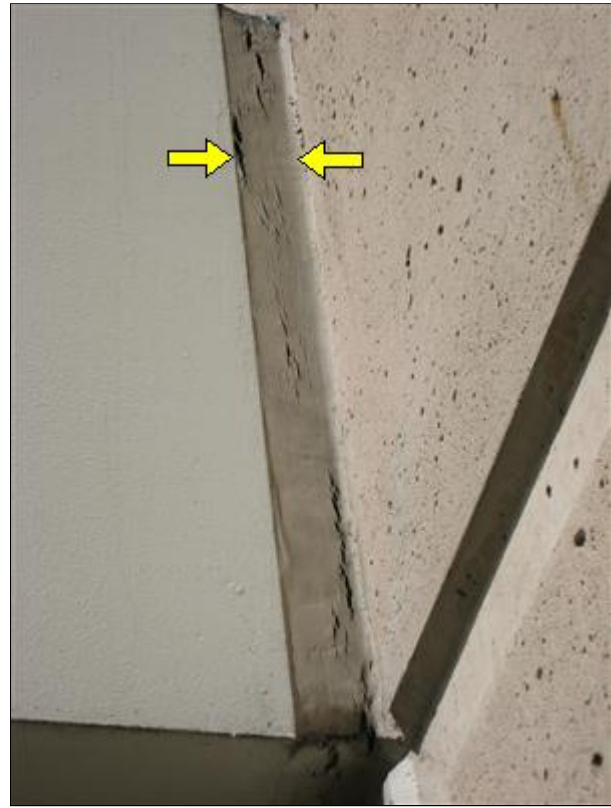
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Comments:

4.0 A wide caulk joint (about 2") at the intersection of the portico and the main building is cracked. The cracked caulk joint appears on both the east and west sides of the portico. The joint is too wide for an effective application of flexible caulk. I recommend that a contractor provide a method that fills and seals the gap.



4.0 Picture 1



4.0 Picture 2

The wall claddings are in good condition. No instances of cracks, water stains, or graffiti were noted. The brick veneer walls have weep holes to allow for drainage of moisture that penetrates the wall and metal flashing to direct water to the outside of the veneer.

4.1 Two panes of glass with defective reflective coatings were noted. The panes are at street level and are located on the north and south ends of the east side.



4.1 Picture 1

5. Electrical System

Electric power enters the building underground. One electric meter was noted on the southwest corner of the building. The service is 480/227 volt, three phase power. Electrical switching equipment and cutoffs manufactured by GE are located in the Demark room located in the south end of the parking structure.

Several transformers were noted throughout the building. The Demark room has a GE transformer rated at 30 kVA. A GE transformer rated at 225 kVA and a GE rated at 30 kVA are located in a fenced-off area in the center of the parking garage. A MGM transformer rated at 45 kVA is located at the west side of the parking garage. In Electrical Room 233 there is a GE transformer rated at 150 kVA. Mechanical Room 222 has a GE transformer rated at 15 kVA. In Mechanical Room 325 there is a GE transformer rated at 30 kVA and a Square D transformer rated at 15 kVA, both of which are dedicated to the U.P.S. A GE transformer rated at 30 kVA and a Federal Pacific transformer rated at 15 kVA are located in Room 367. Room 447 has a GE transformer rated at 45 kVA. Mechanical Room 461 has a GE transformer rated at 75 kVA dedicated for the U.P.S. A GE transformer rated at 30 kVA is located in Mechanical Room 461.

Mechanical Room 461 has four modules of Eaton Powerware Model 9390 switching gear for the uninterruptible power supply (U.P.S.).

A Cummins diesel powered standby generator rated at 750 kW and 937.5 kVA is installed at the north end of the parking garage.

UTILITY TRANSFORMER:

300 kVA ground mounted

ELECTRICAL SERVICE CONDUCTORS:

Below ground

		IN	NI	NP	RR
5.0	Service entrance conductors	X			
5.1	Service and grounding equipment, main overcurrent and disconnect equipment, transformers, distribution panels				X
5.2	Equipment rooms and location of distribution equipment and panels.				X
5.3	Branch circuit conductors, branch circuit overcurrent devices				X
5.4	Connected devices and fixtures (observed from a representative number of lighting fixtures, ceiling fans and switches)	X			
5.5	Polarity, grounding, and condition of receptacles (observed from a representative number of accessible receptacles)	X			
5.6	Presence of Ground Fault Circuit Interrupter (GFCI) outlets in required or recommended locations				X
5.7	Operation of GFCI receptacles from a representative sample	X			
5.8	Exhaust venting equipment (representative sample)	X			
5.9	Emergency standby generator	X			

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Comments:

5.1 Rags were noted on the top of a transformer in Mechanical Room 222. The facilities manager present at the inspection, cleared the items and stated he will inform his staff to keep electrical equipment clear.

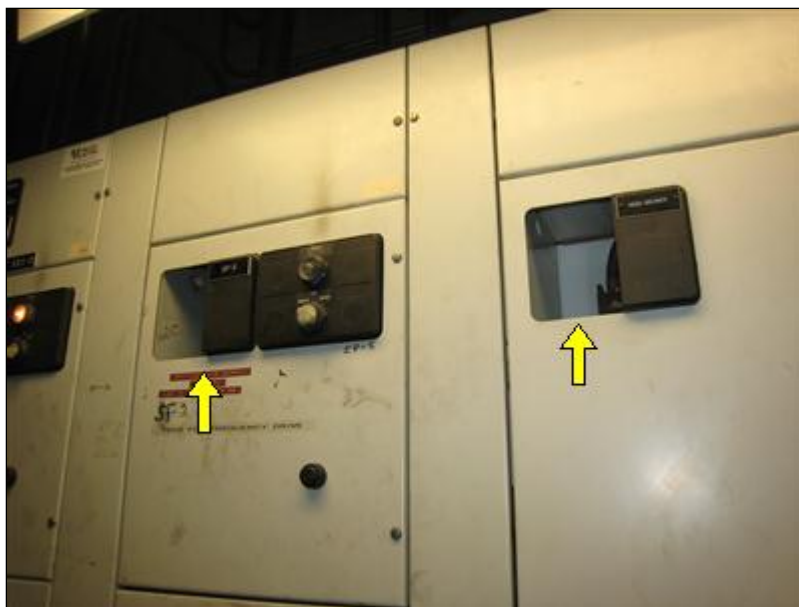


5.1 Picture 1

The motor control center in the east mechanical room has two covers missing on the main breakers. The openings expose live wiring and would fail to contain an electrical fire. I recommend repair by a qualified electrician.



5.1 Picture 2



5.1 Picture 3

All of the transformers have been infrared scanned by a company called XXXX in August 2009, according to labels on the equipment. Infrared scanning is used to detect overheating or unusual heat patterns in electrical equipment.

5.2 Stored items have been placed on the floor in front of electric service panels in the main server room and in Mechanical Room 222. In Section 110.26 of the National Electrical Code, it requires that a clear space 30 inches wide, 36 inches deep, and 78 inches high be maintained in front of electrical equipment. The purpose is to provide safe access for service personnel, for quick access in an emergency situation, and for fire safety reasons. I recommend that adequate access to the electric service equipment be achieved for safety reasons.



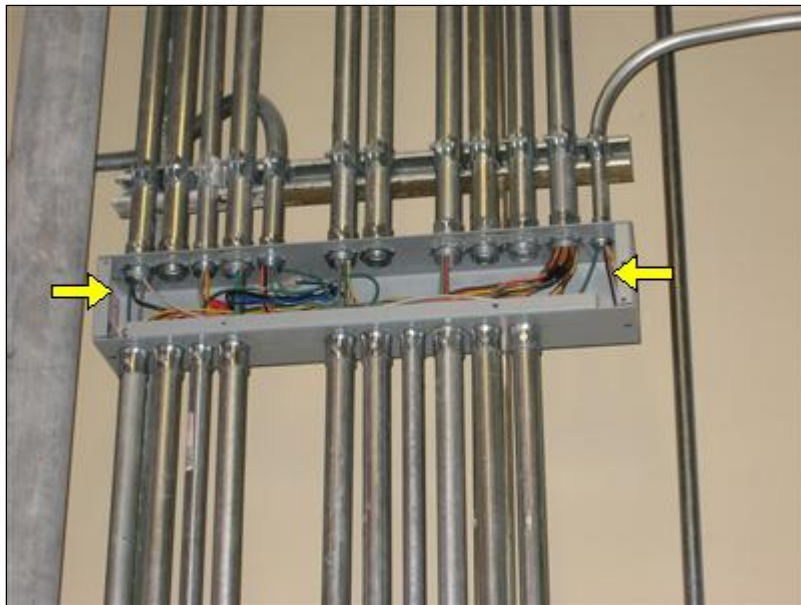
5.2 Picture 1



5.2 Picture 2

The 3rd floor electrical room, which houses a transformer, is not ventilated. The temperature in the room was elevated. Article 450 of the National Electrical Code calls for ventilation of transformer vaults. I recommend that ventilation is provided to the room to keep it at a safe operating temperature and to decrease the chance of the transformer overheating.

5.3 The cover is not installed on the wiring gutter in the first floor electrical room, exposing wire splices. I recommend that an electrician replace the cover.



5.3 Picture 1

Spliced wires are not enclosed in an electrical junction box above the ceiling in Office 110. I recommend repair by an electrician.



5.3 Picture 2

5.6 The exterior receptacles on the south and north walls are not rated for outdoor exposure and are not GFCI protected. No power was present at the receptacles at the time of the inspection. A ground fault circuit interrupter (GFCI) is a modern electrical device, either receptacle or circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance, someone touching the appliance could become the path to ground for the current. The GFCI shuts off power in the circuit and protects someone from receiving a potentially fatal shock. For the protection of occupants, GFCIs are required in wet or damp environments in new or remodeled buildings, and are recommended in all buildings. I recommend that a qualified electrician install GFCI protection at the receptacles at the required or

recommended locations in order to conform with modern safety standards and that the receptacles are rated for outdoor installations.



5.6 Picture 1

5.9 The instruments on the standby emergency generator indicated that it has had 94 starts and has run 34.0 hours. The on-site log book indicated that the generator is tested monthly. The generator room was tidy and provided adequate access for servicing.



5.9 Picture 1

6. Heating, Ventilation and Air Conditioning

The main air conditioning is provided by three roof-top units. Two of the units are packaged self-contained chiller units manufactured by Mammoth. Both units contain air handlers, evaporators, closed system water cooling towers, and four centrifugal chiller compressors. The units were manufactured in 2002 and each has a cooling capacity of 326 tons. One Mammoth unit serves the north half of each floor and the other serves the south half of each floor. The third roof-top unit is a Trane Intellipak with a cooling capacity of 60 tons. It serves the north half of the second floor. All of the roof-top units are charged with R-22 refrigerant.

Building heating is provided by two gas-fired hot water boilers. The roof-top boilers were manufactured by Cleaver Brooks. Each has a heating capacity of 5,500 MBH.

Eight split system air conditioning condensers are installed on a shelf in the parking structure. One of the units is also a heat pump. It is a York unit with a cooling capacity of 10 tons, was manufactured in 2004, and it serves the retail area. Three Trane units each have a cooling capacity of 4 tons, were manufactured in 2004, and serve the fitness center. Another Trane unit has a cooling capacity of 10 tons, was manufactured in 2002, and serves an IT room. Three Carrier units serve the offices of the facilities staff. One has a cooling capacity of 1.5 tons and was manufactured in 2005. Another unit has a capacity of 2 tons and was manufactured in 2003. The third Carrier unit has a capacity of 3 tons and was manufactured in 2003. All of the units on the shelf are charged with R-22 refrigerant.

There are two electric powered steam boilers manufactured by Sussman on the third floor that serve autoclaves and cage washers. A self-contained autoclave is installed on the second floor.

		IN	NI	NP	RR
6.0	Air conditioner/heat pump package units				X
6.1	Split system air conditioner units	X			
6.2	Water chillers	X			
6.3	Cooling tower	X			
6.4	Hot water boiler	X			
6.5	Steam boiler	X			
6.6	Operating controls	X			
6.7	Heat distribution system	X			
6.8	Chimneys, flues and vents	X			
6.9	Air distribution system (ducts, plenums, filters, registers, diffusers)	X			
6.10	Presence of installed heat source in each room	X			
6.11	Space ventilation equipment	X			
6.12	Restroom ventilation and exhaust	X			

IN NI NP RR

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Comments:

6.0 The roof-top Trane air conditioner package unit at the east end of the building was found running at the time of the inspection. The unit had a build up of ice on the coils and cabinet and no air was moving through. I recommend repair by a HVAC technician.



6.0 Picture 1

6.4 The pressure gauges on the boilers indicated that Boiler #1 was operating at 120 p.s.i. and Boilers #2 and #3 were operating at 110 p.s.i. The maximum working pressure stated on the data plate is 150 p.s.i.



6.4 Picture 1

6.5 Log books located at the autoclave's steam boilers indicate that the boilers are checked twice a day by the building engineer.

6.9 According to the building engineers logs, the pre-filters were changed two months ago and the bag filters in the air handlers were last changed eight months ago. The logs indicated that pre-filters are scheduled for replacement seasonally and the bag filters are scheduled for replacement annually.



6.9 Picture 1

In 1987, at an international meeting known as the Montreal Protocol, new regulations concerning chemicals with ozone depletion potential were adopted by participating nations. As a result, the refrigerant, R-22, which is used in the air conditioner systems in this building, was targeted due to the chlorine molecules it contains. Because of its deleterious effect on the atmosphere, a scheduled phase out of production of R-22 began in 2004. New production of R-22 will cease in 2020. The client should be aware that it is possible that the availability and price of future supplies of R-22 refrigerant needed for maintenance of the units in this building could be affected by the phase-out of production. Further information about R-22 refrigerant and its phase-out is available online at: www.epa.gov/ozone/strathome.html.

7. Plumbing System

The second floor mechanical room has two water heaters for non-potable water with capacities of 119 gallons each and one for potable water with a capacity of 66 gallons. A mechanical room on the third floor has a 119-gallon water heater for non-potable water and one for potable water with a capacity of 66 gallons. The water heaters were manufactured by Ruud in 2003.

The pairs of restrooms on each floor each share 30-gallon electric water heaters manufactured by A.O. Smith in 2005.

WATER SOURCE: Public
WATER SUPPLY PIPE MATERIAL: Copper
PLUMBING DISTRIBUTION PIPE MATERIAL(S): Copper, CPVC
PLUMBING WASTE PIPE MATERIAL(S): ABS
NUMBER OF GAS METERS: One
LOCATION OF GAS METER(S): Exterior east wall

		IN	NI	NP	RR
7.0	Interior water supply and distribution systems	X			
7.1	Interior drain, waste and vent systems	X			
7.2	Sinks, lavatories, toilets, urinals, and other plumbing fixtures	X			
7.3	Hot water systems, controls, chimneys, flues and vents	X			
7.4	Main water shut-off device and location	X			
7.5	Fuel storage and distribution systems				X
7.6	Sump pump			X	
7.7	Fire sprinklers and suppression systems	X			

IN NI NP RR

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Comments:

7.4 The main water shut-off valves are located in the water distribution room in the parking structure.



7.4 Picture 1

7.5 The gas meter at the east side of the building is installed adjacent to a driveway and is not protected from possible vehicle impact. I recommend that a bollard is installed to protect the meter and gas pipes for safety reasons.



7.5 Picture 1

A 1,200 gallon fuel tank is installed in the same room as the standby generator. The steel tank is double-walled and UL listed as a protected secondary containment tank.



7.5 Picture 2

7.7 The building has been outfitted with a water based fire sprinkler system that is monitored by a control panel adjacent to the main floor elevator lobby. Service and inspection stickers have been placed at the control panel and at exit signs by XXX Monitoring Company (Ph. xxx-xxxx). A representative sample of the stickers were read and they were dated about six months ago. Smoke detectors and annunciators were installed in hallways and stairwells. A complete inspection of the fire suppression system is beyond the scope of this inspection. The monitoring company should be contacted for more information.

8. Interior Components



CEILING MATERIALS:

Suspended ceiling tiles
Sheetrock

APPROXIMATE CEILING HEIGHT:

9 ft.

WALL MATERIAL:

Sheetrock

FLOOR COVERING(S):

Carpet
Tile

INTERIOR DOORS:

Wood hollow core

WINDOWS ON INTERIOR WALLS:

Tempered

LIGHTING:

Fluorescent

No. of ELEVATORS:

Two

ELEVATOR TYPE:

Electric
Passenger

ELEVATOR MANUFACTURER:

Thyssen Krupp

ELEVATOR CAPACITY RATING:

2500 Pounds

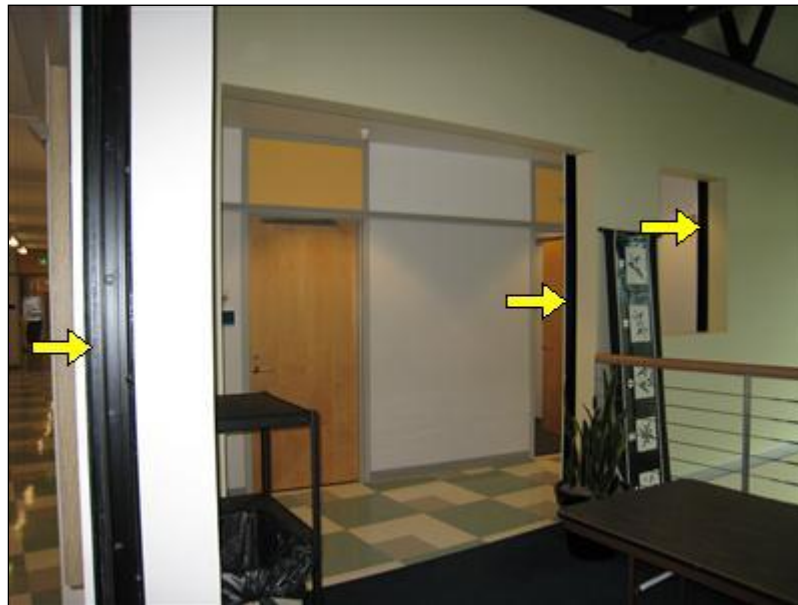
		IN	NI	NP	RR
8.0	Ceilings and walls	X			
8.1	Walls	X			
8.2	Floors	X			
8.3	Doors (representative sample)	X			
8.4	Windows in interior walls (representative sample)	X			
8.5	Interior lighting fixtures	X			
8.6	Steps, stairways, balconies and railings				X
8.7	Emergency egress, exit signage, hallways, aisles				X
8.8	Emergency eye wash and shower stations				X
8.9	Closets and storage areas	X			
8.10	Elevator(s)	X			

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Comments:

8.3 In response to fire safety requirements, automated sliding doors are installed in the walls above the lobby and atrium. If the fire alarm is triggered, the doors slide closed and separates the open atrium spaces from the hallways and offices. The doors are fire rated for 1 1/2 hours.



8.3 Picture 1

8.6 The building has three enclosed stairwells. The were stairwells were clear of stored items and well lit. The doors to the stairwells at each floor level were unlocked. Illuminated exit signs were installed at all of the stairwell doors.



8.6 Picture 1

8.7 The exit door at the lowest level of Stairway 2 is inaccurately labeled as an emergency exit. The door has a lock with a 15-second delay. The door half a floor higher has an illuminated exit sign and is the correct means of emergency egress to street level. In an emergency situation, occupants would instinctively follow the stairs to the lowest level. I recommend that a gate or other device is installed that will direct occupants to the correct emergency exit.



8.7 Picture 1

The fire extinguisher in the elevator control room was on the floor and not mounted on the wall. A wall-mounted extinguisher is easier to see and reach in an emergency situation and is less likely to be removed.



8.7 Picture 2

8.8 There are emergency shower and eye wash stations located in the labs and in the hallways in the lab areas. The station in the hallway on the north side of the third floor is not well signed. An additional sign should be posted on the wall above the station controls. A cart was present in front of the station at the time of the inspection. The station did not have an inspection tag. The other stations did have signs and inspection tags. The tags were dated 2007, 2008, and 2009. One station had striped caution tape applied to the floor. The tape helps identify the location of the station and deters people from storing items in the area. It would be a good idea to install caution tape at all of the stations.

OSHA recommends that inspection of emergency showers and eyewash stations follow the guidelines prescribed in the ANSI Standard Z358.1. Among the guidelines are detailed inspections at least once a year and documented weekly tests to ensure that the stations are functioning. The manufacturer's recommendations should also be considered during the inspection.

More information is available at:

http://www.bradleycorp.com/whatsnew/articles/1004_ansi_eyewash.pdf

<http://www.labsafety.com/refinfo/printpage.htm?page=/refinfo/ezfacts/ezf129.htm>



8.8 Picture 1

8.10 Labels on the elevator control panels indicate that they meet Phase I and Phase II fire recall standards. More information on fire recall standards in elevators is available at: www.axiominpection.com/resources.asp.

9. Restrooms





CEILING MATERIALS:
Suspended Ceiling Tiles

WALL MATERIAL:
Sheetrock

FLOOR COVERING(S):
Tile

COUNTER MATERIAL:
Laminate

LIGHTING:
Fluorescent

NO. OF MEN'S RESTROOMS:
Four

NO. OF WOMEN'S RESTROOMS:
Four

		IN	NI	NP	RR
9.0	Ceilings	X			
9.1	Walls, partitions and stalls	X			
9.2	Floors	X			

IN NI NP RR

		IN	NI	NP	RR
9.3	Lavatory counter, base, and cabinetry	X			
9.4	Doors	X			

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General Summary



Axiom Building Inspections

Client

Commercial Building Owner

Address

XXXX Eastlake Ave. E.
Seattle WA

The following items or discoveries indicate that these systems or components do not function as intended or adversely affect the habitability of the building; or appear to warrant further investigation by a specialist, or require subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the building. 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 in addition to the summary.

1. Site

1.0 Parking area surface

Repair or Replace

The asphalt paving in the parking area is cracked and buckled in several areas. Tree roots have caused the asphalt to buckle at the south end of the lot and at the north end of the west side. Cracks appear in the asphalt in the south and west sides of the lot. Vegetation has not yet taken root in the cracks. There is minor water ponding, but generally the surface drainage is good. I recommend that a paving contractor resurface/repair the asphalt in the near future. Cracks result in an increased rate of deterioration of the asphalt and allow vegetation to take hold. The tree roots will continue to cause damage to the paving unless the trees are removed or replaced with a variety with less intrusive roots.

2. Structural Components

2.3 Floor structure

Repair or Replace

The annular space around a pipe in the floor of the 4th floor mechanical room is not sealed with fire-rated material. The annular spaces around two pipes in the floor of the 2nd floor mechanical room are not sealed with fire-rated material.

3. Roof System, Drainage, Roof Penetrations

3.0 Roof covering

Repair or Replace

3. Roof System, Drainage, Roof Penetrations

Excessive erosion of the granule coating on the roof covering has occurred in the area of the roof from the HVAC package unit to the east drainage scupper. Water flowing to the drainage scupper is the likely cause of the erosion. The bituminous base and fiberglass mat of the roof covering are exposed to harmful UV rays, which will shorten its lifespan. I recommend that the roof covering is evaluated by a roofing contractor who should provide a remedy.

3.5 Roof drainage systems

Repair or Replace

The low slope roof is not equipped with a functioning secondary drainage system. Secondary roof drainage is required by the International Plumbing Code as an emergency measure for protecting the roof from a structural collapse. The secondary roof drainage must be an independent system sized to prevent accumulation of water in excess of the amount calculated for the roof loading. The piping for the secondary drainage system must be larger in size to manage catastrophic weather occurrences. Commonly used methods are the installation of additional scuppers with an elevated opening not covered with a debris screen, or openings in the parapet. The secondary drainage system should terminate at the exterior of the building in order to make the accumulation of water on the roof apparent to building staff. One exterior drain opening was noted at the east parapet, but it was covered with roofing material. I recommend that a secondary roof drainage system be designed and installed by a commercial roofing contractor.

4. Exterior Components

4.0 Wall cladding, flashing, trim and paint.

Repair or Replace

A wide caulk joint (about 2") at the intersection of the portico and the main building is cracked. The cracked caulk joint appears on both the east and west sides of the portico. The joint is too wide for an effective application of flexible caulk. I recommend that a contractor provide a method that fills and seals the gap.

4.1 Windows

Repair or Replace

Two panes of glass with defective reflective coatings were noted. The panes are at street level and are located on the north and south ends of the east side.

5. Electrical System

5.1 Service and grounding equipment, main overcurrent and disconnect equipment, transformers, distribution panels

Repair or Replace

Rags were noted on the top of a transformer in Mechanical Room 222. The facilities manager present at the inspection, cleared the items and stated he will inform his staff to keep electrical equipment clear.

The motor control center in the east mechanical room has two covers missing on the main breakers. The openings expose live wiring and would fail to contain an electrical fire. I recommend repair by a qualified electrician.

5.2 Equipment rooms and location of distribution equipment and panels.

Repair or Replace

Stored items have been placed on the floor in front of electric service panels in the main server room and in Mechanical Room 222. In Section 110.26 of the National Electrical Code, it requires that a clear space 30 inches wide, 36 inches deep, and 78 inches high be maintained in front of electrical equipment. The purpose is to provide safe access for service personnel, for quick access in an emergency situation, and for fire safety reasons. I recommend that adequate access to the electric service equipment be achieved for safety reasons.

5. Electrical System

The 3rd floor electrical room, which houses a transformer, is not ventilated. The temperature in the room was elevated. Article 450 of the National Electrical Code calls for ventilation of transformer vaults. I recommend that ventilation is provided to the room to keep it at a safe operating temperature and to decrease the chance of the transformer overheating.

5.3 Branch circuit conductors, branch circuit overcurrent devices

Repair or Replace

The cover is not installed on the wiring gutter in the first floor electrical room, exposing wire splices. I recommend that an electrician replace the cover.

Spliced wires are not enclosed in an electrical junction box above the ceiling in Office 110. I recommend repair by an electrician.

5.6 Presence of Ground Fault Circuit Interrupter (GFCI) outlets in required or recommended locations

Repair or Replace

The exterior receptacles on the south and north walls are not rated for outdoor exposure and are not GFCI protected. No power was present at the receptacles at the time of the inspection. A ground fault circuit interrupter (GFCI) is a modern electrical device, either receptacle or circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance, someone touching the appliance could become the path to ground for the current. The GFCI shuts off power in the circuit and protects someone from receiving a potentially fatal shock. For the protection of occupants, GFCIs are required in wet or damp environments in new or remodeled buildings, and are recommended in all buildings. I recommend that a qualified electrician install GFCI protection at the receptacles at the required or recommended locations in order to conform with modern safety standards and that the receptacles are rated for outdoor installations.

6. Heating, Ventilation and Air Conditioning

6.0 Air conditioner/heat pump package units

Repair or Replace

The roof-top Trane air conditioner package unit at the east end of the building was found running at the time of the inspection. The unit had a build up of ice on the coils and cabinet and no air was moving through. I recommend repair by a HVAC technician.

7. Plumbing System

7.5 Fuel storage and distribution systems

Repair or Replace

The gas meter at the east side of the building is installed adjacent to a driveway and is not protected from possible vehicle impact. I recommend that a bollard is installed to protect the meter and gas pipes for safety reasons.

8. Interior Components

8.7 Emergency egress, exit signage, hallways, aisles

Repair or Replace

The exit door at the lowest level of Stairway 2 is inaccurately labeled as an emergency exit. The door has a lock with a 15-second delay. The door half a floor higher has an illuminated exit sign and is the correct means of emergency egress to street level. In an emergency situation, occupants would instinctively follow the stairs to the lowest level. I recommend that a gate or other device is installed that will direct occupants to the correct emergency exit.

The fire extinguisher in the elevator control room was on the floor and not mounted on the wall. A wall-mounted extinguisher is easier to see and reach in an emergency situation and is less likely to be removed.

8.8 Emergency eye wash and shower stations

Repair or Replace

8. Interior Components

There are emergency shower and eye wash stations located in the labs and in the hallways in the lab areas. The station in the hallway on the north side of the third floor is not well signed. An additional sign should be posted on the wall above the station controls. A cart was present in front of the station at the time of the inspection. The station did not have an inspection tag. The other stations did have signs and inspection tags. The tags were dated 2007, 2008, and 2009. One station had striped caution tape applied to the floor. The tape helps identify the location of the station and deters people from storing items in the area. It would be a good idea to install caution tape at all of the stations.

OSHA recommends that inspection of emergency showers and eyewash stations follow the guidelines prescribed in the ANSI Standard Z358.1. Among the guidelines are detailed inspections at least once a year and documented weekly tests to ensure that the stations are functioning. The manufacturer's recommendations should also be considered during the inspection.

More information is available at:

http://www.bradleycorp.com/whatsnew/articles/1004_ansi_eyewash.pdf

<http://www.labsafety.com/refinfo/printpage.htm?page=/refinfo/ezfacts/ezf129.htm>

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