

# Trek Inspection Services, Inc.

Bob Pilch, DOL #427, L.S.P.I. WSDA# 66886

10102 Jensen Road East,

Eatonville, WA 98328

Phone: 253-279-1535

Email: [trekinspection@yahoo.com](mailto:trekinspection@yahoo.com)

[www.trekinspection.com](http://www.trekinspection.com)

## Structural Building Inspection Report

TO: John Doe & Associates  
1234 12<sup>th</sup> Ave SW  
Seattle, WA

FROM: Bob Pilch  
Trek Inspection Services, Inc.  
10102 Jensen Road East  
Eatonville, WA 98328

INSPECTION DATE: November 19, 2009

### MESSAGE:

Thank you for using my business to have your strip mall buildings in Renton inspected. A brief summary of concerns for this home is on Page 3. A detailed summary of all concerns begins on Page 6. Photos begin on Page 12. And remember, if you have any friends who are in need of an inspector for their real estate transaction, let them know about me.

**Lifetime Member of Christian Real Estate Network (CREN).**

**Trek Inspection Services, Inc.**

10102 Jensen Road East

Eatonville, WA 98328

Phone: 253-279-1535

Email: [trekinspection@yahoo.com](mailto:trekinspection@yahoo.com)**This report is prepared exclusively for****John Doe & Associates**

Attached is a written report resulting from observations of the subject property. This report is meant to supplement the oral report given to you and/or your agent. You are cautioned that this is a limited report representing a limited inspection by visual means and surroundings. Inspection of areas normally concealed, areas requiring disassembly are specifically not included unless otherwise agreed upon in writing. The hidden nature of some items, and fact that we will not and cannot perform destructive testing, makes it impossible to detect some defects. We do not imply that an item not mentioned is satisfactory or in working order, not do we imply a warranty or guaranty of any items. Conclusions are drawn from what is visible and are based on spot checks of various areas. There is no warranty or guaranty, expressed or implied, that the subject premises complies with present day codes. Heating and cooling systems and other equipment were observed, but their life expectancy or efficiency has not been determined. This report represents only a professional opinion of the subject premises, and not a scientific determination.

The undersigned shall have no liability, even on the limited basis identified above, unless notice of your claim thereof is presented in writing to the undersigned with in 90 days of the date of the report. You must also commence suit on any claim or controversy arising out of this report or work performed pursuant to this report within six months of the date of the report.

This agreement is prepared only for the above mentioned person(s). Any use by another party will be considered a copyright violation and absolutely no warranty or guaranty is extended to the other party.

The non-prevailing party, in any dispute shall pay to the prevailing party all of the reasonable costs and attorney fees of the prevailing party, no matter how the dispute is resolved.

President of Trek Inspection Services, Inc.



Robert Pilch Jr.

**THANK YOU FOR YOUR BUSINESS**

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**Inspection Date:** Nov 20, 2009

**Client Name:** John Doe

**Client Address:** 1234 12<sup>th</sup> Ave SW, Seattle WA

**Home Phone:** 206-235-4182

**Work Phone:**

**Address of Residence Inspected:** 3901 & 3895 NE 4<sup>th</sup> St, Renton WA  
98056

**Realty Company:** Skyline Properties

**Realtor Name:** Frank Singer

**Realtor Phone:** 206-235-4182

**Terms:** \$1100 (Paid with Visa)

**Type of Residence:** Single Story Strip Mall. Two Buildings

**Additional Information:** Built in 1990yr, Approx. 25,000 sq.ft. (+/-)

## **Major Concern Areas:**

1. HVAC Life Span Issues.
2. Roof Leaks.
3. Electrical Issues
4. Safety Issues.

(See Page 7 for details of all concerns)

## **General Construction Information**

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### **EXTERIOR**

The subject property consist of two commercial strip mall type buildings: 3901 and 3895. Building 3901 was constructed in 1990/91. Building 3895 appears to have been built around 2005/2006. Building 3901 has twelve tenant spaces, while 3895 is a one unit building. Of the thirteen units, eleven units are occupied, two are vacant.

The walls Building 3901 are constructed of mix of CMU masonry blocks (See Photo#8) and concrete tilt up walls (See Photo#9). The walls of Building 3895 are constructed of CMU masonry blocks entirely. Both buildings have wood framed truss type roof systems. Building 3901 has a torch down roof with a gray fine sand reflective coating. Building 3895 has a white membrane type roof coating. Both roofs have standard commercial pitched roofs with scupper drains which need frequent maintenance. Both buildings have metal roofs on the front side faces above the covered sidewalk areas. Below the metal roof areas, the signage face of the buildings is real stucco material. The north end of Bldg.3901 is hand troweled stucco to give the unit a Spanish look for the restaurant.

### **INTERIOR**

Ceiling areas are typical suspended Metal T bar with insulated panels. This is the case in all units, with the exception of Unit-105, which has a large area of exposed trusses, conduit and other mechanical items, painted with a brown fire retardant paint. Party walls are mix of wood frame and metal stud framing with drywall, tape and texture. Window glazing is standard commercial window frames and glass. Floors for the buildings are 6 inch concrete slab.

The majority of the building interior units where physically inspected with the exceptions of:

Unit-111 was partially inspected due to tenant request.

Unit-108 was vacant and not accessible at the time of the inspection.

Unit-109 was partially inspected at the request of the tenant. (See Photo#46)

Building 3895 was not open for inspection but the interior was visible, except for the bathrooms and mechanical rooms. (See Photo#35)

In spite of these limitations, I estimate that 80% of the interior space was inspected, and that this gives a reasonable sampling of the condition of the buildings for this report.

## **Details of Major and Minor Issues**

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### **Major Concerns**

#### **1. HVAC Life Span Issues:**

- a. Bldg.3901 has a number of original HVAC units on the roof. Only about 4-5 have been replaced recently. These units range in price from \$7,500 to \$15,000 depending the tonage and gas assist options (which most have here). If you were to replace all of the older units (10 x \$15,000) you could have a sizeable expense (\$150,000). Single unit replacements should also figure an additional \$1500 cost for a crane to lift the old unit off and set the new unit on the roof. Heat pump units usually have a life expectancy of 15 years. There are a couple of units which need new combustion outlet covers. (See Photo#5, 6, 15, 16)
- b. For heating issues, contact Sound Heating and Air Conditioning at 253-875-3350, and ask for Mark Kelsch.

#### **2. Roof Leaks and Pest Related Issues:**

- a. The interior of Bldg.3901 has a surprising number of roof leaks. Most of these are mapped on the pest diagram found on the last page of this report. (See Photo#42, 47, 52, 53, 59, 62, 69, 70, 71, 72, 73, 75, 76, 77, 78, 80, 81, 90, 91)
- b. There is a roof leak above the electrical service room door. The water appears to wicking over the parapet wall. The door jamb has been damaged. (See Photo#26, 27, 28)
- c. Bldg.3895 has a clogged scupper trap. Have this cleaned now. (See Photo#31)
- d. There is wood rot at the kitchen wall near the spray and wash area in Unit-105. The wall should have a metal back splash to prevent water damage. (See Photo#60, 61)
- e. There are some cracks in the stucco around the windows on the north end of Bldg.3901. These cracks are letting water into the wall area and are causing hidden damage. (See Photo#82, 83, 84, 85)

**3. Electrical Issues:**

- a. HVAC unit GP-13 has a bootlegged electrical ground to a satellite dish. (See Photo#10)
- b. There is an unsecured shut-off box on the north end of Bldg.3901. Electrical Code Issue.
- c. There is exposed wiring at the BX cable in the kitchen area of Unit-105. Replace the BX cable shielding. (See Photo#58)
- d. The light cover plate is missing in the bar area of Unit 105. This is a litigation possibility. (See Photo#64)
- e. The exhaust fan timer is not secured in the cover plate. A child could stick his fingers in the J-Box easily. This is a possible litigation issue. (See Photo#79)

**4. Safety Issues:**

- a. The roof ladder for Bldg.3985 is not secured to out non-service personnel. This is safety liability which could result in a lawsuit. (See Photo#33)
- b. Most of the fire extinguisher bottles are either tagged in 2007 or are missing tags. This could be a liability issue for the owner, (See Photo#40, 44, 49, 51, 55)
- c. Unit-108 has a significant hole in the floor of the fire control room. This should be filled or covered to keep people safe. (See Photo#50)
- d. Two of the units (104 & 103 ) have hot water tanks in the bathrooms. This is not permitted by building codes and is considered unsafe. The one in Unit-104 is missing the piping from the TPR valve to the outside. (See Photo#56, 66)
- e. The bathroom light in Unit-102 does not operate. This is a possible litigation issue. (See Photo#68)
- f. The parking lot light pole near the NW corner area is leaning significantly. (See Photo#95)

**Minor Concerns.**

1. There is a wasp nest inside the electrical shut off box for GP-13 (See Photo#11)
2. There are some cover plates missing on the switch boxes on the roof of Bldg.3901. If the access to roof is compromised, as it is with Bldg.3895, this could result in lawsuit if someone were to get onto the roof and got shocked. (See Photo#12, 13)

3. Low voltage wires should not be direct contact with grounded gas pipes. Electrical code issue. (See Photo#14)
4. Cut back all vegetation in contact with the home to obtain at least a 12 inch clearance to the structure. This is considered a conducive pest issue. (See Photo# 87)
5. The roof has standing water in a couple of places on the east side. The drains need to be cleaned out. This could be source of roof leak issues. (See Photo#18)
6. The grease trap and hose on the roof above unit 105 is broken. (See Photo#19)
7. There are a number of surface cracks on the south side concrete tilt up walls. This either occurred during construction or during the recent earth quake in 2000. These are cosmetic issues. (See Photo#20)
8. There are about 5 exterior doors on the south and east side which have been damaged due to vandalism. (See Photo#21, 22)
9. There is breaker plug missing at the 200 amp panel in the electrical service room. (See Photo#23)
10. The hole on the east side wall in the electrical service room should be screened to prevent pest intrusion. (See Photo#24)
11. The LB box needs the cover plate secured outside the electrical service room. (See Photo#29)
12. The attic door panel on Bldg.3895 has a broken door lock. (See Photo#32)
13. The SE drain pipe on Bldg.3985 has a crushed downspout drain pipe. (See Photo#34)
14. Both lavatory sinks in Unit-112 are loose and have damaged wall areas. Lavatory sink in unit-110 is loose too. (See Photo#39, 45)
15. The lavatory divider in the mens room of unit 105 is water damaged. (63)
16. Light fixture cover is missing on the north end of Unit-112. (See Photo#86)
17. There is some stucco damage to Bldg.3901 due to high delivery truck collision. (See Photo#88, 89)
18. There are a few parking lot surface issues where asphalt patching would be recommended. (See Photo#92, 93, 94, 96, 97)

**Observational Notes:**

1. See Commercial\_Audio\_Notes.mp3

**Shut-off Valves Locations for 3901:**

1. Electrical: At Electrical Room at SE corner of Building. (See Photo#13)
2. Gas: on the exterior East wall of the building. (See Photo#7)
3. Water at street location (not observed)

**Shut-off Valves Locations for 3895:**

4. Electrical: at electrical Panels on South interior wall and at Exterior wall on south side of building (See Photo#)
5. Gas: on the exterior West wall of the building. (See Photo#36)
6. Water: at street location (not observed)

**Reminders:**

*Please keep in mind that of all of the problems that I find with any particular home, none of the issues have to be resolved, unless you or your lender is requiring them to be resolved. You can take the home as is, and deal with the problems on your own terms. This inspection report allows you to make a more informed purchasing decision. However, some problems are better dealt with now than later. If you have any questions about your home, do not hesitate to call me. That is why you hired me, and that is why I am here for you.*

Overflow drains in the bathtubs were not tested for functional operation. This can be easily done by the home owner, by simply plugging the drain and filling the tub above the overflow valve. If the water level continues to rise while filling the tub, the drain is obstructed or blocked. I have chosen to leave this task to the client since there is a small chance of having an overflow during the inspection process and missing it due to distractions.

If high moisture levels are noted or water leaks are here in reported, there is always the strong possibility that there are structural members damaged below these areas. You should assume the worst case scenario when making your decision to buy and negotiate your purchase.

Also, remember that this report is primarily a negative perspective of the home, looking mainly at the liabilities that are contained on the property. Most homes have substantial assets. It is your job to weight these in the balance, and make your own decision.

### **Definition of Terms Used**

**Major Concerns:** These are items that are deemed by the inspector to be costly (> \$10,000), or result in person injury or possibly death, or be a potential fire hazard, or result in damage of \$10,000 or more if left as is, or be an item that is generally unacceptable in the building industry. These are items that the seller should rectify, unless the buyer prefers to take responsibility in exchange for compensation. These are items that affect the value of the building significantly, or affect your ability to resell the structure. These could also be items that are obviously not built to current accepted building codes at the time of construction.

**Minor Concerns:** These are items that do fall into the major concern category, but should be rectified by the seller. These are often cosmetic issues, or issues that do not adversely affect the value of the building. These may be items that, if left unresolved, will become major concerns in the future.

**Recommendations:** These are items or corrections that the buyer should consider, not the seller, which will promote safety, or reduced maintenance, or increase the longevity of the products installed.

**GFCI:** Ground Fault Circuit Interrupt. These Circuits/Outlets are usually found in the kitchen, bathroom, garage, outside outlets, and basement outlet areas. These outlets and circuits are designed to protect people from extended electrical shock. Building which do not have GFCI outlets in Kitchen, Bathrooms, Laundry and Garage areas should have them installed.

**Boot-Legged:** These are items or structures that have been: 1) installed without permits, and/or 2) never inspected by the proper authorities (Building Dept, L&I).

**Pest Issues:** This includes not only carpenter ants, termites, anobiids, lyctids, wood boring wasps, sub-terrinean termites, birds nest, wasps, yellow jackets, mud dabbers, bees, and rodents; but also water leaks, dry rot, mold conditions, earth to wood contact, wood to wood contact, and conditions conducive to pest infestations or wood decay. Where ever there is wood decay, the wood must be removed.

**Negative Slope/Grade:** The ground slopes toward the building instead of away from the building. This will cause water to build up against the home, and can lead to other problems, such as water in the crawl space areas.

**Poly Pipes:** Copper is the best supply pipe out there. There are varieties of "Poly" pipes used in the industry. Some are better than others. Some have litigation issues, such as Qest pipe. Poly-butylene pipes (Qest) are susceptible to chlorine corrosion. Poly-ethylene pipes (PEX) are the best of the poly pipes. But even copper pipes have weaknesses. If your water supply has a PH below 7.0, the water will eat the copper pipe over time.

Photos

#1 -- 3901 & 3895 NE 4th  
Renton, WA 98056



#2 -- 3895 Building.



#3 --3901 North Wing and parking lot area.



#4 -- 3901 West Wing and parking lot area.



#5 Four of the fifteen HVAC units on the roof are new for bldg. 3901



#6 All HVAC units have gas assist heat.



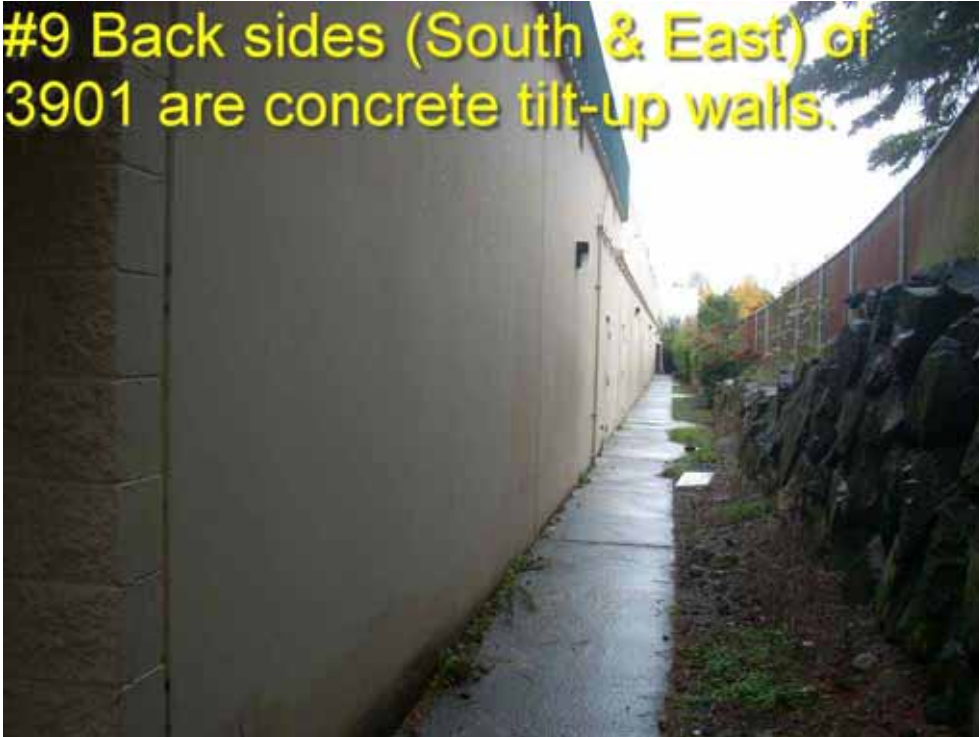
#7 All HVAC units have gas assist heat. Gas Shut-off location on East side of 3901 building.



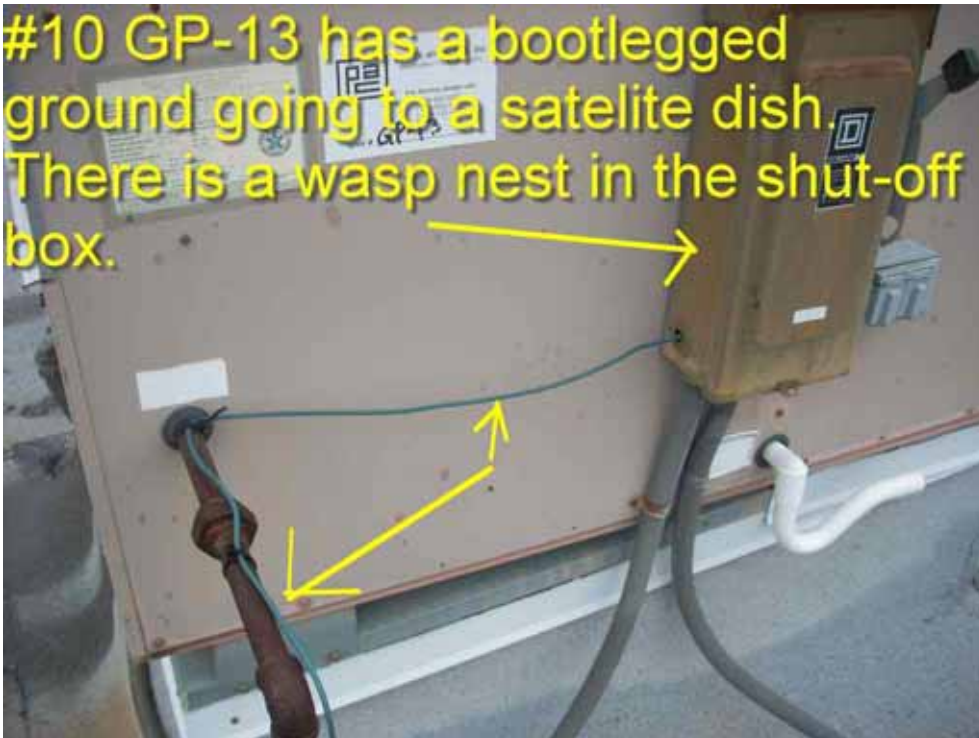
#8 Front and Sides of the building are CMU blocks.



#9 Back sides (South & East) of 3901 are concrete tilt-up walls.



#10 GP-13 has a bootlegged ground going to a satellite dish. There is a wasp nest in the shut-off box.



#11 Wasp nest at electrical box at GP-13



#12 Cover plate missing on switch box on West side.



#13 Cover plate missing on J-Box on parapet wall on north wing.



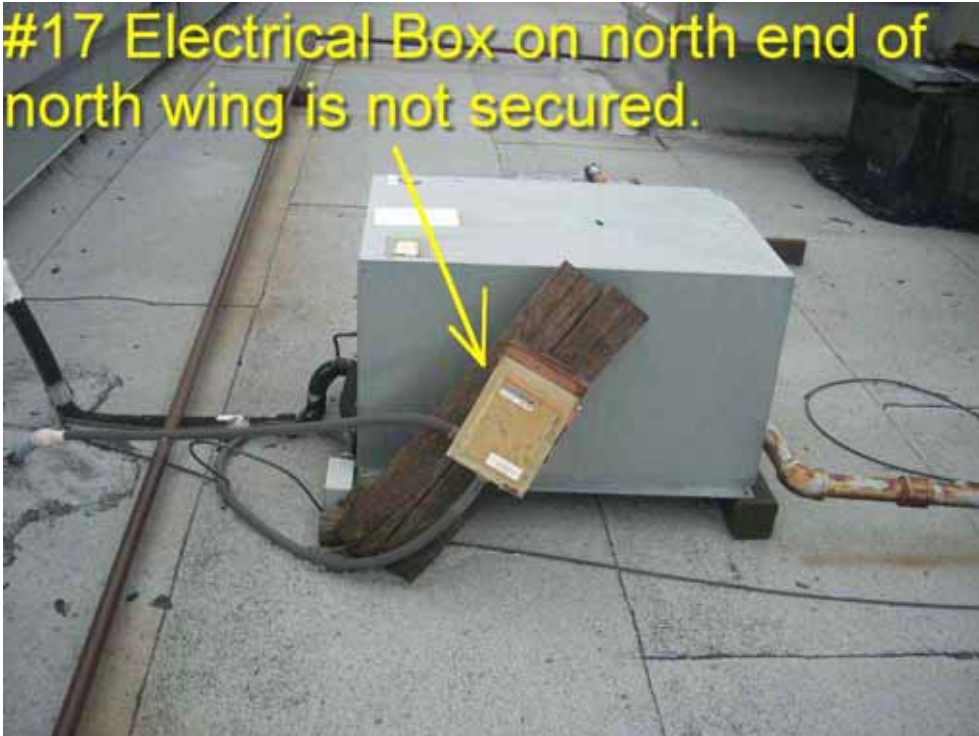
#14 Low voltage wires should not be in contact with gas pipes.



#15 GP-6 needs new combustion cover plate.

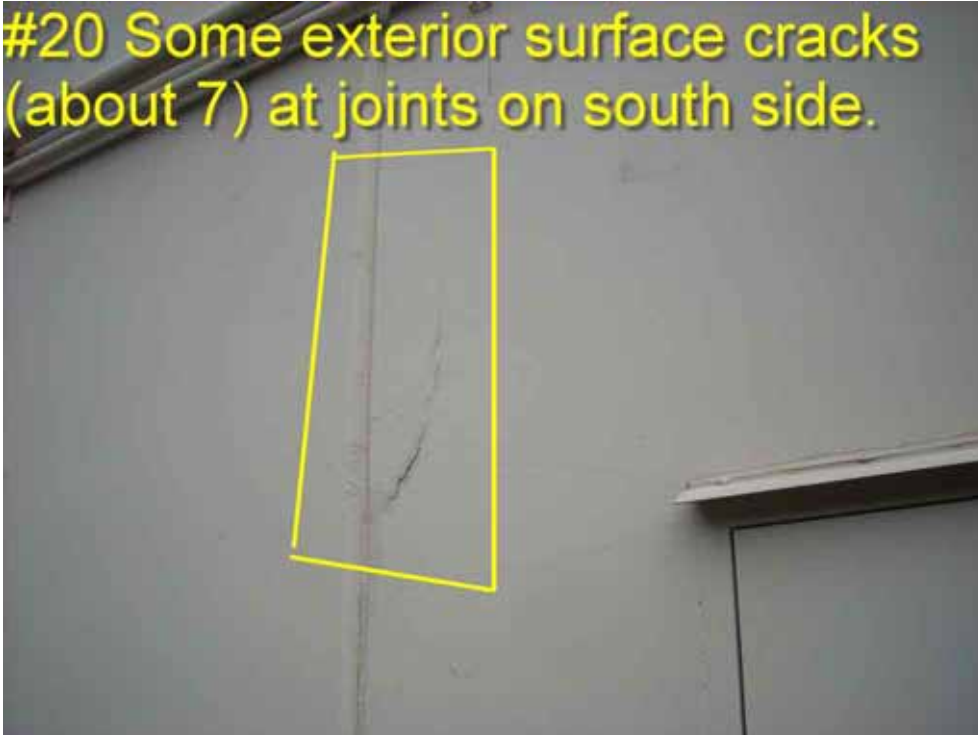


#17 Electrical Box on north end of north wing is not secured.

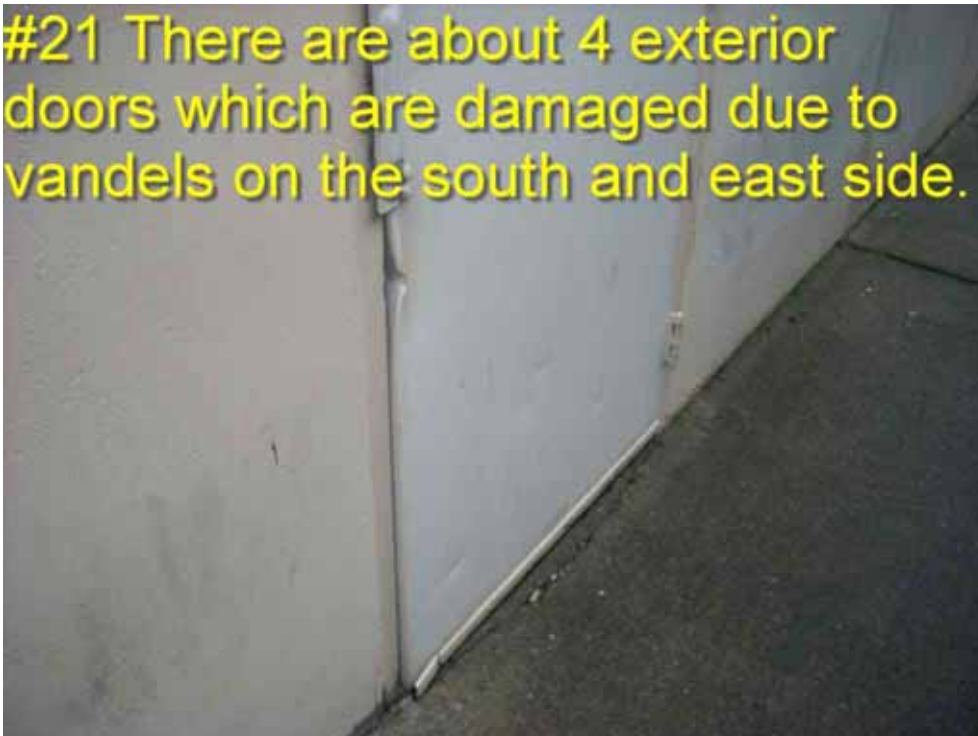


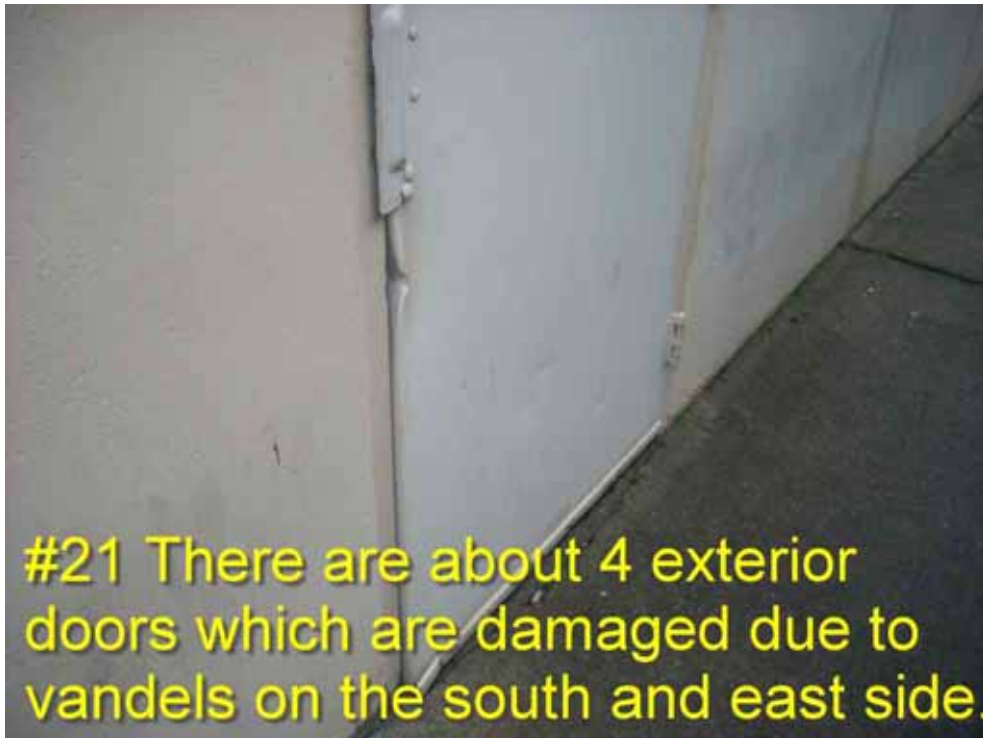


#20 Some exterior surface cracks (about 7) at joints on south side.



#21 There are about 4 exterior doors which are damaged due to vandels on the south and east side.





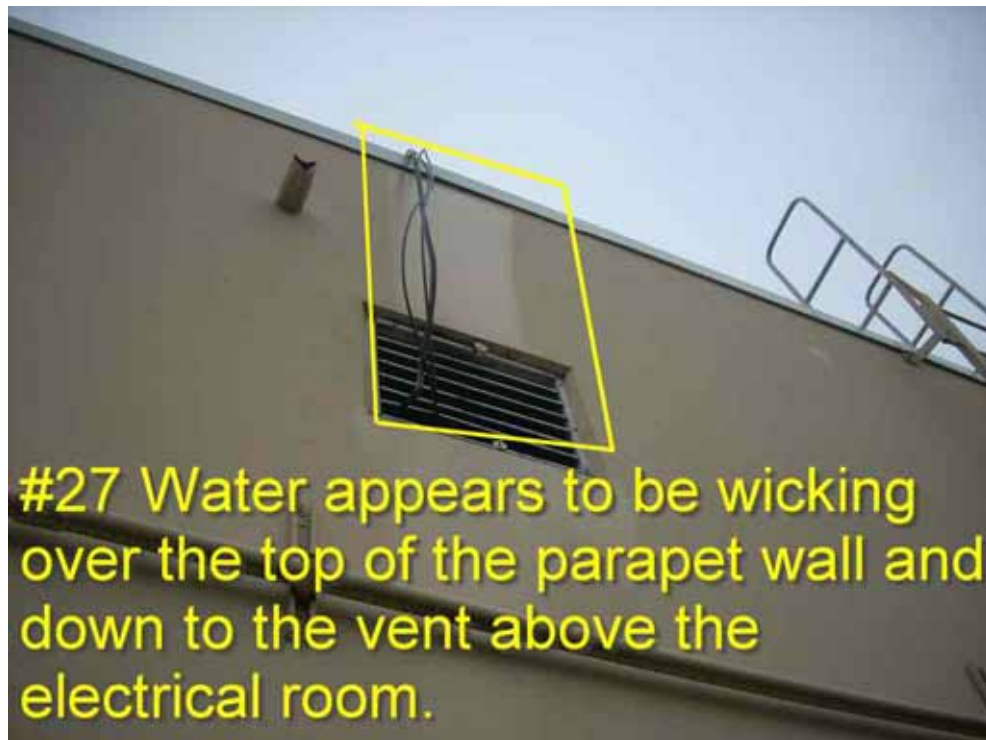
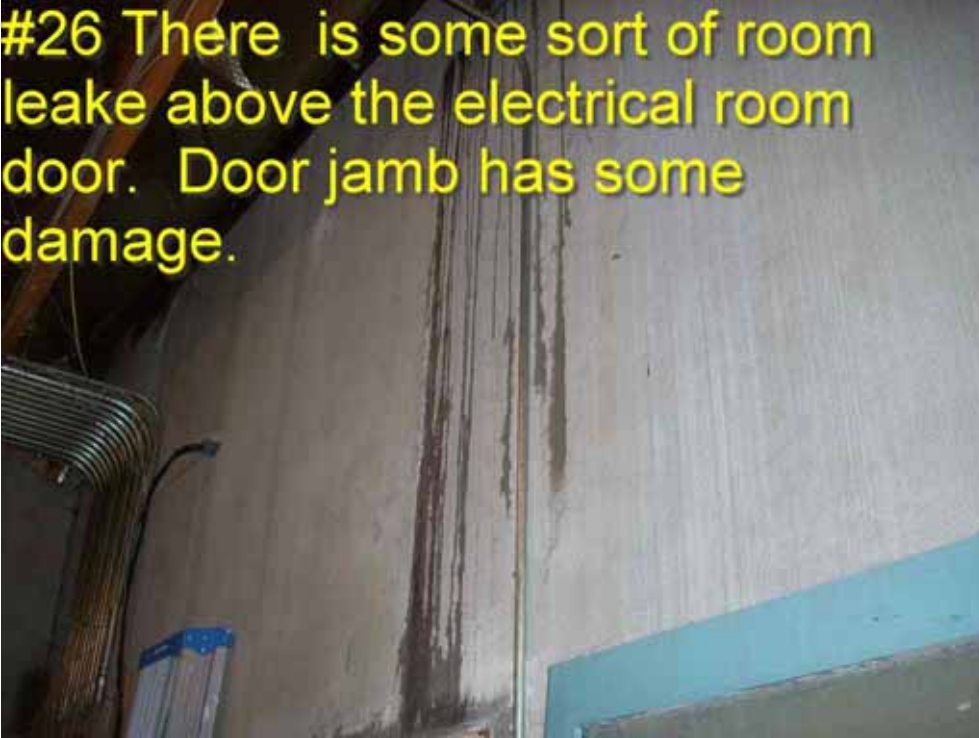
#24 Hole in electrical room wall should have screen to keep out birds.



#25 Water usage meter total in electrical room.



#26 There is some sort of room leak above the electrical room door. Door jamb has some damage.



#27 Water appears to be wicking over the top of the parapet wall and down to the vent above the electrical room.

#28 Rust damage to electrical room door.



#29 LB box near SE corner has plate open.



#30 HVAC units on 3895 are fairly new units.



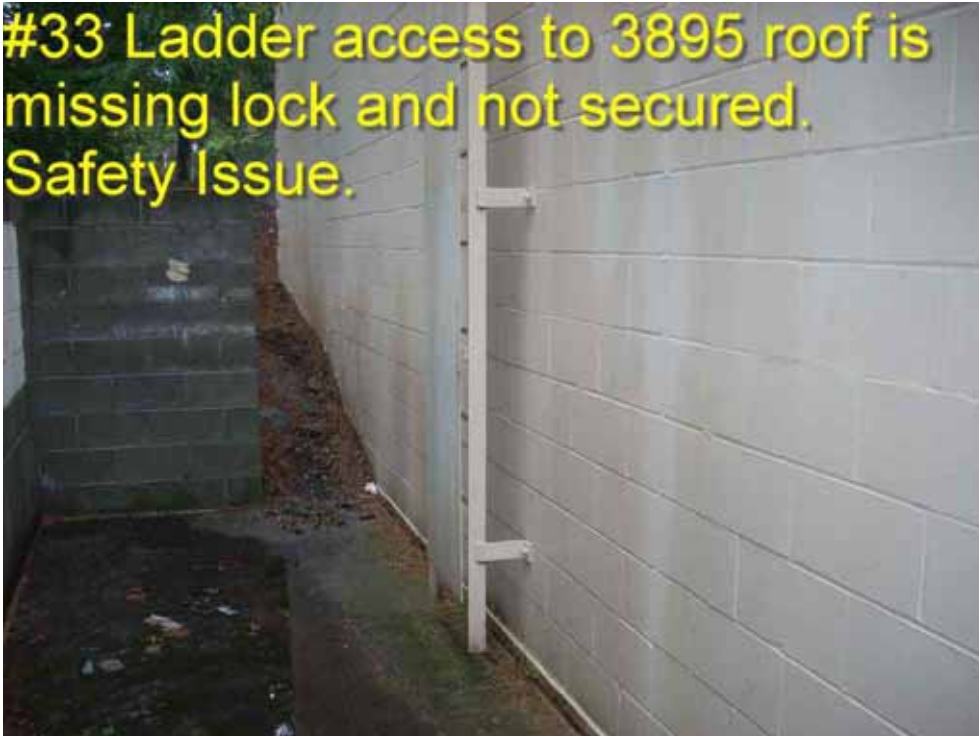
#31 Scupper on 3895 needs to be cleaned out.



#32 Access door to 3895 attic is damaged, does not lock.



#33 Ladder access to 3895 roof is missing lock and not secured. Safety Issue.



#34 Damaged downspout pipe at SE corner of 3895 bldg.



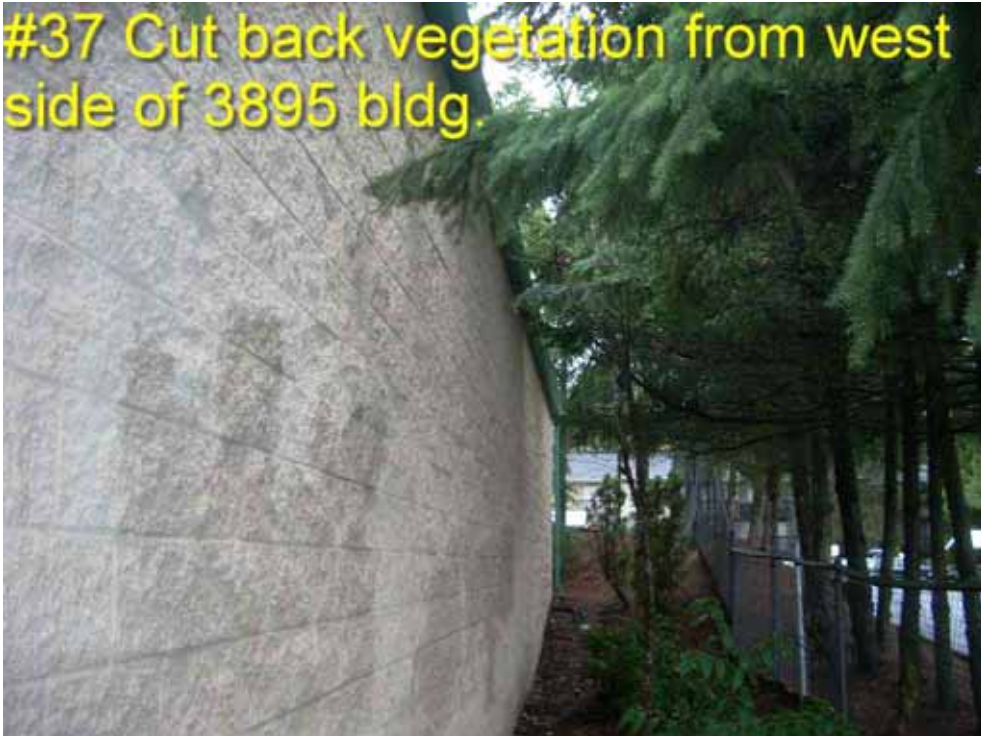
#35 Inside of 3895 bldg was not accessible during inspection.



#36 Gas shut off valve to 3895 is on west side near NW corner.



#37 Cut back vegetation from west side of 3895 bldg.



#38 Unit-112



#39 Both lavatory sinks have damage at the wall.



#40 Most fire bottles in the building are tagged from 2007



#41 Unit-111



#42 Several leaks at ceiling area.



#43 Unit-110



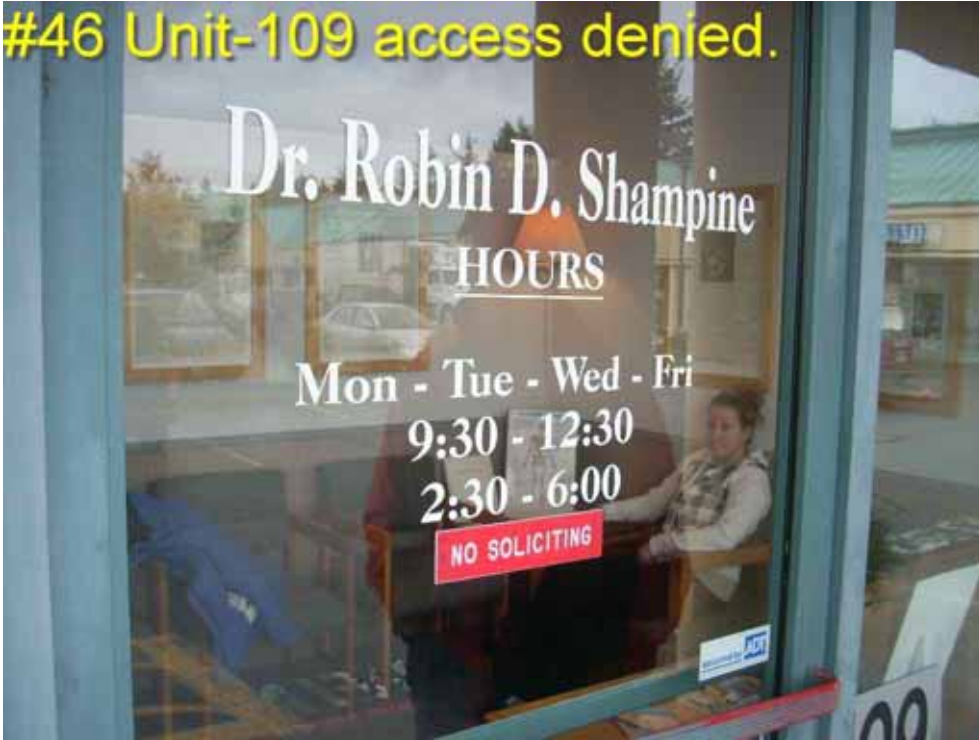
#44 Fire bottle tagged Jun 2008.



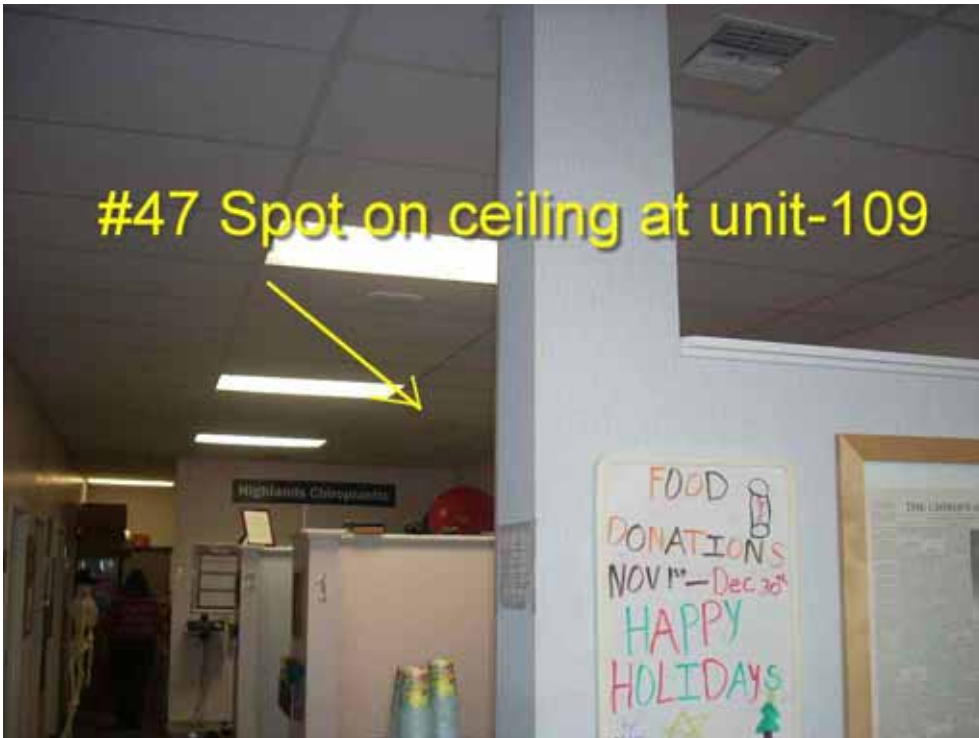
#45 Lav sink is loose at wall mount.



#46 Unit-109 access denied.



#47 Spot on ceiling at unit-109



#48 Unit-108



#49 Missing tag on fire bottle.



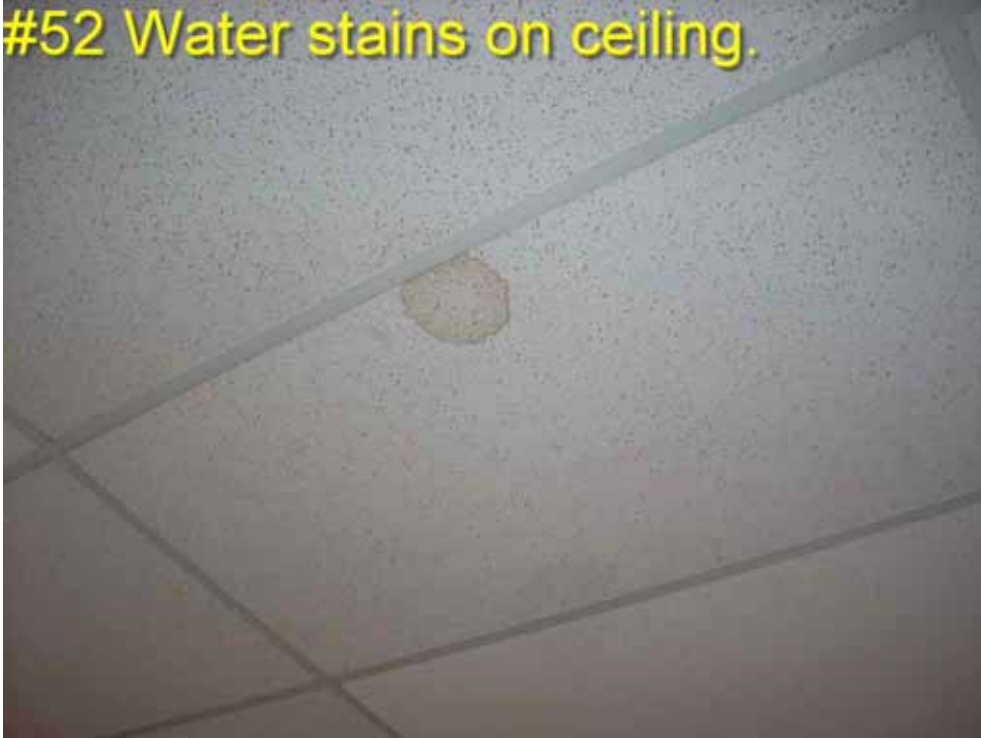
#50 Fill or cover hole in Fire Room floor.



#51 Fire bottle in fire room not tagged.



#52 Water stains on ceiling.



#52 Water stains on ceiling.



#54 Unit-104



#55 Fire bottle tagged in May 20



#56 Hot water tank is installed in public bathroom. TPR valve is not routed to outside. Safety Issue.



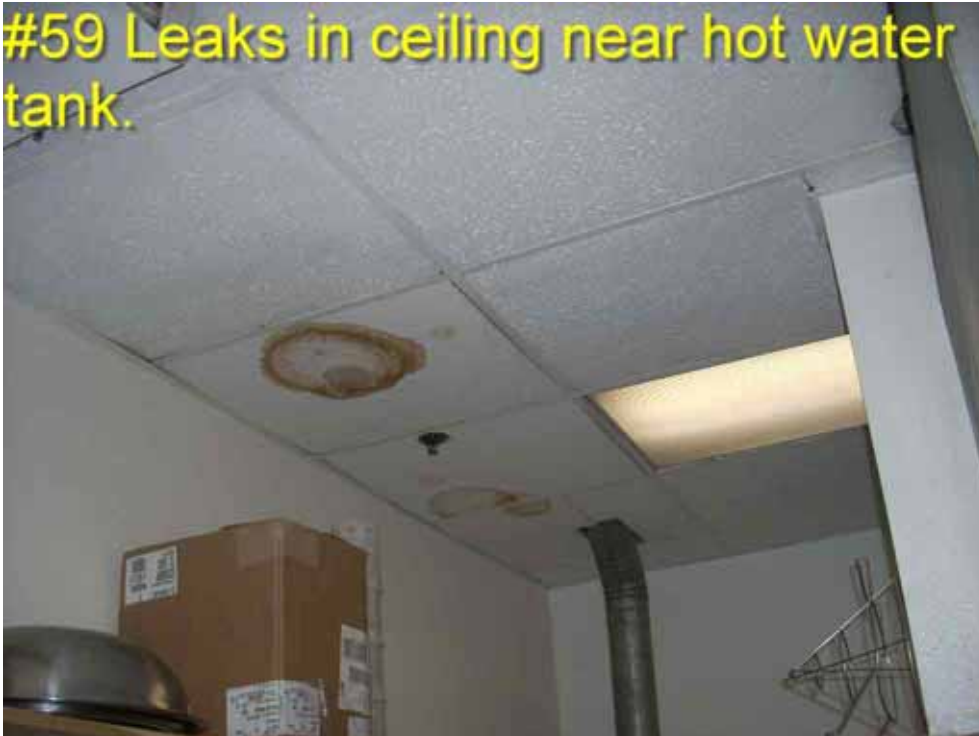
#57 Unit-105



#58 BX cable in kitchen area needs to be replaced.



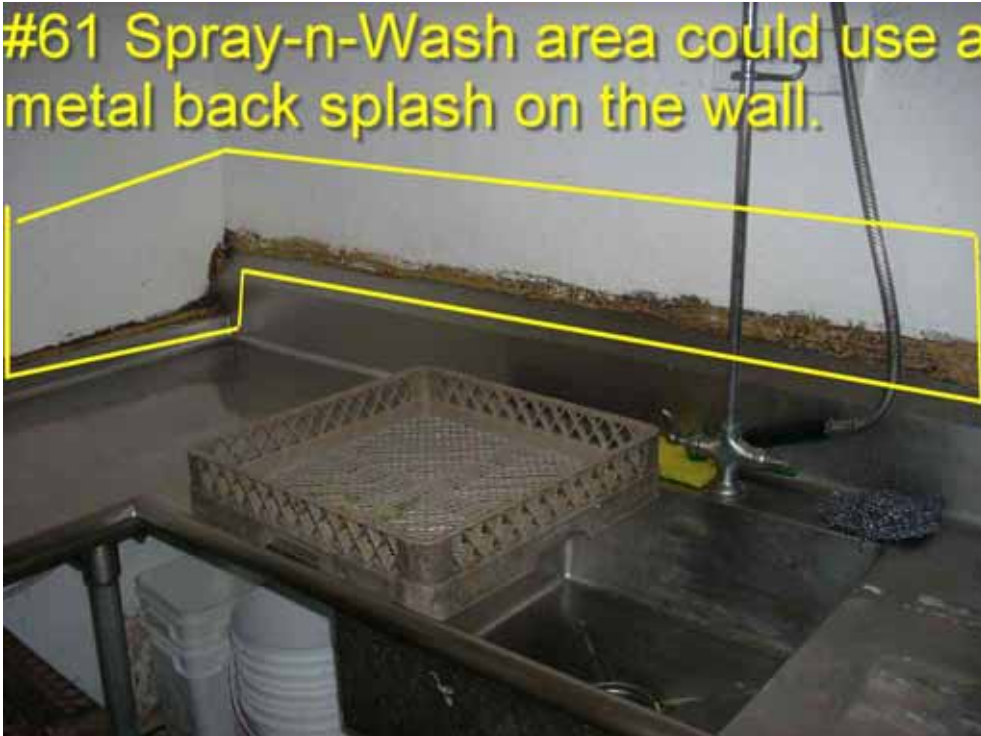
#59 Leaks in ceiling near hot water tank.



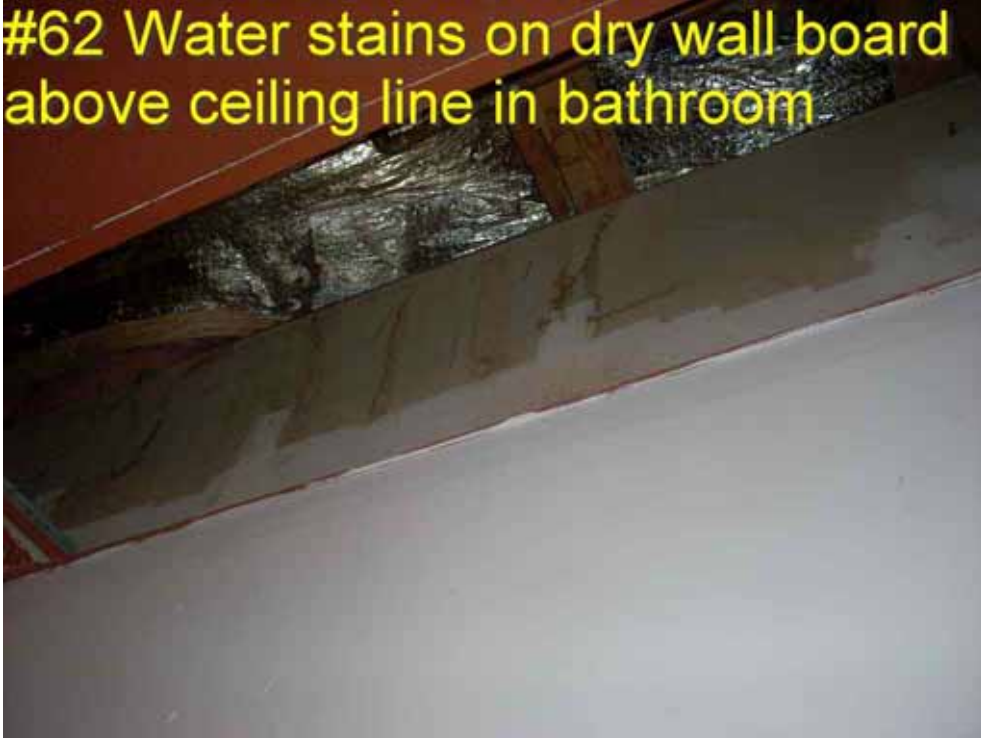
#60 Water damage at interior wall near spray-n-wash area in kitchen.



#61 Spray-n-Wash area could use a metal back splash on the wall.



#62 Water stains on dry wall board above ceiling line in bathroom



#63 Damaged lavatory divider panel.



#64 Missing cover plate above bar area. Electrical Safety.



#65 Unit -103



#66 Hot water tank in employee bathroom.



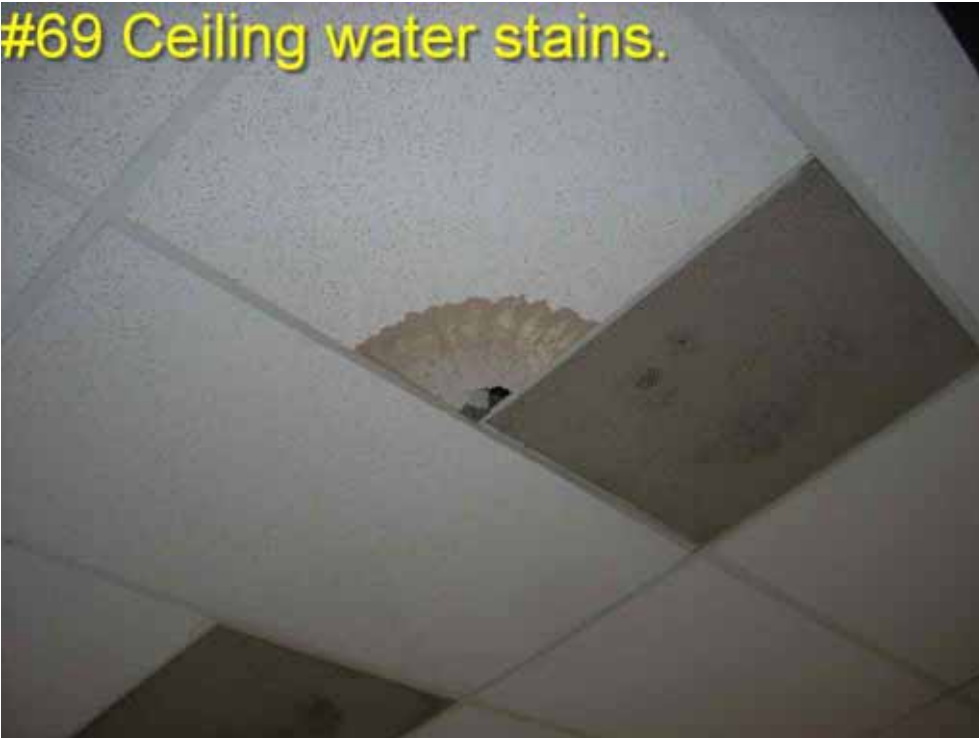
#67 Unit-102



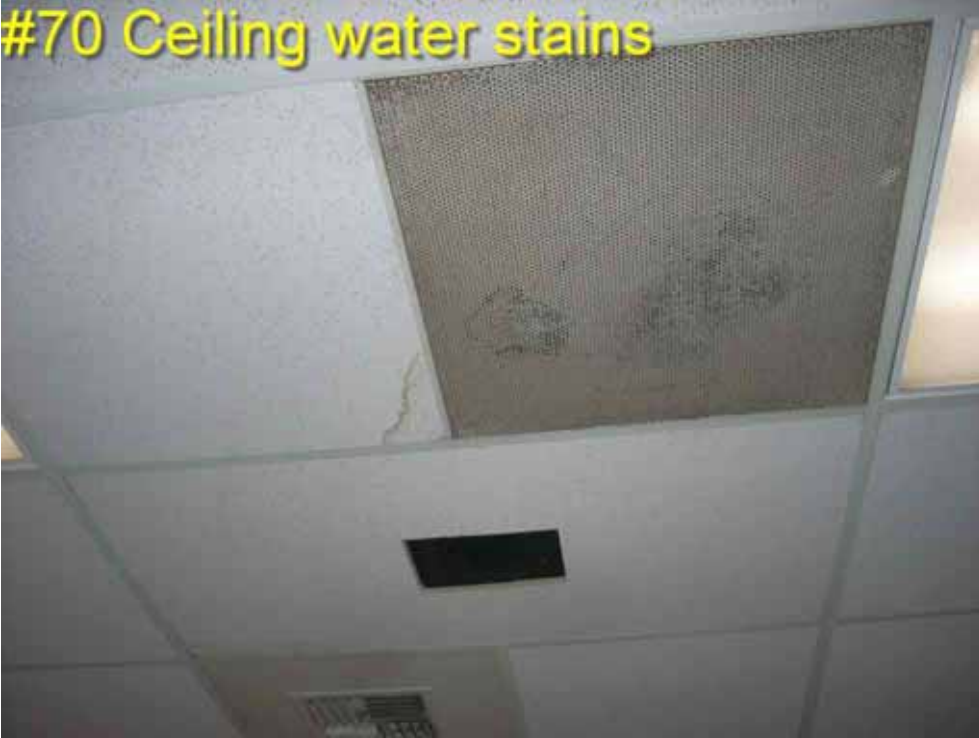
#68 Bathroom light in public restroom does not work. Safety Issue.



#69 Ceiling water stains.



#70 Ceiling water stains



#71 Ceiling water stains



#72 Ceiling water stains



#73 Ceiling water stains



#74 Unit-101



#75 Ceiling water stains



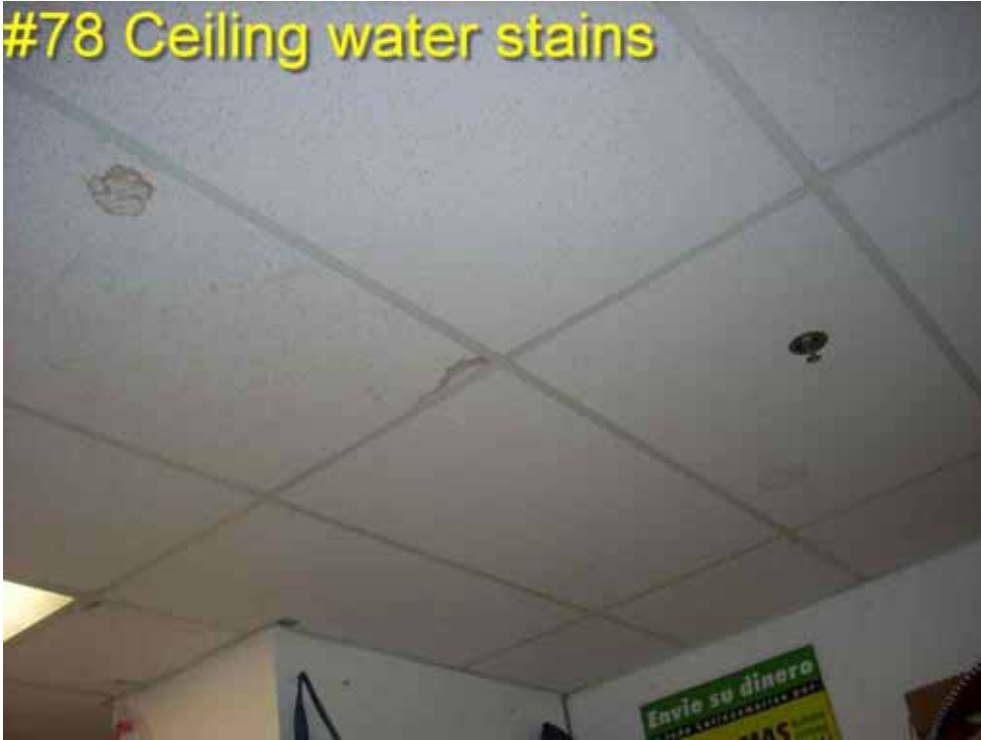
#76 Ceiling water stains



#77 Ceiling water stains

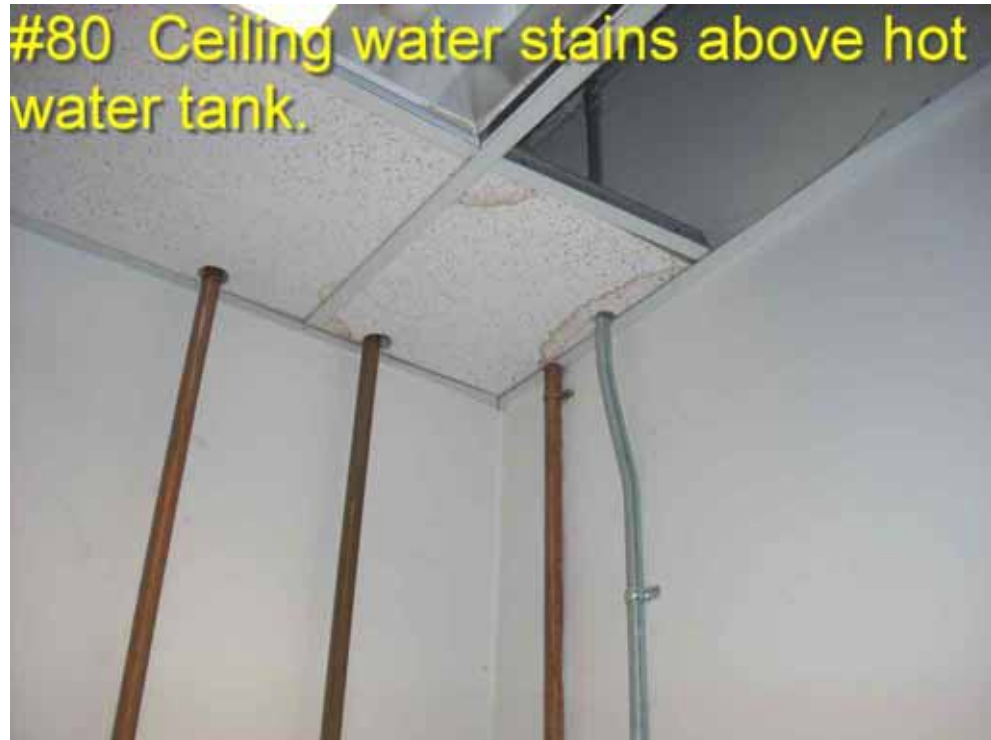


#78 Ceiling water stains



#79 Bath room timer is not secured.  
Electrical Safety Issue.



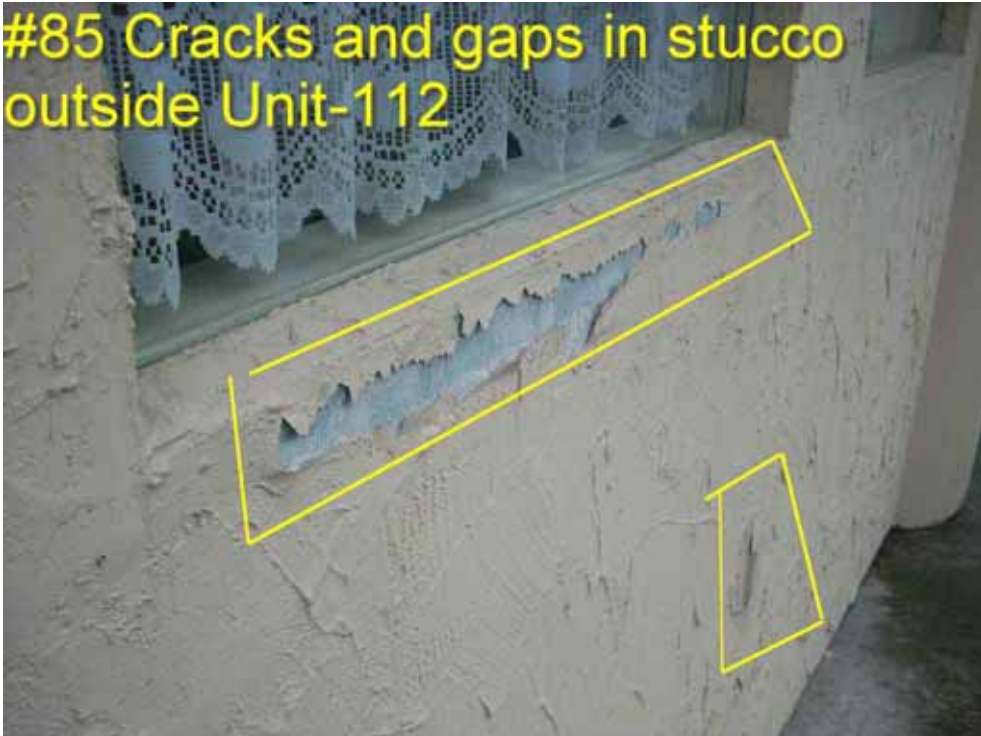




#84 Cracks in stucco outside Unit-112



#85 Cracks and gaps in stucco outside Unit-112

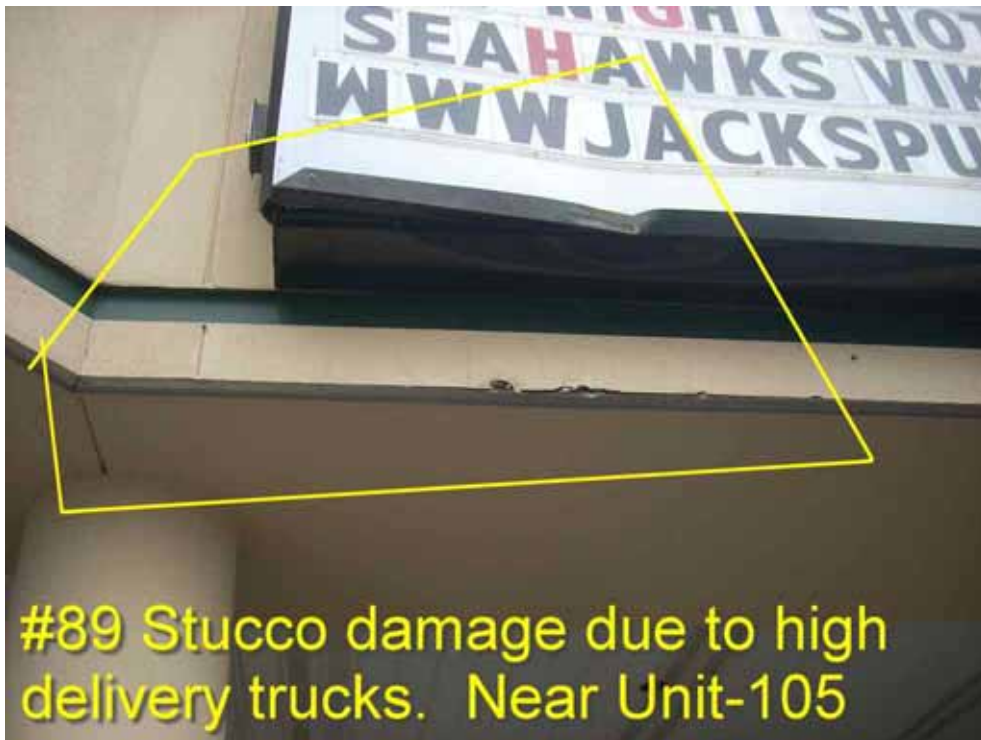
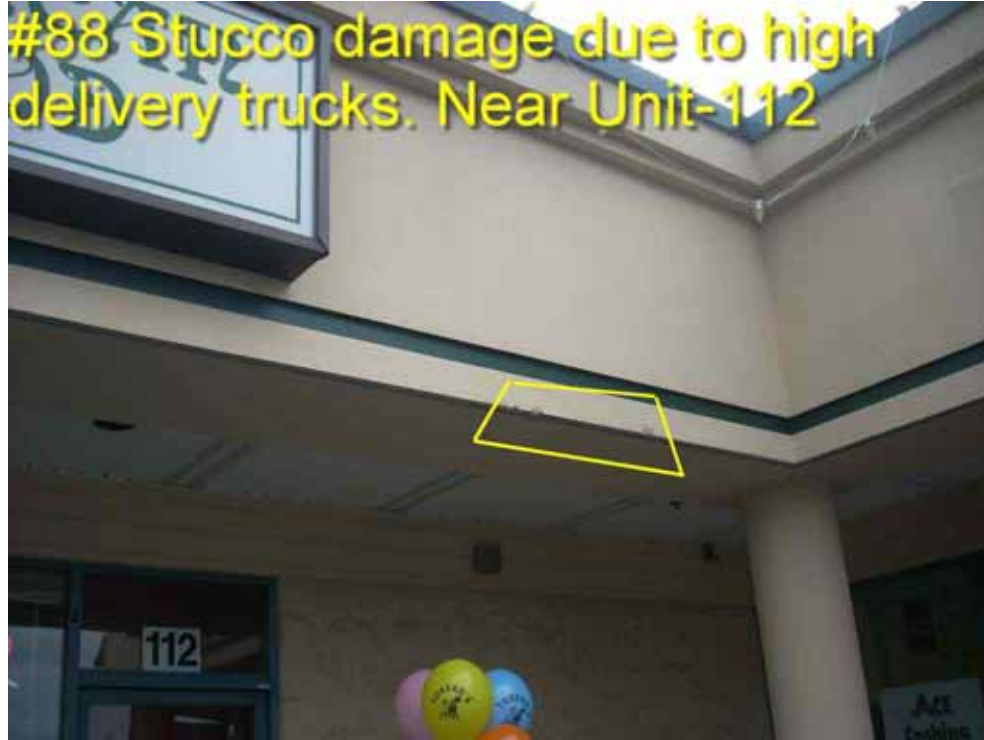


#86 Missing light cover diffuser for Unit-112



#87 Cut back vegetation against east side of building.





#90 Water dripping off of face of west wing.



#91 Water stains on soffit area of building 3895

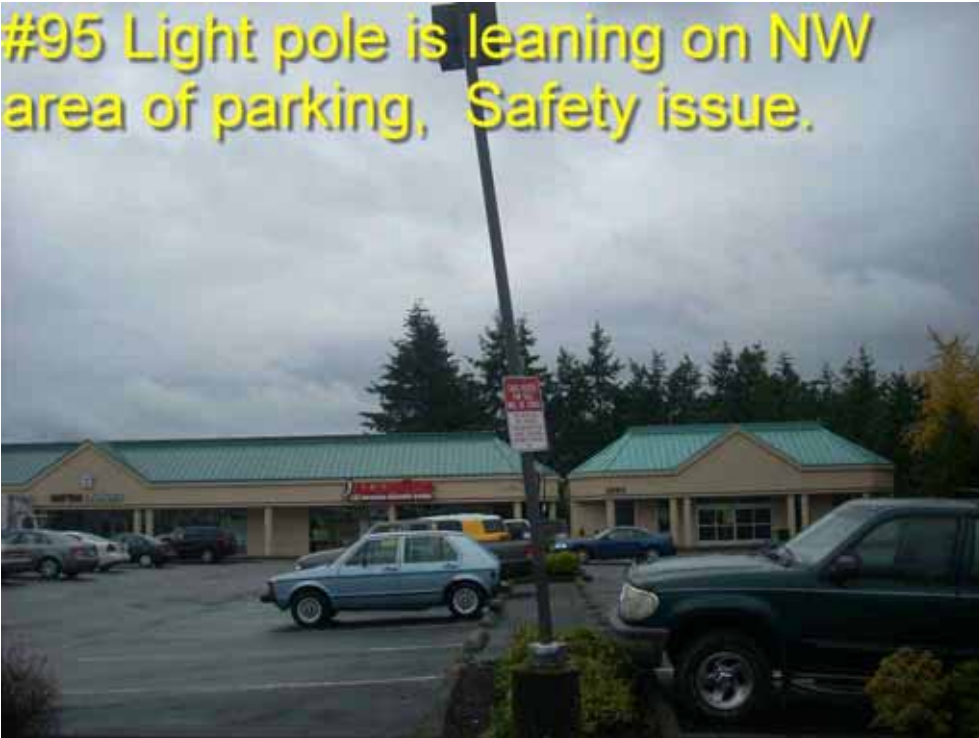




#94 Pot hole patch needed on north end of parking lot.



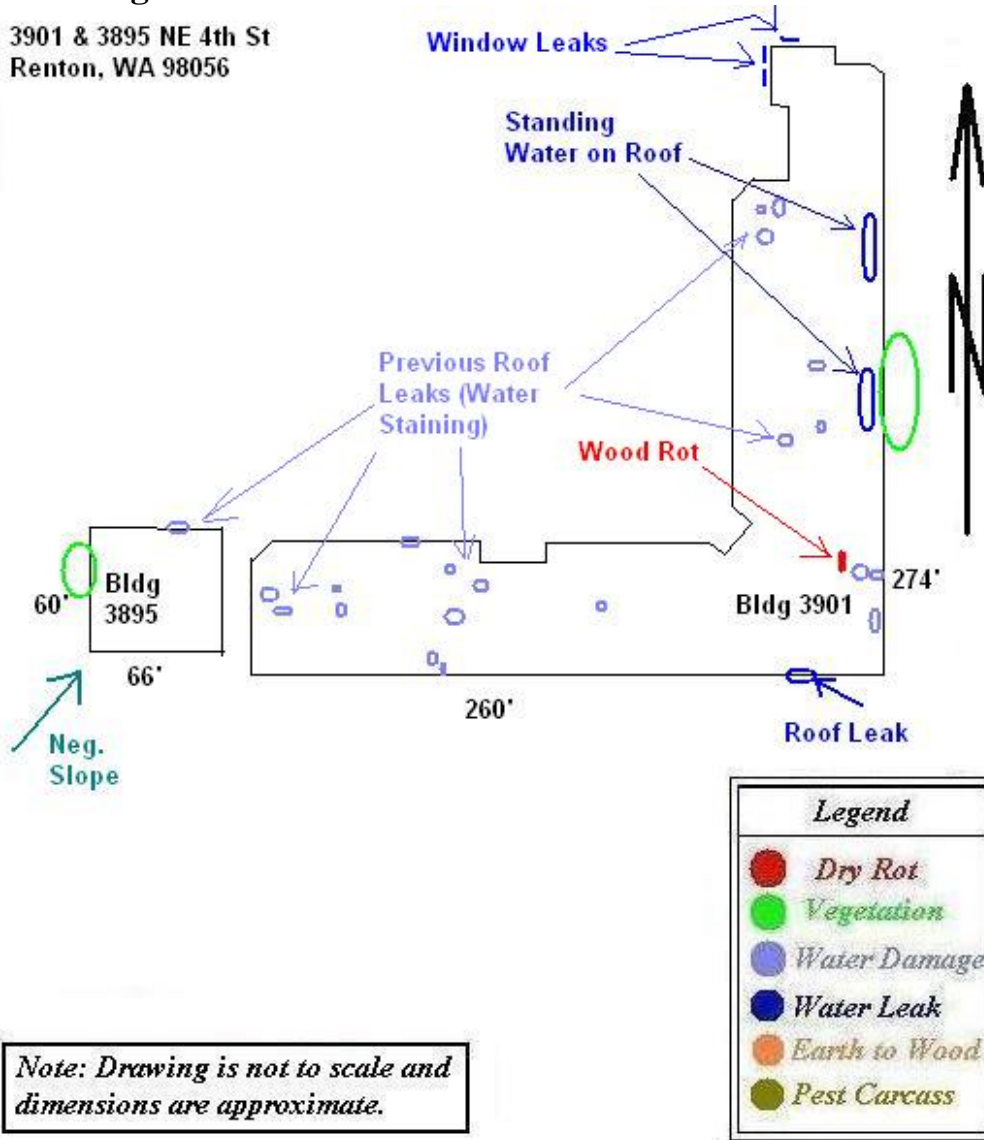
#95 Light pole is leaning on NW area of parking, Safety issue.





**Pest Diagram**

3901 & 3895 NE 4th St  
 Renton, WA 98056



*Note: Drawing is not to scale and dimensions are approximate.*