

BBACA ENGINEERING, LLC

PROPERTY CONDITION ASSESSMENT

**CHURCH
1234 E. SOME PLACE
ANYWHERE, AZ**



Prepared for:

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Appendix A: PHOTOGRAPHS

Appendix B: REFERENCES USED AS PART OF INSPECTION

Appendix C: QUALIFICATIONS OF THE LEAD ENGINEER

Appendix D: ESTIMATED REPAIR/ OR REPLACEMENT COSTS

Attachments: A. Layout of building. B. Topography map of area.

1.0 EXECUTIVE SUMMARY

A Property Condition Assessment (PCA) was completed on the buildings at 501 N. 4th Street in Buckeye, AZ., on behalf of AZ Conference of Seventh Day Adventists. The report that follows is based on that inspection.

The property has two buildings that are located near the central business & downtown district of Buckeye, AZ. and with close and easy access to the Interstate 10 freeway approximately four to five miles to the north (see attached map). The immediate vicinity is a mixture of mostly older and established residential and single-family homes along with churches and office buildings of similar age and construction type (see photos). The property current zoning was unknown.

The two buildings consist of a 125+/- seat auditorium with high 22' open beam cathedral ceilings. This classic country church building was built in 1931 of extra thick adobe walls. Its 3,360sf of space has overflow seating, a baptistry, a nursery, restrooms, a loft and basement. The 3,600sf education building, built in 1960, houses classrooms, a fellowship hall and kitchen, and restrooms (see attached layout). There is an outdoor activities area north of the buildings with playground equipment and a sports court. Altogether the buildings comprise or occupy a total of approximately 6,960 square feet of space within a property site consisting of three parcels (400-19-009/ -005/ -006) and approximately 0.95 +/- acres in size. There is currently one tenant in the building.

The site incorporates surface parking for 40 +/- in gravel parking areas mostly along its north edge with a small parking lot along its south edge (see photos). The property has a small frontage along North 4th Street in central Buckeye. There is one primary access area for the north parking lot with cuts in the curbing off of N. 4th Street along its east edge, while the south parking lot is access off of Narramore Avenue (see photos). The site is generally level.

The apparent intended uses of the buildings are as a church, daycare, and administrative office buildings. The actual use of the building is consistent with the apparent design intent.

Weather at the time of the inspection was clear and sunny with a temperature of approximately 108° F.

1.1 General Description

1.2 Property Profile

1.3 General Condition

It is our opinion the overall condition of the buildings are fair, as defined in Section 2.4 of this document due to roof repairs required, condition of various HVAC systems, and the condition of the electrical wiring and service systems that affect the overall safety of the building(s) at this time. The buildings and their landscaped areas appear to have been adequately maintained given their age and when compared with buildings similar in age and construction.

ADA compliance is fair with repairs needed in the bathrooms & parking areas.

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1.4 Material Deficiencies

1.5 Recommendations

Summary

Required Repairs	Required Immediately	Required in First Year	Required Within 2-5 yrs
Total_	\$41,550 – 57,050	\$17,700 – 22,100	\$81,900 – 107,100

o See Appendix D for itemized Recommendations & Cost of Repairs

2.0 PURPOSE & SCOPE

2.1 Purpose

The purpose of this Property Condition Assessment (PCA) is to determine the current condition of the building, including: interiors, mechanical and electrical equipment, building envelope, and to some extent the paved areas, utilities, and site improvements. It is intended to be used in support of real estate transactions where the client is entering a sale in the building and wishes to know the current condition.

2.2 Scope & Methodology

This PCA has been performed according to the scope as generally explained by Ralph G. Baca, P.E. of BBaca Engineering in Phoenix, AZ. The survey is based on an examination of the building, site, and, office spaces. In addition, we pay special attention to the visible parts of the foundation, the roof, the exterior walls, any steel framing, mechanical systems, exterior doors and windows, paved areas, and utilities as they pertain to the subject area.

The report contains the following:

- o A description of the building, components, and systems and the conditions that may limit their expected useful life.
- o Information about significant deficiencies, deferred maintenance items, and material code violations based on a visual survey of the building and grounds, research of documents, and conversations with people who have knowledge about the facility.

The statements in the report are opinions about the present condition of the subject property. They are based on visual evidence available during an inspection of all reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope than this effort. For additional limitations, see Section 10.0.

2.3 Additional Sources of Information

The following people were interviewed during our survey:

- o Earle Shroyer,
Listing Agent, Realty Executives
Phone: 623-561-8800
- o Miguel Angel Cabrera
Church Pastor,
Phone: 623-330-8909
- o Arnold Doerksen
Business Manager
Palmercroft Baptist Church
602-863-0945

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2.4 Standards of Reference

For your reference, the following definitions may be helpful:

Excellent: Component or system is in “as new” condition, requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.

Fair: Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted practice, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

All ratings are determined by comparison to other buildings of similar age and construction type.

All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

3.0 DESCRIPTION

A Property Condition Assessment (PCA) was completed of 501 N. 4th Street in Buckeye, AZ., on behalf of the Arizona Conference of Seventh Day Adventists of Scottsdale, AZ. The report that follows is based on that inspection.

The property is served by the following utilities and providers:

UTILITIES AND PROVIDERS	
Potable Water	City of Buckeye
Sewer	Private Septic
Storm Sewer	Not applicable
Electricity	Arizona Public Service
Gas	Not applicable, no gas to property.
Trash	City of Buckeye

Table 3: Utilities and Providers

4.0 SITE IMPROVEMENTS

4.1 Topography

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Description The site is generally level. The areas immediately surrounding the building slope away from the building.

Observations & Comments The drainage around the property is good with no repairs required at this time.

- There was localized low spots such as that noted along the north edge of the classroom building, however these are not/ or have had an adverse affect on the foundation/ or structural systems of the building. We recommend you monitor the areas along the base or stem wall areas of both buildings, especially during heavy rains. In the event water accumulation/ or ponding of water is noted, provisions should be made such as improved grading/ or the installation of gutters and downspouts or a French drain to divert water away. This will help maintain a more stable soil content there and prevent any more than normal settlement from occurring. We mention this because water accumulation near the foundation is a frequent source or contributor to its movement or settlement and can also be a source of attraction for termites.

4.2 Storm Drainage

Description Storm drainage is via surface runoff from around the building and perimeter areas to its surrounding and perimeter city streets, N. 4th Street along its east edge and Narramore Avenue along its south edge (see photos). It is assumed although not verified that the water drains along the street curbing to storm drains installed there.

Observations & Comments Based on observations we consider the drainage from the property to be good. There was no evidence of flooding, erosion, or other drainage problems with this site or in the immediate surrounding area.

4.3 Paving & Curbing

PAVING & CURBING	
Type of Paving	Gravel
Type of Curbing	Concrete
Number of Parking Spaces	Approximately 40 uncovered mostly unmarked in north and south parking areas. Additional parking is available along North 4 th Street
Parking Spaces/Floor	40-+/-

Table 4: Parking Area

Description The parking and circulation lanes are of a gravel-based material. There are approximately forty plus unmarked and uncovered parking spaces along the north and south perimeter of the buildings, including one handicap space along the south parking area nearest the chapel entry (see photos). There is additional parking for about four to five vehicles along North 4th Street east of the property.

There are public roads North 4th Street to the East and Narramore to the south where cuts in the curbing/or gravel interface surfacing provide access to both the north and south parking lot areas.

Observations & Comments

There can be additional although limited street parking beyond that provided on the building property along North 4th Street.

The primary lighting for the north parking lot is provided by one pole-mounted light along the north edge of the classroom building and driveway area, while secondary lighting is provided by exterior wall-mounted lights along the upper walls of the various buildings (see photos).

There are approximately four to five pole-mounted lights for the play court and playground area north of the north parking lot area (see photos).

The parking surfaces are in fair to good condition with minor repairs required at this time.

- o The asphalt for the parking spaces along North 4th Street was in good condition with no repairs required at this time.
- o The gravel along the south of the chapel building and the gravel in the north parking lot was in fair but adequate condition. We anticipate the need for repairs in terms of filling in worn and low spots, compacting and re-graveling the lots within the next two to five years.
- o It is recommended that periodic repairs and striping be performed as part of a general maintenance plan to prevent major repairs in the future.

The striping for the parking lots is in fair condition with repairs required at this time.

- o The striping is worn and deteriorated, especially for the handicap parking space where the striping is barely visible.
- o It is recommended that periodic sealing and striping be performed as part of a general maintenance plan to prevent major repairs in the future.

The handicapped parking space is in fair condition with repairs and upgrades required at this time.

- o There is one 'Handicap' parking place present along the south parking lot area and closet to the chapel entrance (see photos). This number does not appear to be adequate for the number of spaces as typically in parking lots of less than 200 spaces, 4% of the spaces are required to be designated as handicap. One more additional handicap parking space should be added as required to meet ADA compliance.
- o There were no spaces designated and sized for a "Van Accessible" parking spot (96" wide and 96" aisle for every 8 standard accessible spaces) nor is a 'Van Accessible' sign posted. This is discussed in more detail in the ADA section below.

The lighting for the parking lot areas appeared to be in good condition with minor general maintenance repairs and upgrades recommended.

- o The one pole-light for the parking lot is not adequately wired and is limited to cover the whole north parking lot area. As an upgrade to the safety and security of the property we recommend you consider adequately wiring the current pole light and installing additional pole-mounted lights along the south parking lot area as required to ensure proper coverage is obtained (see photos).

- The function of the pole lights and exterior wall lights were tested during daylight and found several light bulbs out such as that noted at the NW corner of the property. These bulbs should be replaced as required and periodically maintained as part of general maintenance.
- There was a broken exterior light on the south wall of the chapel at its west end. This light can be repaired as part of general maintenance and the exterior lights periodically maintained.

4.4 Flatwork

Description

There are concrete walkways surrounding and between the two buildings.

There are cuts from the public street off of North 4th Street along its east edge for vehicle entry to the property and parking lot site.

Observations & Comments

There is a large concrete slab for a basketball or sport court at the north edge of the property.

The flatwork is in good condition, however minor repairs are recommended.

- There were large cracks and an uneven surface on the sport court, especially at its NE corner (see photos). These may pose a potential trip hazard for anyone playing on the court. In the event the court is to be used it may be necessary to repair or replace sections of the court for safety reasons.

There was no ramp from the south handicap parking space, however the asphalt parking lot was level with the walkway. This can allow a handicap person to access the walkway from the parking space.

- In the event another handicap space is used, it may be necessary to install a concrete ramp for access to the walkway area.

4.5 Landscaping & Appurtenances

Description

A limited amount of landscaping is present on the site and consists of small bushes and trees around the south and east areas of the chapel building and east of the classroom building in gravel landscaped areas (see photos). These areas are watered by an underground sprinkler system controlled by an electronic timer located at the hose bib along the south exterior east end of the chapel building.

In the playground and sport court area along the north edge of the property, there is a large section of grass with large trees covering the area west of the concrete sport court. This area is watered by periodic underground irrigation controlled by a valve in the ground along the west edge of the playground area.

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Observations & Comments

The landscaping is in good condition and appears to have been well maintained.

- The sprinkler system was tested and was operating at the time of the inspection. We anticipate the need for minor sprinkler system and landscaping repairs of a general maintenance nature over the next two to five years.
- As the sprinkler system is repaired, the watering of plants along the stem wall and building foundation areas should be monitored so that an excessive amount of moisture does not accumulate as a result. This will help maintain a more stable soil content there and prevent any more than normal settlement from occurring. We mention this because water accumulation near the foundation is a frequent source or contributor to its movement or settlement and can also be a source of attraction for termites.

The irrigation system for the grass area in the playground was not operated as the water is delivered at a predetermined time per the city, county or HOA requirements.

- We recommend you determine from the current owner when the water is periodically delivered so the valve can be opened at that time to water this area.

5.0 STRUCTURE & EXTERIOR

5.1 Substructure

Description

No design drawings were available to determine the exact nature of the foundation. The foundation systems from visual clues of the classroom building likely consists of:

- Classroom Building: a perimeter foundation wall supporting the exterior walls with a conventionally reinforced slab and possible interior wall/ or column foundation supports within the interior areas of the building.
- Chapel: a raised floor framing with post pier and beam construction over the main chapel and a reinforced concrete or masonry wall around the basement or rear section of the chapel building (see photos).

Observations & Comments

The substructure for the classroom building is in good condition when compared with other buildings similar in age and construction type.

- We noted essentially no secondary evidence that would be indicative of excessive or abnormal foundation movement such as excessive cracks in the exterior wall siding, gaps or separations, distorted window frames, or inoperative doors.

The substructures for the chapel building is in fair condition with repairs required at this time.

- There were cut floor joists at the west end of the floor framing for the chapel building and visible from the basement area (see photos). This was due to newer plumbing drain lines having been installed there. These areas should be re-supported as required by scabbing similarly sized members across all cut joints to ensure structural integrity is maintained.
- There was no insulation in the crawl space or basement areas below the chapel and its associated rooms. This provides excessive heat loss/ or gain to the occupied areas above it.
- There was limited ventilation/ or cross-ventilation provided for the crawl space areas below the chapel and associated rooms. This does not allow moisture to escape out from the crawl space area. The amount of ventilation typically required is one square foot of free vent area for 150 square feet of crawl space area.
- There were signs of potentially active termites on the joists of the crawl space area as noted from the basement area when looking up to the floor joist above it (see photos). We recommend you engage a competent and certified exterminator to complete a more detailed investigate to determine if this is an indication of active termites, if there are other areas of activity, and if there has been any secondary damage as a result. Also, you should determine from the current owner if there is a warranty currently on the home and if the warranty is transferable.

5.2 Superstructure

Description

The visibility of the superstructure or roof framing of most of the two buildings was limited due to the construction, i.e. raised ceilings/ or closed ceiling/ or low-sloped roof construction of the buildings. Where visible the superstructure area of the buildings, due to their age consists of a conventionally framed wood design or constructed in place truss design supported by the exterior walls.

The roof framing for the classroom building supports a plywood substrate and sheathing with a sloped composition shingle roof surface structure over the building (see photos).

The roof framing for the chapel building is a combination plywood and open board framing which support a sloped metal seamed roof surface (see photos).

The attic area for the classroom building was accessed through scuttle doors in the ceiling of the daycare room. There is blown in cellulose insulation of approximately four inches thick and equivalent to an R-13 efficiency rating in the attic area over the classroom building where measured (see photos).

The attic area for the chapel building was accessed through scuttle doors in the ceiling of a rear storage room. There was no insulation noted in the attic areas over the chapel building where accessible (see photos). The insulation or amount of insulation above any of the other areas of the building could not be confirmed due to limited or no access.

Observations & Comments

The ventilation for the classroom building is provided by gable vents at each end of the building while the only ventilation noted for the chapel building was in the bell tower above the front entry (see photos).

The superstructure, where visible, is in good condition with no repairs required at this time.

- We do not anticipate the need for major repairs of the superstructure for any of the other buildings at this time or within the next two to five years, only that of a general maintenance nature.

There are localized areas where water penetration was visible; however there did not appear to have been any extensive damage to the wood superstructure as a result. There was no evidence of roof overload - other than those of a common nature - or framing stress.

The insulation where visible was in tact and in good condition, however upgrades are recommended and where possible, be considered.

- At this time there is evidence of minimal or no attic insulation, probably adequate at the time the buildings were built. Additional energy savings will be realized by adding more insulation.

The ventilation is in fair condition with repairs required at this time..

- The gable vents for the classroom building were blocked by debris. We recommend they be cleared and additional ventilation provided such as in the form of roof vents to ensure proper ventilation is obtained.
- There was limited or no ventilation for the attic area over the chapel buildings. We recommend additional ventilation provided such as in the form of roof vents to ensure proper ventilation is obtained.

5.3 Exterior

Description

The exterior wall systems of the classroom building appears to be comprised of a load bearing masonry block construction wall areas with a painted stucco surface, while the chapel building is comprised of a load bearing adobe construction also with a painted stucco surface (see photos).

The windows for the classroom building are an aluminum sliding and single pane window design while the windows in the chapel building are a combination fixed wood and wood sliding casement design.

The exterior doors are mostly painted solid wood and hinged door design (see photos).

There is a chain link fence that surrounds the north playground area and that continues along the rear or east edge of the property to its south edge where it partially continues to the rear of the chapel building (see photos). Along the east edge of the property the chain link fence goes to the classroom building and has a gate for entrance to the north parking lot area.

There was playground equipment and concrete sport or basket ball court installed with a perimeter chain link fence exterior of the buildings and along the north edge of the classroom building (see photos).

Gypsum board drywall or painted masonry CMU makes up the interior finish sides of the walls.

Observations & Comments

The exterior walls and trim are in fair condition with repairs required at this time.

- There is excessive water damage along the bottom south roof edge of the classroom building (see photos). We recommend that all water damaged wood fascia, trim/ or sheathing should be replaced or repaired as required to prevent further spread and deterioration of the surrounding areas and insure structural integrity is obtained.
- There was framing or vertical supports on an interior load bearing wall at the rear of the chapel building that had been cut to install the two HVAC air handler/ evaporative coil units there (see photos). We recommend the wall be adequately supported by an appropriately sized header support to ensure structural integrity is maintained. .
- The paint surface on both buildings is beginning to show signs of wear and deterioration. We anticipate the need to paint the exterior wall surfaces of both buildings within the next two to five years.
- As part of normal maintenance, seal and paint all cracks in exterior walls to prevent potential moisture entry, especially around wall AC units, masonry joints, countersunk nails in siding, corners of windows, window and door perimeters, etc. These are common for a house of this age and typically due to normal settling or the result of seasonal temperature changes.

The exterior windows are in fair condition considering their age, with minor repairs required at this time.

- The plastic seals around the exterior perimeter, especially at the corners of various single-pane windows for the classroom building was separating/ or had separated/ or was missing (see photos). This can allow water to leak and penetrate to the areas behind and below them. These areas should be sealed as required to prevent the potential of moisture entry.
- There were cracked window panes in both the classroom building windows such as that noted along the north wall east and west ends and south wall west end and in the chapel building rear exterior wall (see photos). All cracked window panes noted above and any others similarly noted during repair should be replaced as required for safety reasons.
- There were various screens missing for the sliding aluminum paned windows of the classroom building (see photos). This does not allow the windows to be opened without unwanted insect entry. We recommend all window screens be replaced to allow them to be opened especially during cooler times of the year.

The exterior doors are in fair condition with minor repairs required at this time.

- The weather stripping around various doors such as that noted on the exterior classroom building entry doors and the rear chapel building doors is missing/ or worn and deteriorated (see photos). This can allow dirt and debris to enter, as well as, conditioned air to leak out. All exterior doors should have adequate weather stripping to prevent excessive heat gain/ or loss.
- The flashing/ or thresholds for the entry doors to the classroom building were inadequate (see photos). It did not completely cover or seal the bottom of the door threshold. We recommend the doors be adequately sealed along these areas as required to prevent the potential of moisture entry.
- The paint surface on all doors is showing signs of wear and deterioration. We anticipate the need for painting of the exterior doors within the next two to five years.

The chain link fence was in fair to good condition with minor repairs considered general maintenance required at this time.

- There was a small section that was broken along the east edge of the property (see photos). This is not affecting its function and can be repaired as part of general and periodic maintenance.

There were no exterior steps and rails to consider for this site.

The playground equipment was in good condition, however repairs and a more thorough evaluation are recommended for safety.

- The playground equipment should be inspected to insure all equipment complies with proper safety guidelines and use of for age appropriate children that will be present in the daycare for safety reasons.

5.4 Roofing

Description

The roofing surface of the buildings consists of:

Classroom Building: Sloped roof with a composition shingle roof surfacing.

Chapel Building: Mostly sloped roof with a metal stamped seam roof surface. There is a small section of sloped roof over the bell tower covered with a composition shingle roof surface.

The roofs are sloped to shed water from the low sides north and south of the buildings.

We inspected the classroom building roof surface by walking directly on the surface, while the chapel building roof surface was inspected from the classroom building roof surface and with binoculars. Roof access to the classroom building was via a ladder along the exterior eave.

There are gutters and downspouts along the north edge of the classroom building roof for control of water runoff there. Downspouts are installed along the north edge of the chapel building, however no gutters were noted.

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Observations & Comments

The roof surfaces over the buildings are in:

Classroom Building: good condition with no repairs required at this time. The roof surface is estimated to be seven to ten years in age.

- Based on the age and condition of the classroom building roof surface we do not anticipate the need for major repairs or replacement within the next two to five years.

Chapel Building: fair condition with repairs required at this time. The roof surface is estimated to be greater than thirty years in age.

- For the metal sloped roof surface, there were signs of previous water leakage along the bottom south roof eaves and on the south interior ceiling areas of the attic area at its west end (see photos). On the north roof slope there were signs of excessive rusting, especially around roof openings. Based on its age and condition we recommend a full evaluation and roof certification be completed to ensure it is in adequate condition to prevent the potential of moisture entry.
- For the composition shingle roof surface over the bell tower, the roof shingles were worn and deteriorated. In our opinion the surface has reached the end of its useful service life and should be replaced.

The roof flashing and penetrations are in fair good condition, however minor repairs are recommended at this time.

- The asphalt flashing around roof openings such as sewer vents, AC electrical conduit, water plumbing lines, roof vent, etc. are cracked and deteriorated/ or missing. This can allow water to penetrate and leak to the areas below it. Further evaluation is required by a licensed roofing specialist to determine the flashing repairs required to prevent the potential of moisture entry.
- There is a rain cap missing over an old gas vent on the classroom building roof at its west end. We recommend the cap be replaced and secured as required to prevent the potential of moisture entry.
- We do not anticipate the need for major repair, other than that of normal maintenance within the next two to five years.

There are no roof drains installed for these building.

The gutter and downspout installations are in fair to poor condition with repairs or replacement required at this time.

- The gutters along the north edge of the classroom building were bent outward at various locations and there signs of water leakage at its seams. The gutters should be cleared of debris, all seams sealed as required to prevent the potential of water leakage and re-positioned to ensure proper drainage to the downspouts is obtained.
- As an upgrade to the chapel building, we recommend gutters be installed along the north edge of the roof to connect with the downspouts there. This will help control water runoff there, especially during heavy rains.

6.0 MECHANICAL SYSTEMS

6.1 Plumbing Systems

Description

The City of Buckeye supplies water to the property. Wastewater is discharged into a septic tank along the rear of the chapel building.

There is no gas supplied to the buildings. .

The water supply & distribution piping where visible was a combination copper and galvanized. Drain, waste/ vent (DWV) lines where visible were galvanized, PVC, ABS & cast iron.

The only domestic hot water for the buildings is for the kitchen in the classroom building and rear restrooms for the chapel building. Electric water heaters were located in the kitchen cabinet of the classroom building and basement of the chapel building (see photos). There are no drinking fountains installed for the buildings.

There is a large baptismal tub located at the rear of the chapel and behind the alter (see photos).

WATER HEATER SYSTEMS		
Closet Unit	Manufacturer	Chapel-Unknown/ Classroom-Reliance
	Age	17 years old/ 17 years old
	Size	30/ 40 Gallons
	Temperature Setting	N/A
	Temperature @ Faucets	N/A

Table 5: Water Heater System Summary

Observations & Comments

The plumbing systems are in operating condition, however repairs are required and a full evaluation based on their age is warranted.

- There may be water supply lines and there are drain lines in this home that consist of galvanized and cast iron piping. Where visible, this system was in fair condition at the time of the inspection, which is common for buildings of this age. Gradually, this galvanized and cast iron pipe material will restrict water flow/ or drainage. At that time, replacement will be necessary. It should be noted that this could be an added expense to you in the future. ***Based on the age of the buildings it would be wise to have full evaluation of these areas by a licensed plumbing specialist to determine their current condition, otherwise we would anticipate major repairs or replacement within the next two to five years.***
- There is a continuous drip at the exterior hose bib along the north edge of the classroom building. This typically implies the valve is worn and in need of replacement.
- There is a sewer vent along the rear of the chapel building that ends below the roof eave (see photos). This would not allow proper sewer ventilation. The sewer vent should be extended up and above the roof line as required per local building standards to ensure proper ventilation is obtained.
- There is a septic tank as part of the drain and waste system of this building (see photos). It was not included as part of this inspection. We recommend you contact a licensed septic tank technician for further evaluation and certification prior to close of escrow.
- There were no anti-siphon valves installed at the exterior hose bibs. This was standard at the time the buildings were built. Current requirements are to have one installed to prevent water backing up into the buildings from a main line clog. This is called a cross-connection. As an upgrade to the system we recommend the installation of an anti-siphon valve at all hose bibs for protection.

The common and private restrooms and kitchen sink areas are in fair condition with repairs required at this time.

- The left sink in the boys restroom of the social hall and the sink in the janitorial closet of the social hall were slow to drain. Typically in sinks this is caused by debris just downstream of the stopper/ or inside of the drain line under the sink. These areas should be cleared and the systems re-tested. If slow draining still occurs a certified licensed plumber should be obtained to determine the cause and to ensure the drains lines are in good operating condition.
- The hot and cold water shutoff valves below the kitchen sink are stuck open which is typical for a building of this age. However, this does not allow the water to be shutoff in the event there is a water leak. These valves and any others similarly noted should be repaired or replaced as required to provide proper operation.
- The toilet in the girls restroom of the kitchen social hall area is loose at its base. Further evaluation by a licensed plumbing specialist is required to determine if there is any water leakage and if the wax seal has been damaged due to excessive movement. After evaluation the base should be secured as required to insure proper stability and prevent excessive movement.
- The toilet in the men's restroom at the rear of the chapel building runs continuously when flushed. This can cause an excessive amount of water usage during normal use. Further evaluation is required by a licensed plumbing specialist to determine the cause and to provide repairs as required to eliminate it.
- The urinal for the boys restroom in the kitchen and social hall area of the classroom building was difficult to flush. The flushing assembly should be repaired or replaced as required to ensure proper operation.
- The fixtures for the restrooms are operating, however they are older. You should plan for replacement of these fixtures within the next two to five years.
- There was no hot water noted for the bathrooms in the classroom building.

The hot water systems were older and in need of replacement.

- Based on the age of both water heater units, i.e. seventeen years old they have reached the end of their useful service life & should be replaced.

There are no drinking fountains for the buildings.

- Not applicable.

The baptismal tub is not in operating condition with repairs required at this time.

- According to Arnold Doerksen, present at the time of the inspection, the baptismal tub and its associated plumbing system was not operational. In the event it is to be used a full evaluation would have to be completed to determine the extent of repairs or component replacement required at this time to make it operational.

6.2 HVAC Svstems

HVAC SYSTEMS	
HEAT	Type
	Roof Mounted Packaged Heat Pumps (classroom building)/ Split System Heat Pumps (chapel building)
	Number
	Four/ Two.

	Fuel	Electricity
	Rated Capacity	Undetermined
	Distribution	Rigid and flex ductwork with ceiling diffusers
	Controls	Traditional mercury switched thermostat control located in the subject area that automatically activates units as required to reach desired temperature.
COOL	Type	Roof Mounted Packaged Heat Pumps (classroom building)/ Split System Heat Pumps (chapel building)
	Number	Four/ Two.
	Fuel	Electricity
	Rated Capacity	Undetermined
	Distribution	Rigid and flex ductwork with ceiling diffusers
	Controls	Traditional mercury switched thermostat control located in the subject area that automatically activates units as required to reach desired temperature.

Table 6: HVAC System Summary

Description

There are four roof mounted packaged heat pump HVAC systems to heat and cool the classroom building and two split system heat pump HVAC systems to heat and cool the chapel building. The roof-mounted units were mounted directly above the conditioned air spaces and connected to the areas via conventional ductwork. The split system units have their compressor/ condenser units located along the north exterior edge of the chapel while their air handler/ evaporative coil units are located in the rear attic area of the chapel building. The units are manufactured by:

1. Roof Classroom Building: Tappan, M/N Undetermined; S/N: Undetermined, Mfg.: Older, circa 1970's as Tappan went bankrupt in 1981.
2. Roof Classroom Building: Tappan, M/N Undetermined; S/N: Undetermined, Mfg.: Older, circa 1970's as Tappan went bankrupt in 1981.
3. Roof Classroom Building: Tappan, M/N Undetermined; S/N: Undetermined, Mfg.: Older, circa 1970's as Tappan went bankrupt in 1981.
4. Roof Classroom Building: Tappan, M/N Undetermined; S/N: Undetermined, Mfg.: Older, circa 1970's as Tappan went bankrupt in 1981.
5. Chapel Building: Rheem, M/N RPNE-060-JAZ; S/N: Undetermined, Mfg.: 2006, three years old.
6. Chapel Building: Nordyne, M/N FT3BC060K; S/N FTA040201195; Mfg.: 2004, five years old.

Ductwork in the buildings appears to consist of rigid sheet metal ductwork with typical rigid sheet metal or flex secondary ducts to the diffusers in the ceiling tiles or walls.

Temperature in the subject space is controlled by individual thermostats located throughout the interior of the buildings and per the areas above.

Air filter media is used and their locations at the return ducting varies such as that noted in the walls of the auditorium, ceilings or ceiling tiles on interior of buildings, and at the air handler units themselves.

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Observations & Comments

The HVAC systems were functionally tested in the cooling mode only due to limitations of outside temperature. The systems tested varied in operation and level of efficiency as noted below. Major repairs and older unit replacements should be considered/ or anticipated in the near future.

- The AC units in the chapel building were operating at the time of the inspection, however they were not operating as efficiently as it should in the cooling mode. The temperature split across the interior supply and return duct was measured at below eighteen degrees for the units and one of the units formed ice on its refrigerant lines during normal operation (see photos). Typically, a dirty air filter, dirty coils, poorly running compressor, low refrigerant level, etc can cause this. The units should be serviced including cleaning of the coils, refrigerant level checked, system checked for leaks, oiling of bearings, etc. and the systems re-tested. Further poor performance would require continued investigation and repairs/ or component replacement as required to insure it is operating efficiently
- There was no water condensation pan under one of the evaporative coil units for the chapel building and the condensation pan for the second unit was not angled to adequately drain (see photos). This can allow water to drain to the areas below them as evident at the time of the inspection. Water condensation pans should be installed and angled as required to ensure proper drainage is obtained.
- The water condensation lines from the evaporative coil units in the chapel building were sloped upward at various locations along their length. This would not allow proper drainage & could allow the water to back up to the unit itself. The condensation lines should be re-positioned/ secured as required to ensure proper drainage is obtained.
- The specification for the Rheem AC unit of the chapel building calls out for a 50A maximum fuse. The fuses installed at the maintenance shutoff are 60A. This implies the unit is overfused which can allow the unit wiring to overheat and potentially cause a fire before the fuse/ or the electrical power is broken. The 60A fuses should be replaced with a maximum of 50A fuses for safety reasons.
- All units for the classroom building were operating and operating as efficiently as they should based on their age and condition. The temperature split across the interior supply and return duct was measured at over fifteen degrees for the units.
- The four units for the classroom building are greater than twenty years in age. In general the average lifespan of similar units is twelve to fifteen years. This would imply that these units are at or nearing the end of their life expectancy therefore major repairs/ or replacement should be planned for within the next few years. Consideration should be given to a schedule of replacement for the older units, i.e. greater than twenty years in age. Keep in mind that the efficiency of these older units are far lower than newer ones which may make it economically feasible to replace them in the future as funds allow.

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The distribution system was in fair condition with repairs required at this time.

- There was rusting & signs of water leakage from the sheet metal ducting in the chapel building attic area NW area (see photos). This may be due to inadequate insulation of the ducting. In our opinion the ducting may be near the end of its useful service life/ in need of replacement.

The thermostats were in good operating condition considering their age and when in comparison to similar buildings in age and construction.

- We recommend you consider upgrading to programmable thermostats as they are more cost effective and efficient energy wise.

The air filter media at the return registers of the subject areas is in poor to fair condition with repairs required at this time.

- The air filters were missing/ or dirty and in need of replacement.
- Periodic maintenance and replacement schedule is advised to help prolong the lives of the AC units.

6.3 Electrical Systems

ELECTRICAL SYSTEMS	
Amperage	200A/ 200A
Voltage/Phase	240/ 120V; 3-Wire, 1-phase
Service Entrance	Two overhead entrances along the rear exterior of the chapel and classroom buildings.
Branch Wiring	Copper/ Aluminum Braided

Table 7: Electrical System Summary

Arizona Public Service provides electrical service.

Two main service panels and three to four visible electrical sub-panel are used to supply electrical power for the buildings and are located; the main panels on the rear exterior walls; the sub-panels at various locations such as the north exterior chapel wall, east bathroom of the classroom building, storage room in kitchen area of classroom building (see photos).

Ceiling-mounted fluorescent fixtures provide lighting in most of the buildings and hallway areas. Corridor and hallway lighting in the office areas and auditorium are sometimes provided by ceiling mounted incandescent canned-light fixtures.

Exterior wall mounted fixtures illuminate the walkways around the building and provide secondary parking lot north and south area lighting (see photos).

Description

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Observations & Comments

The electrical service entrances were in fair condition with repairs affecting the safety of the buildings required at this time. The panels were examined, where possible, closely for any signs of overheating, arcing, etc.

- Based on the age of the buildings and various remodels and additions, it would be wise to have each of the present circuits fully identified at the main electrical service panel, so you will know what electrical load is on each circuit. The important point to remember is to not overload any one circuit. If you have any doubts, it is suggested that a competent electrician be consulted.
- Many of the circuits at the fuse box on the north exterior wall west end of the chapel building are overfused. In general, for any older wiring such as exists in this building, we would not recommend using anything greater than a fifteen amp fuse. If fuses blow frequently, we suggest revising your use of that electrical circuit rather than using a larger fuse. An oversize fuse permits overloading of the wiring which could lead to a fire and injury hazard.
- The ground wire/ or buss bar in the electrical sub-panel for the kitchen area of the classroom building is connected to the neutral buss bar (see photos). This does meet current electrical standards and can allow an improper ground for the applications in this panel. Further evaluation is required by a licensed electrical specialist to determine what repairs are required to insure the sub-panel meets current electrical standards for safety reasons.
- Since there were no constructions drawings available & the space lacks room numbers, we were unable to determine exactly what each panel served; however, if the space is to be utilized in a typical office layout, the capacity should be sufficient even if additional panels are required.

The electrical supply system is in fair condition with repairs & evaluation required that affect the safety of tenants/ or maintenance personnel:

- There was exposed Romex wiring installed (see photos):
 - Along the north exterior west end eave of the classroom building
 - Kitchen area of the classroom building (see photos)
 - Closet area north wall west end of chapel building (see photos)
 - Various areas in the basement of the chapel building (see photos)This can allow someone to come into contact with the wiring and loosen the connections or injure him or herself. All exposed Romex wiring along this area should be installed inside of conduit or behind the ceiling drywall to provide proper protection and for safety reasons..

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- There is a switch that is hanging by its wires at the entry to the basement in the chapel building (see photos).
- There was extension cord wiring used in on the north slope of the classroom building and used for the light pole there (see photos). This type of wiring used in a permanent application and in relatively long runs, has been known to overheat prior to tripping its breaker. We recommend all extension cord wiring be removed and replaced with proper suitable wiring (typically Romex) and installed inside of conduit for safety reasons.
- There was pigtail wiring in the attic of the chapel building that was installed in junction boxes however not covered (see photos). These areas have the potential of coming into contact with the insulation material and in the event they get hot could cause a fire/ or they have the potential of coming into contact with someone and potentially injuring them. All pigtail wiring in the attic areas should be installed inside of a junction box, covered, and properly secured to the attic framing for safety reasons.
- As an upgrade to the overall electrical safety of the units, we recommend the professional installation and testing of GFCI outlets in all bathroom areas, all kitchen areas within six feet of water, and at all exterior outlets for safety reasons. These circuit interrupters are more sensitive than normal circuit breakers and therefore provide far better protection for you in these high risk areas.
- There was abandoned wiring in the rear or west attic area of the chapel building. When tested there was no electrical power noted, however it could not be certain if they are tied to any switches/ or other devices that could provide electrical power to them. The application of this wiring should be determined and if intended for use, should be installed inside of conduit/ junction boxes to provide proper protection. If not intended to be used, this wiring should be removed for safety reasons.
- There were various three-prong outlets that were not grounded such as that noted in the kitchen of the classroom building north wall. This could imply the ground wire is loose or that there is no ground wire for these outlets. A proper ground should be provided for these and any other similarly noted three-prong outlets for safety reasons.
- Portions of the electrical distribution system in the buildings are ungrounded, i.e. two-prong outlets. That is to say that not all of the individual outlets provide for the grounding of appliances plugged into them. While this is not necessarily a serious problem, it does become more important that all appliances and lighting fixtures that you use are in good working order since the electrical system itself will not automatically protect deficiencies in any appliances plugged into it.

- Although the electrical system is in an operable condition at this time, it should be remembered that a number of the wiring circuits, especially in the older buildings have been installed for many years and the insulation of wiring this old tends to dry up. A short circuit in contact with dried out wooden framing members can be a fire safety hazard. Accordingly, based on its age and condition we recommend a full evaluation of the electrical wiring system, especially in the chapel building to ensure it is in good and safe operating condition.
- We anticipate the gradual replacement or major repairs of these old circuits within the next two to five years.

Most of the general office lighting was operating properly at the time of the inspection.

- We anticipate the need to change out light bulbs prior to occupancy.

7.0 SPECIAL SYSTEMS

7.1 Vertical Transportation

Description

There were no stairways installed for this property as they area single story buildings.

There are no elevators for this property.

Observations & Comments

- Not applicable..

7.2 Security Systems

Description

There is a security system installed for the buildings. The tenant is typically responsible for any security system installed and monitored.

Observations & Comments

The security system was not tested as part of this inspection. We recommend you verify its operation with the current owner.

7.3 Fire Protection & Life Safety

Description

An examination of the buildings revealed there is no fire sprinkler system installed for any of the buildings.

There are no fire alarm systems installed for the buildings.

There are fire extinguishers installed at various locations inside the buildings (see photos). Those in particular noted were in the chapel building front and rear and classroom building areas (see photos).

There was no fire suppression system installed over the stove in the kitchen area of the classroom building (see photos).

Smoke detectors were visible in the chapel building hallway and in the classroom building hallway, child care rooms and kitchen areas.

There are illuminated emergency exit signs provided in corridors and at exits of the buildings and their associated hallways and classrooms along with emergency lighting with battery backup.

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Observations & Comments

Overall the Fire Protection & Safety systems were in fair condition. The scope of the fire inspection included checking certification tags of fire extinguishers and questioning the owner/landlord.

We recommend a full safety evaluation by the City of Buckeye Fire Department if more detailed information is required.

All fire extinguishers have expired certifications and are not up to date or certification tags missing. The date of the last inspection on the one tag visible 1975.

- While the units seem to have their full charge from gauges on each unit and may be functional, we recommend certification of all fire safety units as soon as possible and every 12 months as required.

The smoke alarms were in fair condition with repairs or replacement required at this time.

- There were various smoke alarms missing/ or not connected such as that noted in the boys restroom of the classroom building, east hallway of the classroom building and child care rooms in the classroom building. Typically this can be caused by a dead battery, lack of power, or faulty detector. The cause should be determined and the smoke alarms repaired or replaced as required to insure proper operation for safety reasons. After repairs all smoke alarms and the entire smoke alarm system should be re-tested to insure proper operation.
- It is recommended to install and test smoke detectors especially in/ or around the congregating area for safety/liability reasons.

The lighted exit signs were in good condition where installed, however minor repairs are required.

- There are various lighted exit signs that were not operating, i.e. not lit at the time of the inspection. These should always remain lit and in good operating condition both in the chapel and classroom buildings for safety reasons.

The emergency lighting units were visually examined and in good condition with minor repairs required.

- The emergency lighting system for the social hall area in the classroom building was not operating when tested. This typically implies the battery is in need of replacement. The battery should be replaced and the system re-tested as required to ensure it is in good operating condition for safety reasons.
- Continue periodic inspection and verification of operation of emergency lighting systems every 12 months or as required by local fire and safety officials.

8.0 INTERIOR ELEMENTS

TYPICAL INTERIOR FINISHES		
TENANT	Walls	Combination of open plans & painted drywall/ or masonry.
	Floors	Carpet/ wood/ vinyl squares
	Ceilings	Drywall/ Drop-down acoustic ceilings/ Acoustic
	Doors	Solid-core and hollow-core wood
COMMON	Walls	Combination of open plans & painted drywall/ or masonry.
	Floors	Carpet/ wood/ vinyl squares

Ceilings	Drywall/ Acoustic
Doors	Solid-core and hollow-core wood

Table 8: Interior Finishes Summary

Description

The subject interior space was examined. The floors of the tenant spaces were of mostly carpet and vinyl squares with the bathroom and kitchen areas having vinyl flooring surfaces and the classroom building office & child care areas having carpet. The assembly area of the chapel building has the original wood flooring.

Walls are largely covered with paint over drywall or exposed painted masonry (see photos). Some of the space utilizes an open floor plan.

Interior ceilings consist of painted drywall and acoustic surface for the ceiling areas.

Observations & Comments

The carpet, vinyl and wood flooring surfaces are in fair to good condition considering the age of the building.

- The carpeting in the office and hallway areas of the classroom building has reached the end of its useful service life and should be replaced.
- There is a section of the wood flooring along the east edge of the chapel that has been damaged by wood destroying insect activity (see photos). This poses a potential trip hazard for anyone walking near there. We recommend the flooring be repaired for safety reasons.
- We would anticipate the need to replace the remaining carpeting/ or vinyl flooring surfaces within the next two to five years, especially the carpeting in the child care area and vinyl flooring in the kitchen and bathroom areas.

The walls are in fair to good condition when compared with buildings similar in age and construction type.

- Since these buildings were constructed and painted prior to 1977, there is a high probability that lead paint was used. It is likely that any old paint that remains (and it is virtually impossible to remove all paint from any building) may contain lead. Even lab analysis of paint samples could not guarantee that no lead exists anywhere else. Thus, caution should be exercised when working around any painted surfaces, particularly during remodeling work. Children and pets should not be allowed to chew on any painted surfaces.
- We would anticipate the need for interior painting of the remaining areas within the next two to five years especially in the classroom building where daily use will be expected.

The ceiling is in fair condition with repairs required at this time.

- There were signs of previous water leakage from the attic areas to the ceiling above the baptismal tub and above a west air supply register in the hallway of the chapel building areas (see photos). These are most likely caused by HVAC issues discussed above. During HVAC repair all water damaged components below/ or around it should be replaced and any environmental remediation/ or precautions taken to insure there are no areas or potential areas for the spread of mold spores.

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- There were various water stained areas on the ceiling drywall such as that noted in the classroom building child care rooms and west end of the chapel building area (see photos).
- Periodic maintenance of the ceiling drywall should be anticipated as they acquire water stains from roof leaks, AC water condensation, etc..
- Many building products used prior to 1978 and into the early 1980's contained varying amounts of asbestos. Asbestos, in certain forms, may be a health hazard. The popcorn ceiling surfaces in these buildings such as in the classroom building office and child care rooms and the eight inch vinyl square flooring throughout the buildings may contain asbestos. If this concerns you, there are testing laboratories and asbestos abatement professionals that can be retained to perform testing and give mitigation advice. In most instances, if the material is in good condition, the recommendation is to leave it in place and encapsulate it. Trying to remove it may cause a worse condition than leaving it alone.

No other materials were observed that might contain asbestos. However, this can only be confirmed by performing testing of the relevant building materials. We observed no visual evidence that would cause us to recommend these tests

There were signs of potential mold growth such as that noted in the chapel building rear hallway area (see photos). However there were no signs of other potential mold growth on any other areas inspected; however, no testing was conducted.

Public restrooms are located at the east hallway of the classroom building, west hallway of the classroom building and rear exterior hallway of the chapel building. No private restrooms were located. No drinking fountains were present as discussed in the 'Plumbing' section above.

9.0 MISCELLANEOUS

9.1 Amenities

Description N/A

Observations & Comments N/A

9.2 ADA Compliance

Description This inspection is not meant to be an ADA compliance inspection, however it is intended to describe, where possible, those items that do not comply with current and local ADA regulations.

Observations & Comments ADA compliance appears to be fair due to issues in the interior doors, common bathrooms, and parking handicap spaces.

The public restrooms in the east exterior and interior classroom areas are in fair compliance with the ADA, with repairs required to meet current standards.

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- There has been no attempt at providing size requirements for doors, turn-around, soap dishes and grab bars and the restrooms lack the proper sinks/ under-sink insulation required by the ADA.
- We recommend a handicap sign be installed on the restroom doors or front wall to indicate handicap accessible.

No drinking fountains were installed.

- In the event drinking fountains are installed, install at least one ADA compliant drinking fountain in the social hall or chapel building area.

Doors in the subject bathroom and common public/ or private spaces are in poor compliance with ADA.

- All common usage doors have non-compliant twist type door handles. Upgrades to lever type door handles would make the tenant spaces ADA compliant.

We observed one handicap parking space along the south exterior area (see photos). This number of ADA-compliant parking spaces does not meet the required 4% for small <200 parking space areas as marked and would not be adequate for a required 'Van Accessible' parking spot and there is no signage to indicate such.

- An additional handicapped parking space will be required.
- Install signage and make one of the handicapped spaces a 'Van Accessible' parking space.

Access to the chapel and classroom building entrance is good with adequate access provided (see photos).

9.3 Regulatory Compliance

Description

A Certificate of Occupancy was not available. No inspection reports were provided.

Observations & Comments

We recommend you obtain a Certificate of Occupancy from the current owner or City of Buckeye as required to ensure the buildings have been approved and meet all building standards for occupancy at this time.

9.4 Maintenance

Description

We did not delve into the contractual aspects of owner/tenant maintenance responsibilities as part of this inspection.

We met Mr. Arnold Doerksen and Miguel Cabrera on site who provided information on various maintenance issues.

Observations & Comments

It is our opinion that the overall maintenance and landscaping of the building is fair when compared to buildings similar in age and construction type. There has not been a good attention to maintenance of the building systems, especially its Plumbing systems, or the Electrical system components.

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10.0 LIMITATIONS

The observations described in this report are valid on the date of the investigation under the conditions noted in the report. We prepared this report for the exclusive use of Arizona Conference of Seventh Day Adventists in Scottsdale, AZ. BBaca Engineering, LLC does not intend any other individual or party to rely upon the report without our express written consent. If another individual or party relies on the report, they shall indemnify and hold BBaca Engineering, LLC harmless for any damages, losses, or expenses they may incur as a result of its use.

The report is limited to the visual observations made during our inspection. We did not conduct any destructive or invasive testing, move furnishings or equipment, or undertake any digging or excavation. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake to completely assess the stability of the buildings or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment.

We did not inspect the following:

- Not applicable.

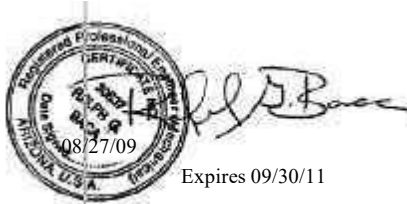
We do not render an opinion on un-inspected portions of the facility.

We did not perform any computations or other engineering analysis as part of this evaluation, nor did we conduct a comprehensive code compliance investigation. The report is not to be considered a warranty of condition, and no warranty is implied. The photographs are an integral part of this report and must be included in any review.

If cost estimates are presented, they are estimates only. The estimates are based on our general knowledge of building systems and the contracting/construction industry. When appropriate, we have relied on standard sources, such as Means Building Construction Cost Data, to develop cost estimates. However, for items for which we have developed cost estimates (e.g., structural repairs), no standard guide for developing such estimates exists.

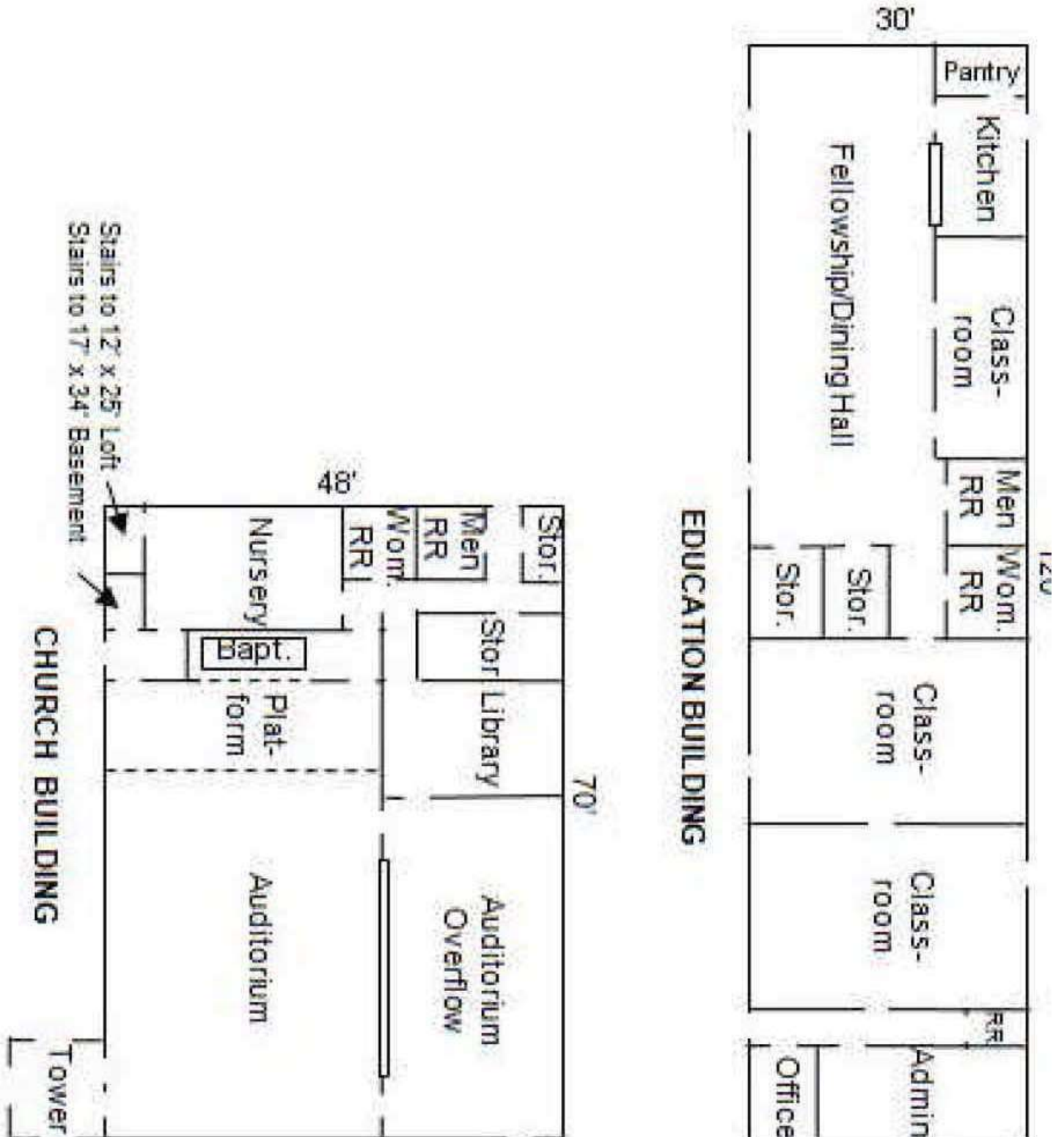
We have performed no design work as part of the study, nor have we obtained competitive quotations or estimates from contractors as this also is beyond the scope of the project. The actual cost to remedy deficiencies and deferred maintenance items that we have identified may vary significantly from estimates and competitive quotations from contractors.

Sincerely,



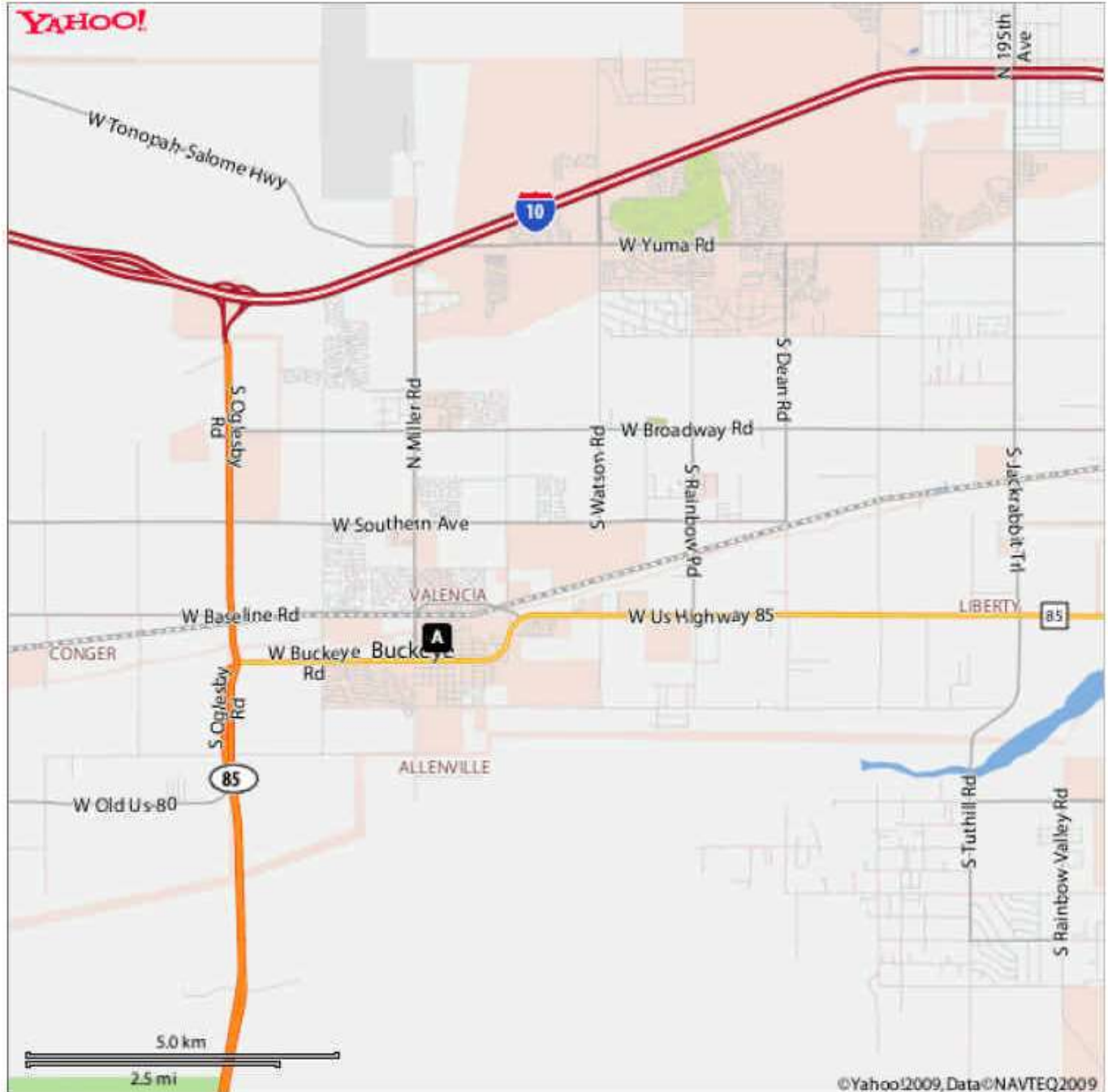
Ralph G. Baca, P.E.
Principal
BBaca Engineering, LLC

Layout of 501 N. 4th Street in Buckeye, AZ. 85326



Map of 501 N. 4th Street in Buckeye, AZ 85326

Map of Mountain Vista Community Chr (623) 474-5757 **YAHOO!**



Aerial of 501 N. 4th Street Buckeye, AZ. 85326



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APPENDIX A

PHOTOGRAPHS: 501 N. 4th Street in Buckeye, AZ. 85326



Photo 1: Front exterior view south end of chapel looking west.



Photo 2: Composition shingle surface worn and deteriorated over chapel bell tower.



Photo 3: South exterior view of chapel.



Photo 4: North exterior view of classroom building and parking area.



Photo 5: View looking SW of basketball court and playground area along north edge of property.



Photo 6: Playground equipment and area along north edge of property.



Photo 7: North exterior view of classroom and parking area looking SE.



Photo 8: North exterior rear end view of classroom building looking south.



Photo 9: Gutters bent outward along bottom north roof edge of classroom building.



Photo 10: Signs of leaks at gutter seams and no ventilation noted under eaves.



Photo 11: Exterior plastic molding worn and deteriorated around single pane windows of classroom building.



Photo 12: Downspout flattened along north edge of classroom building.



Photo 13: Distress cracks in masonry joints on north exterior wall over door.



Photo 14: Paint surface worn and deteriorated on wood fascia, trim and eaves of classroom building.



Photo 15: View between buildings looking west showing walkway area(s).



Photo 16: Sprinkler system timer at hose bib at entrance to chapel building.



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Photo 17: View along south edge of property and parking lot area looking east.

Photo 18: Rear exterior view south end of chapel building.



Photo 19: Handicap parking space & signage at east end of south parking lot.

Photo 20: Water damaged wood trim along south edge of classroom building roof edge.



Photo 21: Composition shingle roof surface view south slope of classroom building and typical.

Photo 22: Standing seam metal roof surface view north slope of chapel. Rusting noted at bottom edges & no gutter to DS.

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Photo 23: Standing seam metal roof surface view north slope west end of chapel. Rusting noted at bottom edges.



Photo 24: Roof mounted packaged heat pump view on north slope of classroom building roof.



Photo 25: Roof mounted packaged heat pump view on north slope of classroom building roof.



Photo 26: Exposed wiring on north roof slope of classroom building to pole light for north parking area.



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Photo 27: Exposed wiring on north roof slope of classroom building to pole light for north parking area.



Photo 28: No metal flashing noted around electrical mast head at west end of classroom building roof.



Photo 29: Excessive debris in gutters and gutters bent outward along bottom north edge of classroom building roof.

Photo 30: Roof mounted packaged heat pump installations on north roof slope for classroom building.



Photo 31: Rear exterior view of chapel building.



Photo 32: Damage along top edge of chimney stack at west end of chapel building roof.



Photo 33: Sewer line comes off north exterior wall of chapel into ground.



Photo 34: Main electrical service panel on west exterior wall of chapel. Not all breakers labeled. .



Photo 35: Main electrical service panel and wiring view on west exterior wall of chapel.



Photo 36: Rear exterior view south end of classroom building.



Photo 37: Poor flashing along bottom edge of classroom building exterior doors.



Photo 38: Attic view over classroom building showing site-built truss and sheathing construction.

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Photo 39: Attic view over classroom building showing wood truss, sheathing and insulation installations.



Photo 40: Insulation measured at less than four inches in attic area over classroom building.



Photo 41: Gas furnaces installed in attic area of classroom building disconnected and not in use.



Photo 42: Extension cord wiring & two-prong outlet noted in attic area over classroom building area at scuttle.



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Photo 43: Hallway entrance to office of classroom building east end.



Photo 45: Hallway view looking south at east end of classroom building where office areas noted.



Photo 47: Electrical sub-panel, in east hallway bathroom of classroom building.

Photo 44: View of office in classroom building, typical.



Photo 46: Common hallway restroom in hallway of classroom building for east office areas.



Photo 48: Study or library in classroom building at NE corner.



Photo 49: Study or library in classroom building at NE corner



Photo 50: Child care area in classroom building just west of office areas.



Photo 51: Water stains on ceiling acoustic panels along west edge of child care area.



Photo 52: Distress crack on west wall of child care area of classroom building over entry door.



Photo 53: Secondary child care area just east of kitchen and social hall.



Photo 54: Water stains on ceiling acoustic panels in secondary child care area just east of kitchen area. .

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Photo 55: No certification tags on fire hydrants in classroom building areas.



Photo 56: Hallway view from secondary child care areas to kitchen at west end of classroom building.



Photo 57: Common restrooms for kitchen and social hall areas.



Photo 58: View of sinks in common restroom for kitchen and social hall areas, not ADA compliant.



Photo 59: Signs of rusting and previous water leaks under sinks in kitchen hallway area.



Photo 60: Urinal view in men's restroom in kitchen area.



Photo 61: Social hallway view looking west in classroom building.



Photo 62: Kitchen view in social hall area of classroom building.



Photo 63: Electric water heater installation in kitchen under cabinets. Water leakage noted at TPR valve. .



Photo 64: Exposed Romex wiring in storage area by kitchen in classroom building. .



Photo 65: Electrical sub-panel and wiring installation in storage area by kitchen in classroom building. .



Photo 66: Emergency lighting noted in social hall along north interior wall.

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Photo 67: Gaps and tile flooring damaged along south edge of social hall in classroom building.



Photo 68: Two-prong outlets noted in storage room of kitchen hall area.



Photo 69: Water drains onto stucco surface along east wall of chapel area. .



Photo 70: Seams at bottom edges of chapel metal roof separated along south edge, typical.



Photo 71: Icing of exterior refrigerant line noted for chapel HVAC compressor/ condenser unit.



Photo 72: Wiring over-fused in electrical panel on north exterior wall of chapel.



Photo 67: Septic tank clean out along rear exterior of chapel.



Photo 68: Wiring over-fused in electrical panel on north exterior wall of chapel.



Photo 69: Main electrical service panel and wiring view on rear exterior wall of chapel .



Photo 70: Sewer plumbing line ends along rear wall of chapel and does not extend up past roof line.



Photo 71: Open electrical junction box on wall above front entry and bell tower area.



Photo 72: View in attic area or bell tower of chapel where old bell installed.

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Photo 73: View in attic area or bell tower of chapel where old bell installed.



Photo 74: View in attic area or bell tower of chapel where old bell installed.



Photo 75: Chapel view looking west showing altar area.



Photo 76: Entry view to chapel area looking south.



Photo 77: No certification tags for fire hydrants in chapel areas



Photo 78: Wood flooring damaged by wood destroying insect activity along east edge.



Photo 79: Baptismal bath tub view in chapel by alter area.



Photo 80: Excessive water staining on ceiling above baptismal tub in chapel area at alter end.



Photo 81: EXIT signage lit and emergency lighting in chapel hallway areas.



Photo 82: Hallway bathroom view at rear or west of alter in chapel area.



Photo 83: Weather stripping worn around exterior doors of chapel building.



Photo 84: Exposed Romex wiring in storage room at rear or west end of chapel area.



Photo 85: Exposed pigtail wiring in attic area of west end of chapel building.



Photo 86: View over ceiling in chapel area at its west end showing adobe wall and wood framing construction.



Photo 87: Rusting and signs of water leakage in AC ducting for chapel in NW attic area.



Photo 88: HVAC water condensation line droops in attic area above chapel in NW attic area.



Photo 89: Attic view over chapel area showing substrate and metal roof installation.



Photo 90: Dark discolorations by air supply register in rear hallway of chapel area.

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Photo 91: Broken glass panes on rear exterior wood windows.



Photo 92: Rear interior storage area of chapel and access to HVAC air handler installations.



Photo 93: Attic view over youth center showing wood framing, sheathing, and insulation installations.



Photo 94: Lobby view of Office building.



Photo 95: Exposed pigtail wiring at junction boxes at rear of chapel building by HVAC units.



Photo 96: Older gas line not in use by HVAC units in chapel.



Photo 97: HVAC condensation pan not angled to drain and unit installed on wood blocks in pan for chapel.



Photo 98: Wall vertical supports cut for HVAC installation, however not subsequently supported.



Photo 99: Exposed pigtail wiring at junction boxes at rear of chapel building by HVAC units.



Photo 100: Water stains below HVAC condensation pan at rear of chapel building.



Photo 101: Water stains on wood ceiling area at rear of chapel building south of HVAC installations.



Photo 102: No 'graspable' rail for stairway to basement area in chapel building.



Photo 103: Loose switch outlet at entrance to basement area.



Photo 104: Old fire extinguisher whose certification is over due.



Photo 105: Floor joists cut to install plumbing along top ceiling area of basement.



Photo 106: Termite tubes on floor joists along top ceiling area of basement west edge.



Photo 107: Basement and storage view.



Photo 108: Exposed Romex wiring to switch in basement area.



Photo 109: Exposed Romex wiring to switch in basement area.



Photo 110: Interior wall surfaces removed at localized areas in basement of chapel.



Photo 111: Electric water heater installation in basement of chapel, old unit. With signs of rusting.



Photo 112: Crawl space view under main chapel area. Water stains noted on header supports west end.



Photo 113: Crawl space view under main chapel area showing wood pier, post and beam supports.



Photo 114: Crawl space view under main chapel area showing wood substrate and supports.

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Photo 115: Water stains on interior walls of basement area.



Photo 116: Exposed Romex wiring on interior wall of basement area.



Photo 117: Nursery view at west end of chapel building.



Photo 118: Social hall view along north edge of chapel building.

APPENDIX B

References Used as Part of Inspection

1. Earle Shroyer,
Listing Agent, Realty Executives
Phone: 623-561-8800

2. Miguel Angel Cabrera
Church Pastor,
Phone: 623-330-8909

3. Arnold Doerksen
Business Manager
Palmcroft Baptist Church
602-863-0945

APPENDIX C Qualification of the Lead Engineer

RALPH G. BACA, P.E. REGISTERED PROFESSIONAL ENGINEER

2401 E. Taxidea Way
Phoenix, AZ., 85048

E-mail: bbacaengineering@earthlink.net

Home: (480)-706-7477
Work: (480)-706-6222

Website: www.bbacaengineering.com

EDUCATION: B.A., Physics: Occidental College, L.A., CA. June 1980
B.S., Mechanical Engineering California Inst. of Tech.; Pasadena, CA June 1980

SUMMARY OF EXPERIENCE: Twelve years as a Registered Professional Engineer both in California and Arizona:

- Consultant in providing building evaluations, inspections, and maintenance planning.
- Commercial building Property Site Assessment and Environmental Phase 1 specialist
- Forensic Commercial and Residential building investigations.
- Engineering evaluations and analysis of building Structural & Foundation Systems.
- Expert Witness Testimony

Thirteen years as a Community College and Building Inspection Faculty Member covering:

- Teaching technical systems and fieldwork for building inspections at:
 - Phoenix College, Phoenix, AZ.
 - Kaplan Inspection Training Associates, Tempe, AZ.
 - Southwest Institute of Property Inspectors (SIPI), Scottsdale, AZ
- Teaching math and physics classes within the Maricopa Community College System

Nineteen years as a Mechanical Design Engineer covering:

- Six Sigma/ Continuous Improvement Implementation; Certification Complete
- Design-to-Cost through Benchmarking, Quality & Process Analysis (Lean Mfg.)
- Systems Design, Development, Test, and Analysis:
 - Commercial Aircraft Environmental Control Systems
 - Military Fighter Emergency Start Power Systems
- Structural, and Thermal Design and Analysis of Gas Turbine Engine Components.
- Electronic Packaging of Commercial and Military Avionic CRT Displays

PROFESSIONAL LICENSES/ OR MEMBERSHIPS:

American Society of Home Inspectors (ASHI). Member since 2000. Educational Committee 2004
National Association of Home Inspectors (NAHI). President Arizona Chapter 2005 - Present
National Society of Professional Engineers (NSPE)
National Association of Building Inspection Engineers (NABIE)
American Society of Mechanical Engineers (ASME)
Society of Hispanic Professional Engineers (SHPE)
Professional Engineer's License, State of Arizona #30637
Professional Engineer's License, State of California #M29693

EMPLOYMENT:

August 1996 to Present, Residential & Commercial Property Inspections, Phoenix, AZ.
Engineering Consultant/ Owner: Building Evaluations/ Inspections/ Maintenance Planning.
Responsibility: Provide professional evaluation of residential and commercial buildings with special emphasis on condition of the structure, maintenance & safety issues, & energy efficiency.
Competencies: In-phase construction, Blueprint reading, Customer Interface, Building Design, Report Writing, Engineering Evaluations & Estimating Repairs.
Accomplishments: *Over 5000 buildings inspected and evaluated. Successful startup of own Property Inspection & Engineering Consulting Business*

March 1983 to June 14, 2002, Honeywell Inc.
Principal Engineer; Honeywell Engines & Systems Division, Phoenix, AZ. Mar 1983 - June 2002
Responsibility: Develop, coordinate, and drive results of designers & structural analysts integrated within a manufacturing & procurement environment to meet cost reduction goals.
Competencies: Lean Manufacturing, Continuous Improvement, and Six Sigma Deployment; Design-to-Cost through Benchmarking, Quality, and Process Analysis.

----- References available upon request. -----

APPENDIX D ESTIMATED REPAIR/REPLACEMENT COSTS

Required Repairs	Required Immediately	Required in First Year	Required Within Years 2—5
SITE IMPROVEMENTS	\$2,900 – 3,900	\$1,200	\$9,800 – 11,400
○ Drainage	\$0	\$0	\$600 - 1000
○ Provide provisions to insure water drains away from all building foundation areas.	\$0		\$600 - 1000
○ Paving & Curbing	\$1,400 – 1,900	\$0	\$4,400 – 5,600
○ Re-stripe parking lot areas.	\$800 – 1,000		
○ Replace broken/ or missing curbing.		\$0	\$400 - 600
○ Periodic repair and re-stripe with gravel or pot hole repair.	\$0		\$1,500 – 2,000
○ Repair wiring to light pole for north parking lot.	\$300 - 400		
○ Upgrade parking lot and driveway lighting with additional lights.	\$0		\$2,500 – 3,000
○ Test and repair of all exterior wall mounted lights.	\$300 -500	\$0	
○ Flatwork	\$1,500 – 2,000	\$0	\$0
○ Repair large cracks/ or uneven concrete surface in basketball or sport court for safety reasons..	\$1,500 – 2,000		
○ Landscaping	\$0	\$1,200	\$4,800
○ Periodic sprinkler and landscaping maintenance.	\$0	\$1,200	\$4,800
STRUCTURE & EXTERIOR	\$17,750 – 22,950	\$2,400 – 3,000	\$24,400 – 30,700
○ Substructure	\$2,700 – 3,250	\$0	\$2,300 – 3,100
○ Repair cut floor joists under ground level flooring at the rear of the chapel building.	\$2,500 – 3,000		
○ Install insulation in crawl space area and under flooring of chapel building.			\$1,500 – 2,000
○ Provide additional ventilation for crawl space area of chapel building.			\$800 – 1,100
○ Have termite inspection to ensure no active termites, especially in basement of chapel building.	\$200 - 250		
○ Superstructure	\$2,600 – 3,500	\$0	\$0
○ Install additional insulation in attic area over classroom building and install insulation in attic area over chapel building as required to current standards for energy efficiency.	1,500 – 2,000		
○ Clear gable vents in classroom building and add additional vents in both buildings.	\$1,100 – 1,500		

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○ Exterior	\$5,300 – 6,500	\$2,000 – 2,600	\$13,500 – 17,000
○ Replace water damaged wood trim along the bottom south edge of the classroom building roof.	\$500 - 600		
○ Repair framing by adding additional support across top of wall where vertical boards cut to install HVAC evaporative coil units in chapel building.	\$1,200 – 1,500		
○ Paint exterior of both buildings as part of general maintenance.	\$0		\$12,000 – 15,000
○ Replace all missing window screens and repair cracked/ or separate glazing/ or exterior plastic molding.	\$1,500 -1,800		
○ Repair all cracked window panes on both buildings.	\$900 – 1,200		
○ Install weather stripping around exterior doors	\$800 - 900		
○ Repair or replace thresholds for classroom building exterior doors.		\$1,500 – 2,000	
○ Paint all exterior doors as part of general maintenance.			\$1,500 - 2000
○ Repair damaged chain link fence and gate at playground area as part of general maintenance..		\$500 - 600	\$0
○ Independent or city inspection of all playground equipment to insure proper safety guidelines are followed for daycare.	\$400 - 500		
○ Roofing	\$7,150 – 9,700	\$400	\$8,600 – 10,600
○ Full inspection and repairs with roof certification of metal seamed roof over chapel and auditorium building.	\$500 - 700		
○ Major repair or replacement of chapel building roof.			\$7,000 – 9,000
○ Replace roof surface over bell tower at entry to chapel buildings.	\$3,000 – 4,000		
○ Repair mastic flashing/ or excessive mastic around all roof openings.	\$1,500 – 1,800		\$0
○ Install rain cap over gas vent stack on classroom building roof at its west end.	\$150 - 200		
○ Clear out, repair seams and re-position and slope gutters along north edge classroom building roof to ensure proper drainage is obtained.	\$800 – 1,500		
○ Install gutters to downspouts along bottom north roof edge of chapel building.	\$1,200 – 1,500		\$0
○ Periodic roof inspection and maintenance.		\$400	\$1,600
MECHANICAL SYSTEMS	\$14,500 – 18,800	\$7,400 – 9,600	\$23,500 – 32,200
○ Plumbing Systems	\$4,800 – 6,200	\$800	\$3,500 - 4,200

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○ Full evaluation of galvanized water supply lines/ or drain lines to ensure they are in good operating condition. . .	\$500 - 600		
○ Replace leaking hose bib along north exterior of classroom building.	\$100 - 200		
○ Repair sewer vent on rear exterior of chapel building to extend up past the roof for proper ventilation.	\$200 – 300		
○ Septic tank inspection and certification. .	\$900 - 1,200		
○ Install anti-siphon valves at all exterior hose bibs for safety. .	\$300 - 400		
○ Repair all sinks as required to ensure proper drainage.	\$300 - 400		
○ Repair or replace shutoff valves under sinks that are stuck open.	\$300 - 400		
○ Repair loose toilet in girls restroom in classroom building and continuous running toilet in men’s restroom at rear of chapel building.	\$200 - 300		
○ Repair urinal to adequately flush in boys restroom of classroom building.	\$100 - 200		
○ Clean all exhaust fans in bathroom and kitchen areas. Install filters in kitchen areas.	\$200		
○ Replacement of older water fixtures.			\$3,500 - 4,200
○ Replacement of older water heaters.	\$900 – 1,100		
○ Repair baptismal tub in chapel to ensure proper operation. .	\$800 - 900		
○ Install drinking fountain with ADA compliant ones.		\$800	
○ HVAC Systems	\$4,300 – 5,500	\$6,600 – 8,800	\$18,000 – 24,000
○ Service and repair AC units for chapel building to ensure they are in good operating condition.	\$500 - 600		
○ Install water condensation pan and ensure existing water condensation pan angled to drain in chapel building.	\$500 - 800		
○ Re-position water condensation lines for chapel building units to adequately drain..	\$300 - 400		
○ Replace fuse for maintenance electrical panel of chapel building unit where overfused.	\$100 - 200		
○ Repair/ or replacement of four aging HVAC systems for classroom building.	\$0	\$4,000 – 6,000	\$12,000 – 18,000
○ Repair or replace rusted ducting in attic area of chapel building.	\$2,500 – 3,000		
○ Upgrade older thermostats to newer and more efficient models.		\$1,100 – 1,300	
○ Replace all filter media prior to occupancy.	\$400 - 500		
○ Periodic HVAC and filter maintenance.		\$1,500	\$6,000

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○ Electrical Systems	\$5,400 – 7,100	\$0	\$2,000 – 4,000
○ Label all breakers at all panels for safety reasons.	\$600 - 800		
○ Repair overfused circuits in fuse box on north wall of chapel building.	\$900 – 1,200		
○ Repair electrical sub-panel in kitchen storage area of classroom building.	\$200 - 300		
○ Repair all exposed Romex wiring as noted in report and fully evaluate all wiring and connections in both buildings.	\$1,500 – 2,000		
○ Repair three-prong outlets not grounded in kitchen area.	\$400 - 600		
○ Install all Romex in attic area inside of conduit and insure all pigtail wiring installed in junction box.	\$800 - 900		
○ Secure and protect wiring for switch to light at basement entry.	\$200 - 300		
○ Install GFCI outlets in kitchen and bathroom areas around water and insure proper operation.	\$800 – 1,000		
○ Upgrade all interior wiring, especially any two-prong outlets			\$2,000 – 4,000
SPECIAL SYSTEMS	\$1,200 – 1,800	\$600 – 800	\$2,400 – 2,800
○ Vertical Transportation	\$0	\$0	\$0
○ Security Systems			
○ Verify security systems operation with current owner/ or provider	N/A		
○ Fire Protection & Life Safety	\$1,200 – 1,800	\$600 – 800	\$2,400 – 2,800
○ Certify and tag fire extinguishers..	\$400 - 600		
○ Periodic certification and recharge as required fire extinguishers.	\$0	\$400 - 600	\$1,600 – 2,000
○ Repair EXIT signs not lit and install above all exterior doors.	\$200 - 300		
○ Repairs and periodic testing and verification of emergency lighting.	\$100 - 200	\$200	\$800
○ Install smoke detectors in chapel & classroom building areas.	\$500-700		
INTERIOR ELEMENTS	\$4,600 – 8,800	\$200	\$21,800 – 30,000
○ Ceiling	\$1,500 – 5,000	\$200	\$800 – 1,000
○ Replace all water damaged ceiling areas and environmentally treat to ensure no mold or mildew spores emitted to interior areas.	\$1,500 – 5,000		
○ Periodic ceiling tile repairs.	\$0	\$200	\$800 – 1,000
○ Flooring	\$3,100 – 3,800	\$0	\$12,500 – 18,500

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○ Replace carpet in classroom building hallway and office areas.	\$2,500 – 3,000	\$0	
○ Repair wood flooring in chapel along east edge.	\$600 - 800		
○ Replace carpet in classroom areas and vinyl in kitchen and bath areas.			\$12,500 – 18,500
○ Walls	\$0	\$0	\$8,500 – 10,500
○ Periodic painting of walls especially in classrooms			\$8,500 – 10,500
MISCELLANEOUS	\$600 - 800	\$5,900 – 7,900	\$0
○ ADA Compliance	\$600 - 800	\$5,900 – 7,900	\$0
○ Upgrade common restroom areas for ADA compliance		\$2,500 – 3,000	
○ Install ADA compliant drinking fountain.		(see Plumbing)	
○ Add one handicap parking space and make one 'Van Accessible' with signage.	\$600 - 800		
○ Install handicap sign for hallway restrooms.		\$400	
○ Install lever handles for common public space doors.		\$3,000 – 5,000	
Total_	\$41,550 – 57,050	\$17,700 – 22,100	\$81,900 – 107,100

*The recommendations and comments included in this report are based on the collective experience of Professional Engineers. Any costs or other comments contained herein do not necessarily infer that subcontracts, quotes, or opinions of other professionals were solicited.

_This table summarizes estimated costs of repairs or replacements, including both labor and materials. These estimates are based on our general knowledge of building systems, local contracting/construction industry conditions, and other sources such as Means Building Construction Cost Data. We have performed no design work as part of this study, nor have we obtained competitive quotations or estimates.

_Uninflated.