



The
Home Inspection
Company

AAD Inspection Corp.

HUD 203(k) Consultant ID# S0033
Insured for General Business Liability
Fidelity Bonded

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Inspection Date: February 14, 2006

Re: COMMERCIAL INSPECTION
2720 W., IDAHO STREET, BOISE, ID

To Whom It May Concern:

This report covers only the systems mentioned herein. It is a summary of an on-site inspection conducted in the presence of Gary Davis and Kenny Pelot on this day.

This was a visual inspection, only. No exhaustive inspections, functional tests, or other engineering analyses were done. I did not inspect the sewer or water systems of this property. Additionally, I did not inspect the fire sprinkler systems or alarms. (I simply noted their presence.)

Ada County Assessor's Data

The Ada County Assessor's office shows this property as only one address: 2700 W. Idaho (Parcel # R93235D0743). I find no listing for the other mailing address of 2720 occupying the east third of the same building complex.

Those data say that the building was built in 1952; but remodeled in 1961. However, there are definitely three distinct ages to this building. The building at the east third is the oldest, with the west third being the newest. (In my opinion, the eastmost section of the building appears to have been built circa 1910 through 1925.)

According to the assessor's data, the property has 0.895 acre of commercial land. The data also show 25,000 square feet (0.5739 acre) of leasable space, with 0.76 acre of land. (This lower figure of land might be the part that excludes the street right's-of way; but this would have to be confirmed through other sources.)

Power & Electrical Systems

The 2700 address (now Treasure Wood Mfg.) has only single-phase 240/120-volt power from overhead primary at the north exterior edge of the building in the alley. The address 2720 (consisting of the center and west thirds of the building) have 3-phase power from three overhead transformers in the alley.

Most of the electrical panels, receptacles, and switches appear to be reasonably up to date. They are grounded. I don't see much problem arising from the basic lighting and receptacle systems. I even believe that the distribution panels will probably suffice for most everything you may plan to do with the building.

However, I suggest having a qualified electrician “ring out” each of the Type SO power cords that are draped from the ceiling throughout most of the building. I suggest having them labeled as to which circuit breakers in the distribution panels power them. I also suggest carefully labeling the breakers as to which cables and receptacles are powered from them. (It would be great to have ampacity ratings or power ratings included on the receptacles for posterity.)

Roof Covering over East Third (Address 2700 W. Idaho St.)

The roof covering over the “barrel roof” structure of 2700 W. Idaho St. is of a modified bitumen (rubberized asphalt impregnated felt) commonly known as “torch-down”. This roof covering appears to be around 7 or 8 years old. Bill Laufenberg, of Summit Roofing (who’s been maintaining these roofs), says he believes this roof section was installed by Quality Tile Roofing, Inc. This section of roof should have a general total life expectancy of about 20 to 25 years. Therefore, as many as 17 more years of useful life might be enjoyed from this roof covering. (Be advised, though, that most flat roof coverings require increasingly higher rates of maintenance expenditures during the last 50% of their “useful” lives.

I understand that there have been some ongoing problems with the several roof drains installed at the corners of this section of the roof. It is obvious that some roof caulking or patching compounds have been recently applied in areas around the drains. Nonetheless, the roof drains continue to leak periodically down in to the building.

Bill Laufenberg suggests rebuilding the areas containing the roof drains at this time. (I believe he gave estimates of around \$600 per drain.) I believe that if this is done, there should be little other problems with this east-most section of the roof covering for a number of years.

Roof Covering over the Center Section of the Building Complex (Address 2720 W. Idaho St.)

The center section of roof is currently covered with a multiple-ply built-up-felt and hot-mopped tar roof covering. This section appears to be around 15 years old. It is reaching the end of its expected useful life. I suggest budgeting for an overlay within the next several years.

Bill Laufenberg suggests considering a TPO (Thermoplastic Overlay) roof covering for this section. He says that it should cost around \$325 per square foot for the overlay. However, if too many courses of underlying roof covering are already in place, he would add approximately an additional \$150 per square foot for a tear-off of the other roofing materials. Bill says that he has not “cored” the roof at any time to determine how many courses of roofing are now in place. (The codes usually allow only two courses to be in place at once. However, he has successfully submitted requests for variances in the past, as long as they are accompanied by engineers’ reports.)

Some of the edges of the felt are starting to lift in places on this section of the roof ... especially where the roof covering rolls up the sides of the parapet walls.

Water has been standing along the flat valley formed along the west side of this center section of the roof because of the higher wall of the latest west addition to the building. (This original west edge was designed to let water fall off along it without having to run to either corner.) However, now the water gets trapped against the higher wall of the west section of the building.

I suggest considering having a shallow “cricket” roof built up at the time of next reroofing to help the water at the west side of this roof flow towards the drains at both west corners. (However, the cricket must not be built up high enough to interfere with the standing seam metal roof over the west third of the building.)

This center section of the roof has had two large air conditioning units recently removed. However, another smaller compressor unit is abandoned in place and should be removed near the south center of the roof. Additionally, an older air conditioning unit was left in place at the east center of this roof section. I suggest removing this abandoned appliance, as well. Its roof penetration will need to be covered with sheetmetal or roofing material, also. I suggest building a higher “neck” for the riser platform for this penetration of only a metal cover is to be applied.

Roof Covering over the West Third of the Building Complex

The west third of the roof consists of a heavy-gage standing seam galvanized steel roof covering. It should last indefinitely; but has a few leaks that will need periodic maintenance. The greatest areas of concern for this west section are the end-to-end, lapped metal sheet joints along the north perimeter of the roof where the manufacturer’s standard hold-down bars could not be used.

General Roof Covering Comments

It appears that someone other than a qualified roofing contractor may have been applying roof patching compounds to the numerous places on all the rooftops. This type of application often reduces the effectiveness of subsequent roof maintenance and increases the costs for roofers to make more appropriate repairs, later. (The following photo shows the patching compounds that were likely used most recently.)



The brick chimney at the east center edge of the building is no longer in use. This chimney top should probably be capped to keep further rain and snow from attacking the bricks. This cap could be made of sheetmetal or roofing materials. (Otherwise, the first few rows of bricks near the top of the chimney should probably be repointed by qualified mason.)

Sidewalks.

The sidewalk along the east side of the building has a sunken area near the sprinkler system's buried irrigation boxes. This area constitutes a tripping hazard for the general public. I strongly recommend removing this hazard as soon as practical.



I suggest keeping the weeds removed from the joint between the backs of the street curbs and the sidewalks in order to avoid long-term disruption of the concrete and an accelerated need to replace these concrete sections. (The responsibility for maintaining the public-owned curbs and sidewalks falls on the adjacent land owners. Not everyone is away of this responsibility.)

HVAC (Air Conditioning, Heating, and Air Conditioning)

The two large, rooftop HVAC units over the 2700 address (the east third of the building complex) are only a few years old. They should be fine for a number of years to come.

The interior of the east third of the complex is heated by a number of natural gas space heaters with integral fans. This type of unit usually needs very little maintenance and tends to last many, many years. The workers in the building say that the heating has been fine, with no problems.

The gas furnace now serving the offices of the middle section of the complex appears to be of mid-1980's vintage. It is probably nearing the end of its expected life. I suggest budgeting for its replacement at any time. (Its rooftop air conditioning compressor unit, however, is only a few years old ☺.)

I suggest removing the older, abandoned oil furnace near the ceiling inside the center section of this building complex. (NOTE: I did not perform an exhaustive search for any possible buried heating oil tank that may have been associated with the oil heater.) It's this oil furnace that leads me to believe that the center section of the building complex was built in 1952—the first date cited in the Assessor's data.

The HVAC equipment sitting on the interior balcony over the paint room at the northwest corner of the center section of the complex is abandoned in place. (This equipment was part of the system that was removed from the rooftop. I imagine it will have little or no value.)

Alley and Parking Lot Pavement

The asphaltic pavement of the alley and west parking lot is in excellent condition for their age. However, the west edge of the parking lot is beginning to "ravel" from the advancing lawn sod in the landscaped area adjacent to it. Therefore, I suggest recutting a clean edge to the asphalt and possibly converting the landscaping to decorator rock between the asphalt and the drainage swale. This area could then be kept treated with ground killer or Roundup® in order to avoid further damage to the edges of the pavement.

Plan to have the parking lot seal-coated and restriped at least once every 3 to 5 years in order to keep it from deteriorating and needing more expensive maintenance.

I suggest cleaning out all the roof drains at the rooftop at least twice each year.

If I can be of further service, please don't hesitate to contact me.

Sincerely,



Stan Audette
Inspector