

COMMERCIAL CONDO INSPECTION REPORT

Client: Hiroki Takeda
Agent: James Wheeler, cpi@newmexico.com
Email: acupuncturehiro@gmail.com
Phones: (505) 423-4139, (505) 470-8081

INSPECTED PROPERTY ADDRESS:


2019 Galisteo Street, Unit N-10/ B
Santa Fe, NM 87505

Inspection Date: 11/1/19

Inspection Time: 2:00 PM

Report Number: **10699**

Inspectors: Robert Willis

WEATHER: Sunny

Cloudy

Rain

Snow Accumulation

Exterior Temp: ~50°

Exterior Humidity: ~10%

Interior Temps: ~68°

Interior Humidity: ~12%

Clients were Present: Yes No



ActiveHome INSPECTIONS™

Improving homes with **SMART** assessments

ActiveHome2010@aol.com www.activehome2010.com



1608 Old Pecos Trail ▪ Santa Fe ▪ New Mexico 87505

Office: (505) 986-1015 ▪ Mobile: (505) 501-0598 ▪ Fax: (505) 986-1860



FLOOR PLAN

2019 Galisteo St. Suite N-10, Units B, C, D | Santa Fe, NM 87505

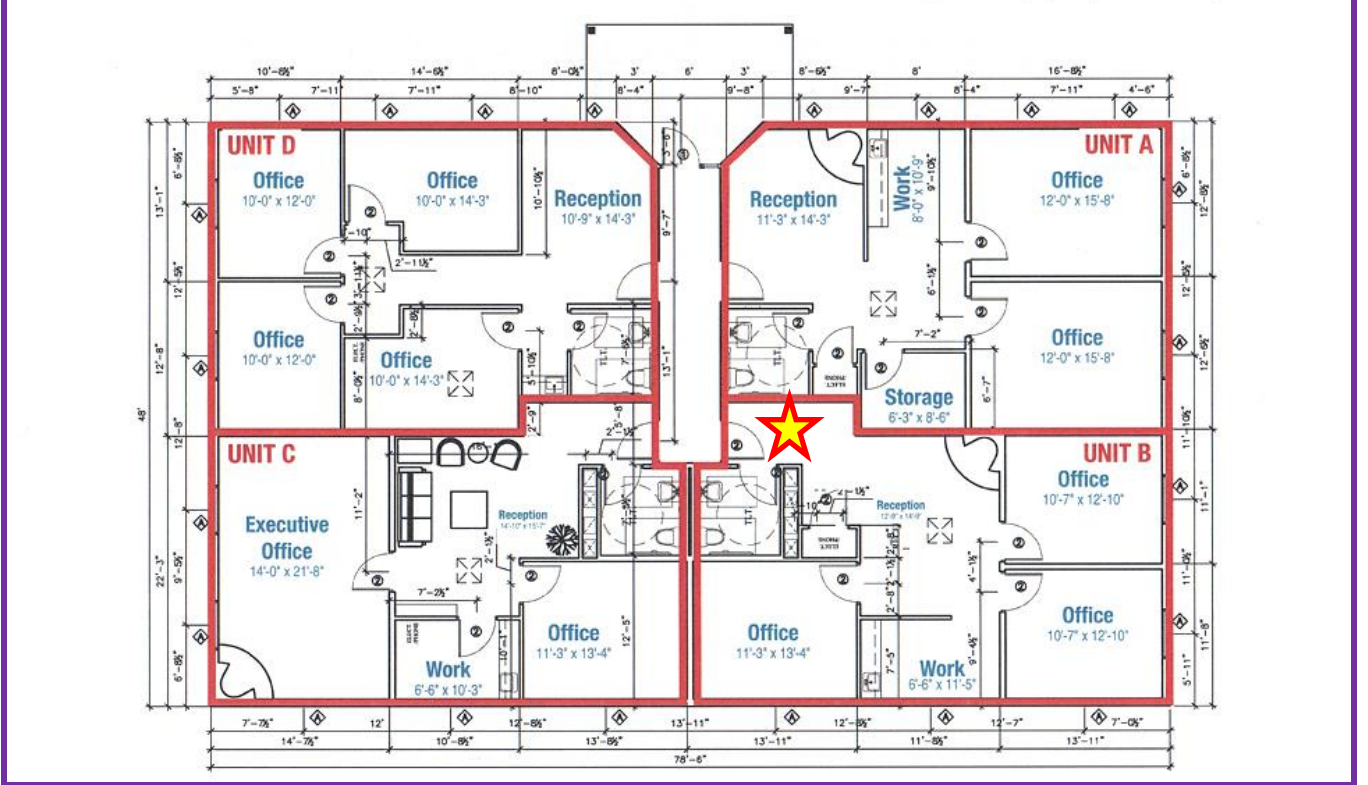


Table of Contents:

0.0 SCOPE OF INSPECTION	3
1.0 SUMMARY	3
2.0 INTRODUCTION	4
3.0 STRUCTURE	6
4.0 ELECTRICAL	6
5.0 HEATING SYSTEM	6
6.0 AIR CONDITIONING	7
7.0 VENTILATION	7
8.0 PLUMBING	7
9.0 ROOFING	8
10.0 INTERIORS	9
11.0 EXTERIORS	9
12.0 INSULATION	9
13.0 EQUIPMENT	10
14.0 DEFECTS FOUND	10
15.0 ENVIRONMENTAL	10
16.0 RECOMMENDATIONS IN GENERAL	10
17.0 PHOTOGRAPHS	11
18.0 CLOSING COMMENTS	13

0.0 Scope of the Inspection:

All components designated for inspection are within the **ASHI** Standards of Practice. It is the goal of the inspection to put the clients in a better position to make decisions on the buildings' structural integrity and for the longevity of all the buildings' systems and finishes. Not all problems or defects can be identified during this inspection. Unexpected repairs should still always be anticipated.

This inspection should not be considered a guarantee or warranty of any kind. No maintenance services, removal of cowlings or destructive discovery during the inspection have been performed except for devices and equipment that were discussed beforehand with the owner and client during the inspection.

1.1 Summary:

This Commercial Condominium under roof is part of Galisteo Office Condominiums; and Zone as a C-1, PUD originally developed in 2007 as 15-buildings, 125,000 square foot office park in Santa Fe, NM designed for Offices and or other appropriate uses. Currently this Unit has built-in furnishes with Entrance/ Reception/ 3-Offices/ Breakroom/ Restroom/ Kiva Fireplace & Utility Closets and one-entry door; 3⁰⁶.

The second-floor level Condo was built as a commercial space within a Condominium Association with the same standards and specifications by ICC & State UBC codes and thereby; built within NM State and SF City Authorities.

This commercial building is a steel frame, 9' drop-in acoustical tile ceilings with steel gridders, metal studs and concrete masonry supporting the built-up Torch-down flat roof, sloped to Canales and the stucco walls are in **Satisfactory Condition** without having any structural deficiencies found or noted on the Report.

The electrical system, single phase and with single phase/ 2-post breakers for air conditioning used within a 200Amp rated breaker panel was found to be in **Satisfactory Condition** without any overloads found for the designed circuits loads. Grounding electrode conductors are present, and several GFI receptacles were found. All safety requirements have been met and all the breakers in the panels are clearly labeled.

The rooftop **YORK** HVAC unit is gas fired for heat and 208/ 240-volt electric for air conditioning at 30,000 BTU's separately. Maintenance will be required by building management to be verified in order to predict longevities. The responsibility for maintenance and service of these units should be handled by scheduled maintenance by Management/ Owner. The Condo's floor plan for all rooms and the bathroom are equipped with forced air ducting for supplies and returns for heating and air conditioning using natural verified at this inspection. A **Rheem** 20-gallon, 110-volt electric H₂O heater is above the bathroom ceiling, although working will need maintenance by a Plumber.

There was one 2⁰2⁰ double dome, curb mounted skylight found on rooftop with the intended use to bring in central sunlight. The proper design for air exchange within the Condo should be at least 5-times per hour. Make sure this is acceptable with a Mechanical Expert to minimize allergens.

$$\text{Air Changes/ hour} = \frac{\text{CFM} \times 60 \text{ min}}{\text{Volume of Room}}$$

The plumbing system throughout were generally in **Satisfactory Condition**.

The Torch-down membrane roof is in **Satisfactory Condition** without finding any leaks on the ceilings below. Continuing roof maintenance by Management is going to needed to reappoint the roof jack for the exhaust fan. The roof is ballasted and the visual assessment of the membrane itself is sound.

The stucco, 3-coats of a lath/ base and color coat on the exterior walls throughout the building's exterior walls are in **Satisfactory Condition** without the need for patching and repairs as noted.

There's an Entry Door to the Reception room in Good Shape, with one glass pane and wood frame & panel found to be in **Good Condition**.

The asphalt paving and parking lots are stripped in **Satisfactory Condition** and this is the responsibility of the Management for maintenance.

2.0 Introduction:

As per request, a visual inspection was performed on the Condominium by **AHI** and is limited to identify the existing conditions of the following readily visible building components.

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Electric Systems
- Doors & Windows
- Roofing Systems
- Interior Components
- Fixtures, plumbing & electrical

This assessment meets and/ or exceeds the ASTM standard E2018-99 for Property Condition Assessments. This report provides recommendations without a cost analysis and the priorities for:

- Remediating major deficiencies,
- Updating aging components, and,
- Undertaking further detailed investigations are not included in this Report.

Recommendations are for remedial actions within the scope of this inspection are typical for the normal maintenance of the building.

This Report is intended for the exclusive use of our client. Use of the information contained within the Report by any other party is not intended and therefore we accept no responsibility for such use.

This Report is preliminary in nature. Before any major repairs are undertaken, **AHI** recommends that a performance specialist prepare a detailed condition survey and development plan. Contractors should be contacted for exact quotations if repair or maintenance should become an issue.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building codes and building bylaw compliance, or environmental concerns.

Building Description:

This Condominium Office is within a free-standing building attached to other units of similar sizes including an elevated sidewalk at the entries with smaller gardens and hardscaped with concrete walkways, and asphalt parking spaces sufficiently designed for adequate parking. On the property, a building complex of other building units are not considered on this report. The building has a flat built-up roof sloped for drainage to canals that will need maintenance to prevent any leaking.

The Entrance is under an enclosed structure and hallway servicing three similar units. There is landscaping on the property at the ground level. The building comprises of spaces for commercial offices primarily for office businesses. It was determined that this building has an approximate area of 852 square feet. The one-story condo has 9-foot ceilings and was constructed in 2007 to present.

This Condominium Unit B is currently vacant and ready for move-in.

Document Review and Interviews:

A Floor Plan was available for review by Management and relied upon to assist with the Inspection. It is recommended that the new design documents are updated and prepared for remodel. The owner's Agent was available for interview and were very helpful with the details of this Condominium Unit.

ADA and Accessibility Review:

Review for compliance with ADA and accessibility requirements was observed and all handicap and accessibility requirements have been met within the restroom, handrails, proper doors and access without steps for the entry doors. Storage closets and utility areas are not for the public use.

3.0 Structure:

3.1 Description:

- 3.1.1 The Building Unit is elevated light concrete slab floor construction with exterior steel/ wood frame & insulated walls and interiors metal and/or wood stud walls throughout the complex.

Continued...

- 3.1.2 The masonry foundations support steel frame & panels on the exterior walls with insulation throughout the walls and ceiling areas and the walls have been applied with stucco.
- 3.1.3 The roof deck is supported by engineered trusses, steel bar-joists attached by bolts to steel gridders, spaced appropriately apart bearing on the walls tied to the building's foundation. There are perpendicular steel beams spaced, 8-feet apart bearing on the steel channel beam and in between are steel bar-joists spaced 24" c.c. insulated above the underroof cavities or equivalent steel deck membranes; supported by an underlayment of a plywood decking on the roof.
- 3.1.4 The ground floor coverings are carpeting over concrete slabs that will need to be replaced.

3.1 Observations and Discussion:

- 3.2.1 No major structural defects were noted or found.

4.0 Electrical:

4.1 Description:

- 4.0.1 PNM electrical service meter was found outside the Building and routed by an underground service and easement zone on the exteriors of this office unit. The interior panel has a rating of a 200Amp service wires that are branched to the PNM meter.
- 4.0.2 There is a 200Amp Disconnect breaker at the PNM Meter.
- 4.0.3 240v/120v single phase, three wire systems are primarily being used for electrical outlets and lighting.
- 4.0.4 208v/ 240v three-phase breakers were found inside the main panel for primary HVAC-AC uses.
- 4.0.5 Combination of mostly fluorescence, and incandescent bulbs were present.
- 4.0.6 Recommend to exchange with LED bulbs for lighting.

4.0 Observations and Discussion:

- 2.1.1 While detailed load calculations were not performed, no problems are suspected within the service capacity. The service should be adequate for its present usage.
- 2.1.2 There is adequate clearance in front of the panel box of 36 inches in front of the panel.
- 2.1.3 Consult with a Licensed electrician for added service needs during remodeling.

5.0 Heating System:

5.1 Description:

- 5.1.1 The Building is heated by a combined **YORK** 2.5-Ton HVAC gas fired furnace and an electric AC unit of a combined 30,000 BTU approximate rating to support proper cooling throughout.
- 5.1.2 Gas service meter was located outside in a utility area and connected by a 1 1/4" steel gas pipe running to the roof for service needs.

5.2 Observations and Discussion:

- 5.2.1 While detailed heat loss calculations were not performed, no problems are suspected within the heating capacity with the Carrier HVAC unit and rooftop Condenser.
- 5.2.2 The HVAC unit is estimated to be originally installed and running for adequate service. Maintenance and filter changes will be necessary for further inspections.
- 5.2.3 The natural gas lines have been properly installed.
- 5.2.4 Standard metal B-vents are supplied for the building and are in **Satisfactory Condition**.
- 5.2.5 The heating distribution ducting appears to be adequate, although pressurization tests will need to be verified to possible correct for the possibility of any ductwork leakage. Balancing of the system will be required and verified during remodeling.

6.0 Air Conditioning:

Description:

- 6.1.1 YORK HVAC units with its Condenser on the rooftop were observed to be running at the time of the Inspection.

6.2 Observations and Discussion:

- 6.2.1 While detailed calculations could not be carried out, further investigation will be necessary.
- 6.2.2 As mentioned previously in the Heating section, adequate air distribution should be provided by the Owner/ Management for future uses.
- 6.2.3 It is recommended to consult with a Mechanical Engineer or License Mechanical Contractor to troubleshoot for the best energy efficiency of the heating & cooling systems to conform with the modern standards for the future use of this Building.

7.0 Ventilation:

7.1 Description:

- 7.2.1 There is ventilation directly by the HVAC system.
- 7.2.2 The restroom fan was working and vented to the roof.
- 7.2.3 The ventilation systems have been incorporated with the heating & cooling as observed during the time of this Inspection.
- 7.2.4 Two make-up ceiling vent resistors were observed and working in Good Order.
- 7.2.5 The restroom is ventilated by an individual exhaust fans vented to roof.
- 7.2.6 The building receives fresh air from forced filtered air for heating & cooling. This HVAC unit is equipped with fresh-air makeup, which allow fresh air from the exterior to enter the return air plenum. This introduction of fresh air helps to improve indoor air quality as well as compensate for air that is expelled through the exhaust fan.

7.2 Observations and Discussion:

- 7.3.1 The HVAC system and ventilation of this Condo office is adequate for all ventilation needs to the roof and fan located in the restroom. The rest is designed as a closed system without the need to open and close the doors.

8.0 Plumbing:

8.1 Description:

Supply:

- 8.1.1 The building is supplied with a water supply line from the water meter into the building located at the street. Main Shut off Valve and Pressure Control Valve was found behind a small access door on the outer hallway next to the Entry door and another shut-off valve was found at the H₂O heater.
- 8.1.2 All supply plumbing pipes examined were copper.

Waste:

- 8.1.3 Most of the waste piping is through the walls of the office to the ground level floor and 4" clean-outs were visible for observation outside. Where visible piping was found, it was PVC of 4-inches.
- 8.1.4 One Waste drain was found inside the restroom.

Water Heaters:

- 8.1.5 There were 1/2" – 3/4" copper pipes running to the Rheem 20-gallon H₂O heater.
- 8.1.6 Water shut off was found next to the H₂O heater.
- 8.1.7 T&P valve was properly installed and drains to an outside wall.

8.2 Observations and Discussion:

- 8.2.1 20-gallon Rheem H₂O heater is adequate for office needs.
- 8.2.2 The location of the main water line to the Building was outside the Entry door.
- 8.2.3 A Licensed Plumber should be consulted to determine and verify.

9.0 Roofing:

9.1 Description:

Flat:

- 9.1.1 The flat roof on the building is covered by Torch-down roof membrane and is well maintained.
- 9.1.2 The building's roof has a longevity of 20-years. The membrane flashing & canales are sound.
- 9.1.3 Ballast is gravity and will need routine reappointments & maintenance with a professional roofing company.
- 9.1.4 A double-dome, curb mounted 2'0" skylight was found on the roof in Satisfactory Condition.

Sloped:

- 9.1.5 The slope for the flat roof is good with no observed ponding.

Roof Drainage:

- 9.1.6 The flat roof drainage is sloped to roof canales.
- 9.1.7 The flashing is attached inside to Foam trim and are sound.
- 9.1.8 Roof Canales were noted at with at least 20-feet in separation.

9.2 Observations and Discussion:

- 9.2.1 The ballast covered roof membrane cover appears to be in serviceable condition.
- 9.2.2 There was no evidence of leakage.
- 9.2.3 An infrared roof survey would be recommended to identify areas if necessary.
- 9.2.4 The Torch-down apron roof covered over the Entrance Portal is in **Good Condition**.
- 9.2.5 Roofing has adequate surfaces to facilitate servicing of the rooftop equipment.

10.0 Interiors:

10.1 Description:

- 10.2.1 The ceilings on the offices are drop-in acoustical 2x4 panels with T-channels.
- 10.2.2 The main floors throughout are Cermeric tiles and Carpeting in **Good Condition**.
- 10.2.3 The wall finishes are diamond plaster and painted drywall attached to metal & wood framing.
- 10.2.4 Bathroom finishes are painted drywall walls and acoustical 2x4 panels for the ceilings are cosmetically in **Good Condition**, with an exception of one acoustical 2x4 panel is cracked.

10.2 Observations and Discussion:

- 10.3.1 The interior finishes are generally in cosmetically in **Good Condition**.
- 10.3.2 Since interior components are subjective to the above conditions, Unit B is ready for move-in.

10.3 Interior Furnishings:

10.4 Description:

- 10.2.5 The doors are hardwood frame & panel.
- 10.2.6 The door hardware on the Exterior doors are functional.
- 10.2.7 The floors on the office Condo are Cermeric tiles and carpet over light weight concrete.
- 10.2.8 The interior wall finishes are either Dimond plaster and or painted drywall in utility areas.
- 10.2.9 The interior ceilings are acoustical 2x4 tiles.
- 10.2.10 The rooms and restroom finishes are consistence painted drywall for the walls and acoustical 2x4 panels for the ceilings.

Continued...

10.2.11 Cabinetry in the Breakroom is serviceable.

10.2.12 The restroom has a ceramic tile floors in **Good Condition**.

11.1 Exterior:

11.2 Description:

11.2.1 There's a common public/ private hallway to the Units.

11.2.2 Exterior doors are wood panel and with glazing.

11.2.3 The exterior walls are stucco with expansion joints.

11.2.4 There are poured concrete sidewalks at the East Portal.

11.2.5 There's an asphalt parking lot at the West of the building at the same level with curbs.

11.3 Observations and Discussion:

11.3.1 The Exteriors of the Buildings are generally in Good Condition and well maintained.

11.3.2 The stucco walls are in Good Condition.

11.3.3 The grading is flat at the Entrance of the office Condo and at the Eastside Portal.

11.3.4 The concrete sidewalks at the front of the Condo Entrance is in **Satisfactory Condition**.

12.0 Insulation as Perceived:

12.1 Description:

12.2.1 The presence of insulation on the inside the exterior walls were not visible but assumed by code.

12.2.2 Batt insulation was present under on the restroom and roof decking and roof membranes.

12.2.3 R-30 to R-40 would be typical.

13.0 Equipment:

13.1 Description:

13.1.1 The equipment: stainless steel sink and faucets is in **Satisfactory Condition**.

13.1.2 Restroom toilet was found in Good working order, but the bowl was badly stained.

13.1.3 Restroom wall hung porcelain sink and is in **Satisfactory Condition**.

13.2 Fire Suppression System:

13.2.0 No Fire suppression equipment was found

13.2.1 Inquired with Management if it exists above the ceiling panels, but doubtful.

14.0 Defects Found:

14.1.1 The 20-gallon **Rheem** H₂O heater should be flushed out and/ or replaced due to a build of particulates and bacteria for future use. Hotwater taps were at **232ppm's**.

14.1.2 **YORK** HVAC unit will need to be serviced annually by a Licensed Mechanical Contractor.

14.1.3 The Kiva Fireplace gas valve is not operating and will need to be fixed.

14.1.4 The vinyl Weather Shield windows are difficult to operate smoothly and will need attention by a Window Specialist.

14.1.5 The vinyl Weather Shield window tracks are dirty and will need to be cleaned.

14.1.6 The Sterling toilet bowl in the Restroom is badly stained and will need to be cleaned or replaced.

14.1.7 The Communication wiring in the Utility room is messy and will need to be straightened out.

14.1.8 Acoustical ceiling tile panel in the restroom is cracked and will need to be replaced.

14.1.9 The entire facility will need a light vacuum and cleaning before moving-in.

14.1.3 **Please refer to the Photographs Section, 17.0 for defects found on this Report.**

15 Environmental:

- 15.0.1 **ASBESTOS & LEAD:** There was no Asbestos or Lead based paint present or found on the interiors of this Office Condo.
- 15.1.2 **RADON:** Levels tested below **0.01 PCi/L** whereas any levels above **4.0 PCi/L** would require mitigation.
- 15.1.3 **MOLD & AIR Quality:** Mold spore levels were not found, and the interior humidity levels were consistence with the outdoor air quality of these facility uses.
- 15.1.4 **WATER Quality:** This building is hooked-up to city water and testing for bacteria was found to be negative. Hardness was at: **232ppm** at the hotwater supply and **155ppm** for the coldwater supply. H₂O pressure is at: **65psi**.
- 15.1.5 **PEST Control:** There were no rodent dropping found on the floor closets and under the Breakroom's sink base cabinets, and a light cleaning and Pest Control is not necessary.

16 Recommendations in General:

- 16.1.2 Only light cleaning will be necessary before moving-in.
- 16.1.3 Only a few defects were found especially with the windows, Gas Valve, Sterling toilet, communication wiring that will need attention before moving-in
- 16.1.4 Prepare a conceptual plan, drawings for a new layout for any special needs and for the unique uses with the new business plan.

17 Photographs:



1. Reception Area with gas Kiva Fireplace, ceramic tile floors, diamond plaster walls and acoustical 9' drop ceiling is in **Satisfactory Condition**.



2. Gas valve to switchable Kiva Fireplace is badly stuck and won't open and needs attention.



3. Office #1 with carpet floors, diamond plaster walls and acoustical 9' drop ceiling is in **Satisfactory Condition**.



4. Office #2 with carpet floors, diamond plaster walls and acoustical 9' drop ceiling is in **Satisfactory Condition**.



5. Office #3 with carpet floors, diamond plaster walls and acoustical 9' drop ceiling is in **Satisfactory Condition**.



6. Breakroom with carpet floors, painted drywall, acoustical 9' drop ceiling and bar sink with cabinets is in **Satisfactory Condition**.

SITE PHOTOGRAPHS

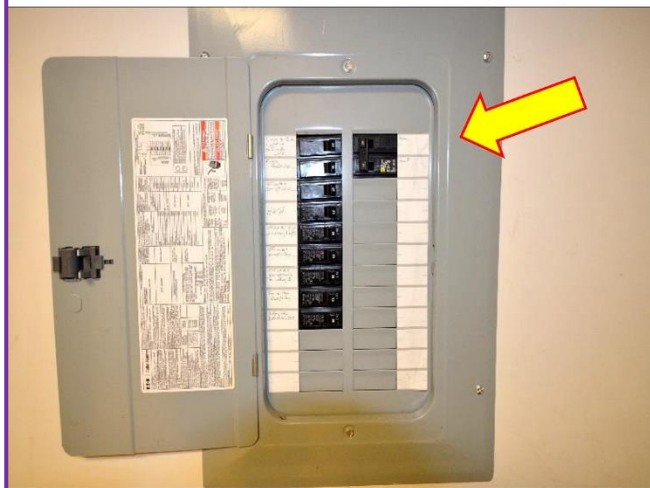
Project No. 10699



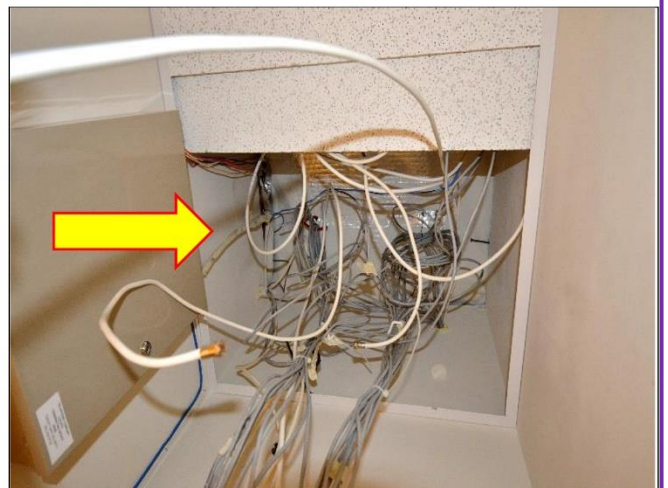
7. ADA Restroom with ceramic tile floors, painted drywall and acoustical 9' drop ceiling with toilet and wall hung sink is in **Satisfactory Condition**.



8. Sterling Toilet is badly stained and will need to be cleaned and/ or to replace if the stains are stubborn.



9. 200Amp rated panel in the Utility Closet is typical and has been professional installed without having a Main Disconnect Breaker.



10. Communication wiring in the Utility closet is very messy and will need to be straightened out and be covered with an access panel.



11. All of the vinyl Weather Shield Windows are difficult to operate smoothly and will need lubrication and adjustments by a Window Specialist.



12. All of the vinyl Weather Shield Window tracks will need to be cleaned.

SITE PHOTOGRAPHS

Project No. 10699

18.0 Closing Comments:

This report provides an overview on the condition of the Office's components within the Condominium as a whole entity.

ActiveHome considers the building envelope to be in Satisfactory Condition, except for a few minor defects found.

It has been reasonably maintained for its 12-years of use, vacant and ready for move-in.

Maintenance, improvements. Design plan layout will now be necessary.

Should you have any questions, please do not hesitate to contact me.

Sincerely yours.

Electronically signed

Robert Willis

End of Report

THIS REPORT IS PROTECTED BY COPYRIGHT! REPRODUCTION, IMITATION, OR DUPLICATION OF THIS REPORT
WILL BE SUBJECT TO PENALTIES PROVIDED BY FEDERAL COPYRIGHT LAWS.
ONLY THIS ORIGINAL DOCUMENT MAY BE USED FOR DISCLOSURE PURPOSES.

Our Service is NOT a warranty on the integrity of the systems of the property. This report is NOT transferable.

This report covers conditions on the date of this inspection ONLY and for this client ONLY.

CLIENT UNDERSTANDS THAT PAYMENT FOR THIS INSPECTION CONSTITUTES FULL ACCEPTANCE
OF ALL TERMS AND CONDITIONS OUTLINED IN OUR AGREEMENT.

ActiveHome Inspections, Inc. • 1608 Old Pecos Trail • Santa Fe, NM 87505

(505) 986-1015 • Mobile: (505) 501-0598 • Fax: (505) 986-1860

Email: activehome2010@aol.com • Robert Willis