

# COMMERCIAL INSPECTION REPORT

**Client:**

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**INSPECTED PROPERTY ADDRESS:**



150 South Saint Francis  
Santa Fe, NM 87501

Inspection Date: 8/12/17

Inspection Time: 9:00 AM

Report Number: **10362**

Inspectors: Robert Willis and Francisco Huerta

**WEATHER:**  Sunny

Cloudy

Rain

Snow Accumulation

Exterior Temp: 78°

Exterior Humidity: 15%

Interior Temps: ~70°

Interior Humidity: 18%

Clients were Present:  Yes  No



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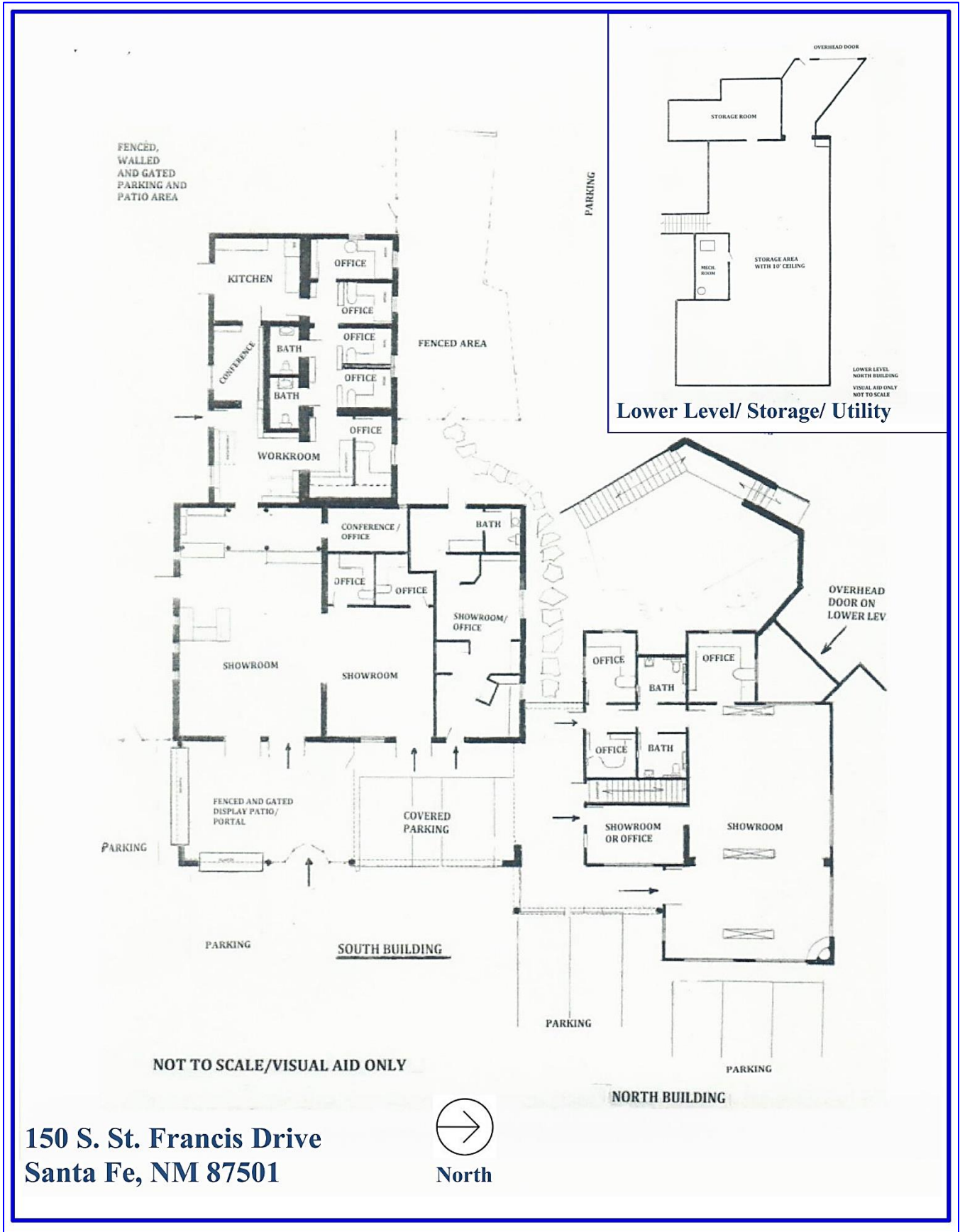
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### 0.0 Scope of the Inspection:

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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

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The commercial building complex Zoning is C-4 and it is a locally owned business, first developed in the early 1980's as an Allsup's franchise and was later converted to the present-day retail establishment with three separate businesses, showrooms and offices for leasing.

The Building Units were built by commercial building standards and by the specifications of the UBC codes and thereby, following State and the local Municipal Authorities.



The commercial buildings are in satisfactory condition without structural deficiencies found or noted on the Report.

The electrical system was generally found to be in satisfactory condition without any overloads found for their designed circuits loads. Grounding electrode conductors are present. All safety requirements have been met and all the breakers in the panels are clearly labeled.

The heating and air conditioning units are gas/ electrical Carrier 8000 units and are being serviced as needed. The responsibility for maintenance and service of these units are handled by scheduled maintenance. The buildings are equipped with a forced air ducting for the heating & cooling system with natural gas furnace and electrical air conditioning. The South Building has rooftop HVAC heating and cooling units both Natural gas for heating and electric for air conditioning.

The ventilation systems are rooftop incorporated with the HVAC units and are satisfactory for their intended mechanical design and the air exchange is at least 5-times per hour. Make sure all intake filters where needed are Hepa type to minimize allergens. 
$$\text{Air Changes/ hour} = \frac{\text{CFM} \times 60 \text{ min}}{\text{Volume of Room}}$$

The plumbing system throughout was generally in satisfactory condition.

The roofing systems are in satisfactory condition for the two buildings. portals and the breezeway roof, but continuing roof maintenance is going to be needed to improve upon the entirety of the roofing systems. Several areas of possible leakage were noted on the vicinity of the rooftop equipment. Many repairs were found. Because the roof is ballasted, the visual assessment of the membrane itself is difficult. Unusual edging seams above the parapets are noted and this needs more clarification with the original roofing company.

The 3-coat conventional stucco exterior walls throughout the complex of buildings were in satisfactory condition with minor patching and repair work as noted.

The Windows are Pozzi and were found to be in satisfactory condition, except some of the true-divided lites are showing some condensation between the thermopane and may need replacement.

The asphalt paving is in satisfactory condition but a new slurry coat and stipe should be anticipated in the future.

## 2.0 Introduction

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

- Structure
- Heating System
- Plumbing System
- Ventilation System
- Insulation
- Electric Systems
- Air Conditioning System
- Roofing Systems
- Interior Components
- Elevators

This assessment meets 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 buildings.

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 property on 0.552<sup>+/-</sup> acres and has two-commercial buildings with open space and adjoining asphalt parking lots sufficiently designed for adequate parking.

On the property, there are two building complexes, one is a one-story building, “South” Building with a flat roof and the “North” Building is a two-story building with a flat roof that is on the same level as the South Building with matching roof lines. The second story is at a lower floor below and uniquely contoured to the natural landscape at the northside of the property. The buildings comprise of several and separate businesses with leases that are for commercial use primarily for retail business. It was determined that these buildings have an approximately area of 7485 square feet. The buildings were constructed and renovated between the 1980’s to present.

These buildings are presently occupied by Retail businesses and currently open for business for interior design studios with multiple offices/ showrooms, etc.

## Document Review and Interviews

Plans were available for review and relied upon to assist with the Inspection. It is recommended that these documents are updated. The owners Agent was available for interview and very helpful with the details of the buildings. Public records review was not included.

## 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 bathroom stalls, hand rails, proper doors and ramps for the first floors only. Lower level Storage/ Utility rooms are not for the public, only for private use.

## 3.0 Structures

### 3.1 Description:

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- 3.1.1 Two Buildings, North & South are slab-on-grade construction with exterior CMU block walls and interiors frame walls throughout the complex of the three buildings. A second addition was added

over 20-years-ago by typical frame construction, having stem walls, footings and an inaccessible Crawl Space having 2x8 joists floors at 16" c.c. with plywood sub-floors and overlaid with carpet. More recently, an 11-year-old two-story North Building addition was built and is not attached and connected by an open breezeway with a continuous roof system. The Lower level of the North Building is used for Storage, Mechanical, Utility areas and Deliveries.

- 3.1.2 The masonry foundations support wood frame and CMU block exterior walls and all walls have been applied with conventional cementitious-lime stucco veneers as per Santa Fe Historical requirements of buildings that are within the Historical escarpment.
- 3.1.3 The roof deck is supported by 8"x24" Glulam beams space 20' apart with wood rafters boxed in between and insulated inside the roof cavity and above the roof deck with a foam membrane; and supported by 5/8" T&G plywood roof decking to support the HVAC equipment and roofing membranes.
- 3.1.4 The Buildings have a variety of floor coverings of mainly ceramic tiles over concrete slabs and carpet over subfloors over a Crawl Spaces and the second upper floor of the North Building.

### 3.1 Observations and Discussion

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- 3.2.1 No major structural defects were noted, except for minor defects found.

## 4.0 Electrical

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### 4.1 Description

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- 4.1.1 PNM electrical service is at one location at the South side wall of the South Building with an overhead Service connected by a 50-foot distance to a utility pole & transformer in the restrictive utility easement zone having a maximum rating of a 200-amp service wires that are branched to three meters inside a meter base panel.
- 4.1.2 South Building is equipped with one 200-amp breaker panel adjacent to the outdoor Meters' panel and two 100-amp sub panels were found inside the Conference Room and on the second rear addition of the South Building.
- 4.1.3 208v/120v single phase, three wire systems are primarily being used for lighting, electrical outlets, rooftop HVAC and Kitchen equipment.
- 4.1.4 North Building is equipped with one 200-amp breaker panel at the lower level inside the Storage/Utility areas and another 100-amp sub panel was found on the First-floor area.
- 4.1.5 208v/120v single phase three wire systems is primarily used for lighting, electrical outlets, an lower level HVAC equipment.
- 4.1.6 Combination of mostly fluorescence, interior and exterior incandescent bulbs were present

### 4.2 Observations and Discussion:

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- 4.2.1 While detailed load calculations were not performed, no problems are suspected with the service capacity. The service should be adequate for its present usage.
- 4.2.2 There is adequate clearance in front of all the panel boxes of 36 inches in front of the panel at the both Building sites.

## 5.0 Heating System

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### 5.1 Description:

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- 5.1.1 South Building floors are heated by overhead ducts, force air heating and cooling by three rooftop Carrier 8000 HVAC gas/ electric units of approximately 100,000 BTU's each.

- 5.1.2 North Building floors are heated and cooled by overhead ducts by force air one lower level inside the mechanical room with Carrier 8000 HVAC gas/ electric unit of approximately 100,000 BTU's.
- 5.1.3 Gas service is at the South side wall of South Building connected with a 3" steel gas pipe running on the surface of the wall and over the rooftop to the North Building's service needs.

## 5.2 Observations and Discussion:

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- 5.2.1 While detailed heat loss calculations were not performed, no problems are suspected with the heating and cooling capacity of the Carrier HVAC units on the roof and mechanical room.
- 5.2.2 The three rooftop units on the South Building are estimated to be 20-years-old with the recently installed Carrier unit of 11-year-old inside the North Building, which all units have been kept up to date with annual maintenance and filter changes from the first year of construction.
- 5.2.3 It was not feasible to observe the units in operation during the heating mode due to the Summer months that are for cooling only.
- 5.2.4 The natural gas lines have been repainted and in some areas have been recoated by the roofing Foam and GACO membrane.
- 5.2.5 Standard metal b-vents are supplied for the units and are in satisfactory condition.
- 5.2.6 The heating distribution appears adequate in most areas, although pressurization tests need to be verified to possible correct for the possibility of any ductwork leakage. Balancing of the system may be required.

## 6.0 Air Conditioning & Refrigerated Cooling

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### 6.1 Description

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- 6.1.1 The three Carrier 8000 rooftop units on the South Building = 25 tons.
- 6.1.2 The Carrier 8000 mechanical room unit on the North Building = 10 tons.
- 6.1.3 The forced air is distributed through the same ducting equipment as previously mentioned in the heating section.

### 6.2 Observations and Discussion:

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- 6.2.1 While detailed heat gain calculations were not performed, no problems are suspected with the cooling capacity because they have been recently maintained and serviced.
- 6.2.2 As mentioned previously in the Heating section, adequate air distribution is provided in most areas.
- 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 of these buildings.

## 7.0 Ventilation

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### 7.1 Description:

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- 7.2.1 There were no ventilation fans on the roofs for rooms except for the bathroom fans. The ventilation systems have been incorporated with the Heating/ A/C Cooling/ HVAC rooftop and mechanical room units as were observed during the time of this Inspection.
- 7.2.2 The washrooms are ventilated by individual exhaust fans.
- 7.2.3 The building receives fresh air from the heating and cooling rooftop units and the North Building mechanical room unit. These units are equipped with fresh-air makeup units, 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 exhaust fans.

## 7.2 Observations and Discussion:

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- 7.3.1 Ventilation of the buildings are provided by localized ventilation vents to the roof and fans located in the bathrooms. The rest is ventilated through the ducting.

## 8.0 Plumbing

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### 8.1 Description

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#### Supply:

- 8.1.1 The building is supplied with a one-inch diameter polyethylene water supply line into the buildings. One main shut off valve is in the Kitchen area at the H<sub>2</sub>O heater of South Building and the other was found on the wall at the 20-gallon H<sub>2</sub>O heater inside of the Mechanical Room of the North Building. Others were not found and should be located by a Licensed Plumber.
- 8.1.2 All supply plumbing examined was either copper or PEX.

#### Waste:

- 8.1.3 Most of the waste piping is under-slab/ Crawl Space of the South Building and between the second floor and ceilings of the North Building and were not visible for observation. Where Visible piping was found, it was PVC of 3" or greater.

#### Water Heaters:

- 8.1.4 There were two 20-gallon electric domestic style Lochinvar H<sub>2</sub>O heaters located in the Mechanical/ Utility Room of the North Building and another one in the Kitchen of the South Building inside a cabinet. Both have T&P valves, South Building exits to the outside wall and the North Building exits to a floor drain.

## 8.2 Observations and Discussion:

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- 8.2.1 The North Building's 20-gallon H<sub>2</sub>O heaters is defective, rusted and is leaking water on the concrete floor and running to the floor drain. This needs to be replaced.
- 8.2.2 The location of the main water line to the property was located on the Southside of the South Building and is branched out to the North Building. determined.

## 9.0 Roofing

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### 9.1 Description:

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#### Flat:

- 9.1.1 The flat roofs on the two buildings and breezeway are covered by: South Building and Portal by a 60% Foam and GACO and 50% of rear section of the roof is covered with a rock base and GACO edging up to the parapets and GACO is covering most of the ducting. North Building and Breezeway is by 40% covered by a two-ply base roofing system in 36" rolls and applied by a Hot/ Tar & Mop membrane with gravel to prevent UV damages on this section of the roof.
- 9.1.2 The South Building has been re-roofed over one-year ago on the Portal only and has a longevity of over 20-years. The membrane flashing and parapet stucco stops are sealed and covered by GACO and these areas are to prevent from UV damages. Ballast is gravity and some nailed down edges that needs routine maintenance with a professional roofing company to prevent leaking. (See Photographs).
- 9.1.3 Skylights need raising to avoid problems due to their curbs being too low to keep out thawing snow causing leaks. One Skylight is cracked and needs to be replaced.



**Sloped:**

- 9.1.4 Most of the slopes for the flat roofs are good with minimal ponding observed.

**Roof Drainage:**

- 9.1.5 The flat roof drainage is sloped to all sides of the buildings through Canales and downspouts.  
 9.1.6 Scupper openings were size to drain to the lower roof steps.  
 9.1.7 Downspouts were noted at two locations.

**9.2 Observations and Discussion:**

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- 9.2.1 The ballast covered roof membrane cover appears to be in serviceable condition.  
 9.2.2 There is evidence of leakage and evidence of past repairs.  
 9.2.3 There was an obvious breach on the Foam at the front of the South Building that needs immediate repair.  
 9.2.4 An infrared roof survey would be recommended to identify areas of necessary repair.  
 9.2.5 The Hot/ Tar & Mob roof covering is in the 11<sup>th</sup> year of a 30-year life expectancy.  
 9.2.6 The front Portal on the South Building are in Good condition.  
 9.2.7 Proper walking surfaces should be installed on the roof to facilitate servicing of equipment.

**10.0 Interiors – South Building - Offices, Bathrooms & Conference Rooms****10.1 Description:**

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- 10.2.1 The ceilings on the Offices are primarily painted drywall panels.  
 10.2.2 The floors on the Offices are carpet in Fair condition.  
 10.2.3 The Kitchen wall finishes consist of painted drywall panels and wood plank floors.  
 10.2.4 Bathroom finishes are painted drywall for ceilings and walls and the floor coverings consist of ceramic tiles.

**10.2 Observations and Discussion:**

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- 10.3.1 The interior finishes are generally in satisfactory and in good condition. Maintenance and daily cleaning work will always be necessary.  
 10.3.2 Since interior components are subjective to the above conditions, very little improvements are needed, except for the continuing maintenance.

**10.3 Interiors and Bathrooms**

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**10.4 Description:**

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- 10.2.5 The ceilings on the South Building are primarily painted Glulam beams with T&G decking in between the beams, the rear on the South Building addition are Vigas and beams with T&G decking in-between.  
 10.2.6 The floors on the South Building are ceramic tiles.  
 10.2.7 The rear on the South Building addition for the offices are mostly carpeted over plywood over a Crawl Space.  
 10.2.8 The Kitchen floor is wood planks and the Bathroom are ceramic tiles in Good Condition.  
 10.2.9 The wall finishes consistence painted drywall.  
 10.2.10 Bathroom finishes are painted drywall for walls & ceilings and the floor coverings consist of ceramic tiles.

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## 11.1 Exterior

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### 11.2 Description:

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- 11.2.1 The exterior walls are CMU or frame.
- 11.2.2 The elevations have textured stucco veneers in one distinct color.
- 11.2.3 The windows are Pozzi wood/ clad frame & thermopane double glazed units with about 10% of the thermopane showing condensation failure. All window glazes are operable with opening sashes & lockable latches. Most of the windows will need a glazing company to replace the panes that need repair from condensation failure.
- 11.2.4 There are poured concrete sidewalks at all sides and concrete walkways under the Portal with steps and under the Breezeway.
- 11.2.5 The doors are store front metal frame and tempered glass panels at all entry points.
- 11.2.6 There are asphalt parking lots on all sides of the Buildings except for the restricted areas at the rear of Buildings where there are trees and shrubs.

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### 11.3 Observations and Discussion

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- 11.3.1 The Exteriors of these buildings are generally in Good Condition and well maintained.
- 11.3.2 The original conventual stucco walls will need minor patching & repair.
- 11.3.3 The grading is flat at the Entry of both buildings, and sloped downhill by one-story for the lower level Storage/ Utility rooms under the First floor of the North Building; and a rear driveway access up to a roll-away overhead door used for deliveries.
- 11.3.4 The poured concrete sidewalks at the front of the buildings are in satisfactory condition.
- 11.3.5 Steel hand railings are present at the storage room staircase with cement steps.

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## 11.4 Exterior

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### 11.5 Description:

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- 11.5.1 The exterior walls are CMU 8" block walls on the Exterior and wood frame on the Interiors.
- 11.5.2 The elevations have a smooth stucco veneer in one color, except for the front Entrance wall that was painted with elastomeric paint and is in Fair Condition due to needed repairs above the window headers at two locations.
- 11.5.3 The 6'8" French Entrance doors are Store Front tempered glass panel with adjoining windows units on both sides of the same units and are in Good Condition.
- 11.5.4 There is an asphalt driveway under the Portico Entrance to the Showroom.
- 11.5.5 The underside of the Portico is 1x6 T&G wood decking between Glulam beams.

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## 12.0 Insulation as Perceived.

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### 12.1 Description

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- 12.2.1 The presence of insulation on exterior walls was not visible, but noted on the Plans and As-Builts.
- 12.2.2 Rigid foam insulation is believed to be present on the roof decking under the roof membranes. R-20 to R-30 would be typical.

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## 13.0 Kitchen & Equipment

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### 13.1 Description

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- 13.1.1 The Kitchen is located at the rear of the South Building complex, whereas a second attached wing was added to the original frontage building.

- 13.1.2 The Kitchen function is for private use and employees only and does not fall under the control of the Health Department and related Building codes.
- 13.1.3 The Kitchen equipment is minimal, no range or ovens, only small unnamed microwave units and a GE refrigerator that are in Satisfactory Condition and working with no defect found.
- 13.1.4 The stainless-steel Kitchen sink has an Air Gap for the GE Dishwasher but without having a Waste Disposal, it is not necessary.

## 14.0 Defects Found

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- 14.1.1 Consult with a Building Contractor that specialize in foundations to analyze the Crawl Space to further inspect and relevel the sagging floors as noted at the rear section of South Building.
- 14.1.2 One post found under the North Building Portal needs to be grouted under its base.
- 14.1.3 Skylights on South Building should be raised higher on the curbs to avoid leaking.
- 14.1.3 **Please refer to the Photographs Section for other defects found on this Report.**

## 15.0 Environmental

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- 15.1.0 **ASBESTOS & LEAD:** There was no Asbestos or Lead based paint present or found in these Buildings. An *EPA Certificate of Compliance is Attached.*
- 15.1.1 **RADON:** Range of Radon readings: **7.02 > 9.02 pCi/L** at the North Lower/ Storage Room. **2.49 > 3.18 pCi/L** at the South Building/ Conference Room. *Levels above 4.0 pCi/L may require Mitigation.*
- 15.1.2 **MOLD & AIR Quality:** The interior humidity levels on both Buildings, including the lower level Storage/ Utility areas were consistence with the outdoor air quality and Mold testing proved to be Negative for active Mold. *See the Chain of Custody and the Hayes Lab Report.*
- 15.1.3 **WATER Quality:** These Buildings are hooked-up to city water and further testing for bacteria will not be necessary. Hardness was at **125ppm** for the hot-water supply and **55ppm** for the cold-water supply. Small electrical 20-gallon H<sub>2</sub>O heaters have longevities of more than 8-years of use. H<sub>2</sub>O pressure is: **60psi**.
- 15.1.4 **PEST Control:** There was very little physical evidence found within these Buildings of pest or rodent damages but because the Crawl Space was inaccessible at the rear of the South Building complex, whereas a second attached wing was added to the original frontage building, a hatch should be provided for further inspection concerning pests to enter. *Consult a Pest Control Expert, if concerned.*

## 16.0 Recommendations in General

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- 16.1.1 A Hatch needs to be provided to access the Crawl Space to analyze the structure, joists, insulation and bearing supports and to relevel the sagging floors as noted at the rear section of South Building.
- 16.1.2 Ventilation should be provided under the Crawl Space to allow for an air flow to prevent dead air, moisture that could possibly cause mold problems.
- 16.1.3 All Skylights on the South Building needs to be raised higher on their curbs to prevent any leaking.
- 16.1.4 Replace the 20-gallon H<sub>2</sub>O heater for a 40-gallon H<sub>2</sub>O heater for both buildings.
- 16.1.5 Hold a meeting with the original roofing company to recommend and resolve any issues for the future of the entire roofing system.



## 17.0 Photographs:



1. South Building Entrance Portal is the Best Foam roof with a longevity of over 20-years. Flat Skylight is questionable.



2. South Building Foam & GACO Roof is full of debris and needs a serious clean and a reappointment due to breaches found on the membrane.



3. Rear Section of foam roof w/ rock on the South Building showing all the ducting needs maintenance to improve on its roofing integrity.



4. Over grown trees needs to be trimmed back to keep their leaves for clogging the drainage Canales on the roof.



5. North Building Hot/ Tar & Mop roof is in Good Condition with minimal reappointments necessary.



6. Chimneys need spark arrester as per city fire codes.

### SITE PHOTOGRAPHS

Project No. **10362**





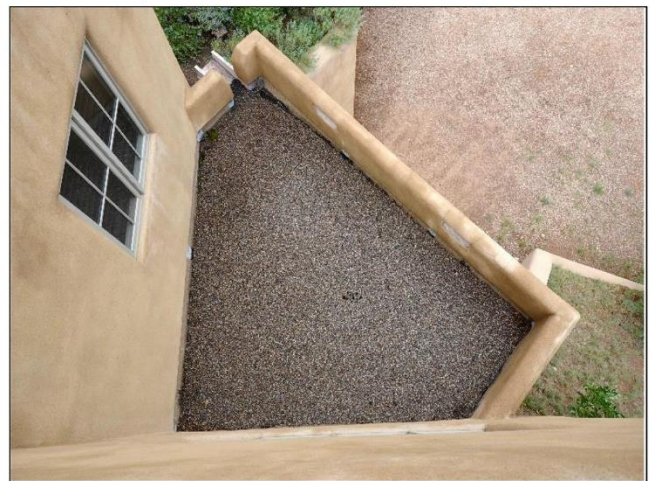
7. Cracked Skylight is tapped and needs to be replaced.



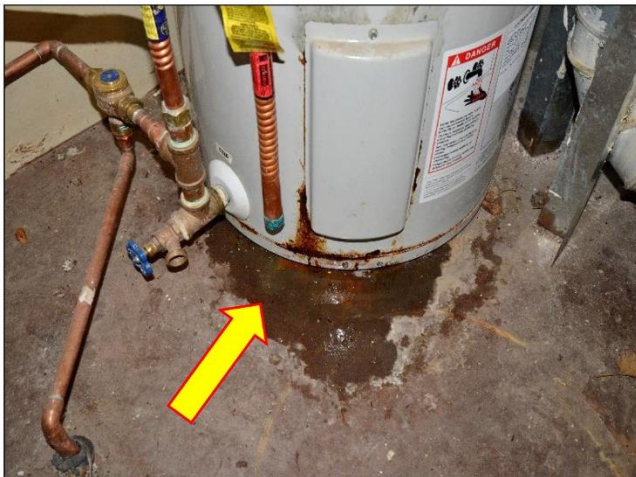
8. Skylight should be removed and/ or gas pipe should be relocated. Curbing is too low and a heavy snow load could cause leaks.



9. All the Skylights on the rear section of the South Building should be raised because the curbs are too low and will leak after a snow fall.



10. Lower roof apron with one drainage Canale of the North Building is in Good Condition.



11. 20-gallon Lochinvar H<sub>2</sub>O is badly leaking due to rust and needs to be replaced.



12. Viga post under the North Building Portal need to be grouted for better stability.

## SITE PHOTOGRAPHS

Project No. **10362**

## 18.0 Closing Comments

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This report provides an overview of the condition of the major components in the building.

ActiveHome considers these building to be in satisfactory condition and has reasonable well maintained for is 35-years of continuing use, although maintenance will always be necessary.

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

Sincerely yours.

*Electronically signed*

Robert Willis

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