Inspection Report

Restaurant Fast Food

Property Address:
Fast Food Lane
Atlanta GA 30214



South East Building Consultants

Serving the entire Southeast States
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404-698-0404

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Date: 12/9/2015	**Time:** 10:00 AM	**Report ID:** 12122015
Property: Fast Food Lane Atlanta GA 30214	**Customer:** Restaurant Fast Food	

Executive Summary:

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the users option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property material systems, components, or equipment as observed during the field observers walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observers site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observers visual observations while walking through the subject property.

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

Deviations from the Guide: Please refer to signed scope of work and proposal.

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

This property and subsequent building (s) has been inspected by Ray Thoroman, South East Building Consultants.

Comment Key and Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair, replace, or require immediate attention suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected: This term means I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing normal wear and tear. The notation does not mean that the item is perfect but does meet a reasonable standard on the day of inspection.

Repair or Replace: The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Requires Immediate Attention: The item, component or unit needs immediate attention by a qualified professional or contractor for the safety or health of the occupants of the building. Could cause further major deterioration, or complete failure of a system or component. Worsen appreciably, cause damage, or be a serious hazard.

Not Inspected: I did inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not testing or operating

Building Use:
Restaurant

Construction Type:
Frame and Stucco

Number of floors/stories:
1- Story

Approximate building size:
Approximate 2848 sq ft

Age Of building:
Approximately built in 1984

Apparent occupancy status:
100%

Client Is Present:
No, Customer representative Mr. Erickson was in attendence

Weather:
Mostly Sunny

Rain in last 3 days:
Unlikely

Temperature:
Below 60

1. General Physical Condition

Items

A. Basic Information

Hello Client,

Thank you for allowing us to inspect your future building. During the time you own the building you may call me anytime for information about anything in this report, or anything else you need to know or understand.

This Property Condition Report will be uploaded to our web server for 1 year after I email it to you, the report can be forwarded to anyone by simply forwarding the email sent to view the report.If you have any questions please do not hesitate in calling or email with any further help regarding the inspection or the property condition report.

Thank You,
Ray Thoroman
President
South East Building Consultants
southeastbuildingconsultants@gmail.com
Direct: 404-698-0404

B. Purpose and Scope

You have contracted with us to through verbal communication and email(s) to perform an inspection in accordance with ASTM industry standards for the commercial inspection profession. This is different from our technically exhaustive inspection which takes several days to complete, involves the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing and laboratory analysis of possible contaminates. Our purpose is to identify defects or adverse conditions that need repair or replacement, are safety concerns or may lead to costs that would significantly affect your evaluation of the property at the time of this inspection.

The purpose of the Inspection is to document in a narrative format the condition of the building at the time of the inspection. The inspection is a visual snapshot in time regarding the condition of the systems and components of the building at the time of the inspection and is not a warranty nor an insurance policy, but that should not deter you purchasing such a policy.

The building has extensive deferred maintenance, as with all building systems, components, items, etc; need to be maintained properly though the years. We do not document items which are cosmetic in nature or would be apparent to the average person or document items that pertain to an 30+ year old building such as normal wear, interior painting, loose door knobs or cosmetic items of that nature. Pictures are placed in the report as a courtesy to help you understand the reason for the narrative.

When-if I use the term "Cost Significant" or "Significantly" I am referring to over $2,500.00 dollars in my professional opinion, this is in the agreement you signed and is also described in the "Scope of Work" you have a copy of the original document e-signed.

There is an summary at the end of this report which you could use as a check-list if needed. Please read the entire report

C. Topography

Inspected

Topography was fairly level to gentle slope toward the storm drains located at the parking lots. No significant issues observed with the topography.

D. Storm Water Drainage

Repair or Replace

Storm drains were located at parking lot and curbing. There was some debris clogging or blocking the curbing storm drains. Recommend cleaning. No significant issues observed with storm water run-off or drainage.



D. Item 1(Picture) Storm curb drain east side



D. Item 2(Picture) Parking lot drain east side



D. Item 3(Picture) Storm cub drain north side

E. Paving, Curbing and Parking

Repair or Replace

Parking lot consisted of concrete curbing and asphalt paving. Multiple deficiencies were observed. Several sections of concrete curbing were cracked, had settlement or deteriorated. Multiple areas of asphalt paving were deteriorated, cracked and several pot holes observed. Parking space concrete barriers had several pieces that were loose or damaged/deteriorated. Parking lot paint stripping was aged/faded at several areas. We recommend replacing all deteriorated parking space barriers, repair all deteriorated or pot holes at asphalt along with re-coating and re-stripping spacing by qualified contractor. Total will be cost significant.



E. Item 1(Picture) General view east, west and south



E. Item 2(Picture) General view east side



E. Item 3(Picture) General view north west



E. Item 4(Picture) General view north



E. Item 5(Picture) General view south west



E. Item 6(Picture) Pitting and deterioration



E. Item 7(Picture) Cracking



E. Item 8(Picture) Cracking/deterioration



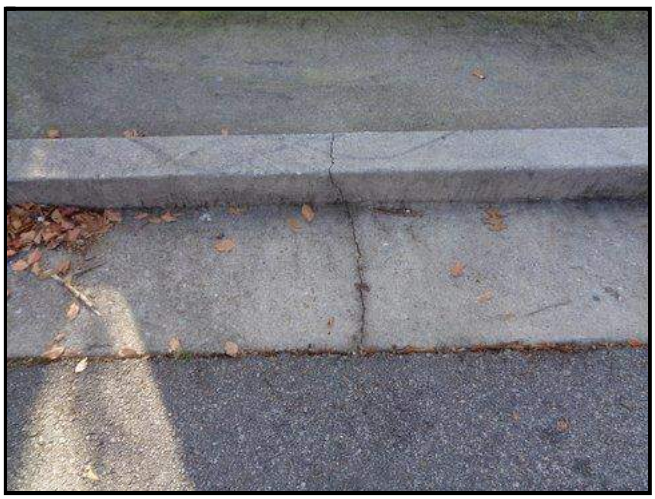
E. Item 9(Picture) Settlement and deterioration



E. Item 10(Picture) Cracking and deterioration



E. Item 11(Picture) Cracking



E. Item 12(Picture) Concrete curb cracking



E. Item 13(Picture) Deterioration



E. Item 14(Picture) Pot hole and deterioration



E. Item 15(Picture) Concrete curb cracking and damage



E. Item 16(Picture) Damaged parking space barrier



E. Item 17(Picture) Damaged parking space barrier



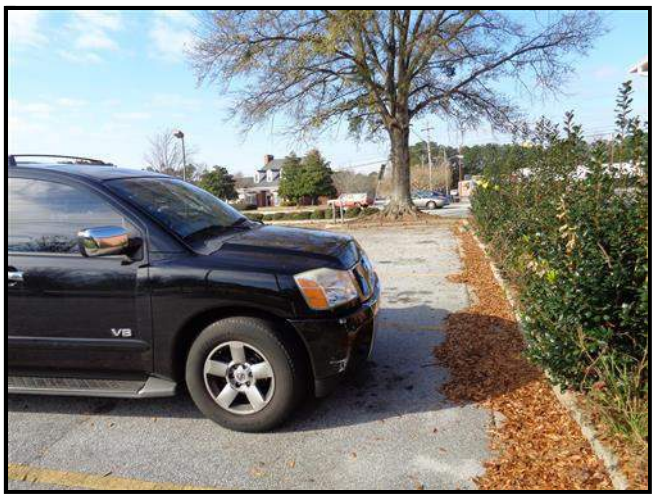
E. Item 18(Picture) Damaged parking space barrier



E. Item 19(Picture) General view west side



E. Item 20(Picture) General view north and east sides



E. Item 21(Picture) Parking lot space paint stripping aged/faded

F. Flatwork (sidewalks, plazas, patios)

Repair or Replace

Flatwork consisted of poured concrete and brick paver stones. Walkways or sidewalks were present at all sections or perimeter of building with two main entrances at east and west sides along with employee access at the south side. Several portions of the concrete and brick pavers were loose, cracked or damaged. Condition is a trip/safety hazard. Recommend proper repairs by qualified mason contractor.



F. Item 1(Picture) General view south side



F. Item 2(Picture) General view at east side



F. Item 3(Picture) General view at west side



F. Item 4(Picture) Cracking/chipping



F. Item 5(Picture) Cracking



F. Item 6(Picture) Damaged/loose paver bricks



F. Item 7(Picture) Failing mortar and cracking



F. Item 8(Picture) Insufficient repairs, cracking and damage



F. Item 9(Picture) Loose and missing mortar or grout



F. Item 10(Picture) Damaged brick pavers



F. Item 11(Picture) Cracking



F. Item 12(Picture) Deterioration and cracking

G. Landscaping, Site Drainage, Appurtenances and Retaining walls

Repair or Replace

Landscaping was observed to be in below average condition. Shrubs were overgrown and in contact with cladding. Ground covering was aged or missing (bare areas). We recommend proper trimming of vegetation away from the building to prevent moisture damage or insects. Damaged tree observed at south east side. Recommend improving quality of landscaping and/or maintenance.



G. Item 1(Picture) Overgrowth



G. Item 2(Picture) Overgrowth



G. Item 3(Picture) Damaged tree south east side

H. Signage and exterior lighting

Repair or Replace, Immediate Attention!

(1) There were two free standing signs near the entrances or egress points and an attached building sign. All signage was wooden, weathered, deteriorated/damaged. The entrance/egress signs had observed wood destroy insect (termite) activity and damage. We recommend replacing all the signage due to age and condition by qualified contractor. Cost will be significant.



H. Item 1(Picture) Drive Thru signage



H. Item 2(Picture) South sign



H. Item 3(Picture) South sign termite/deterioration



H. Item 4(Picture) South sign termite/deterioration



H. Item 5(Picture) South sign termite/deterioration



H. Item 6(Picture) South sign termite/deterioration



H. Item 7(Picture) East sign



H. Item 8(Picture) East sign termite/deterioration

(2) Exterior lighting had multiple deficiencies observed at multiple areas including playground, signage, drive-thru, entrance building light fixtures and parking lot light poles. Deficiencies observed such as broken/damaged fixtures, missing parts, moisture intrusion in lenses, rusting/deterioration, exposed wiring, deteriorated/aged conduit, exposed wire splicing and fixtures not functional. Injury or further damage may occur, recommend correct by licensed electrician. All exterior lighting repairs will likely be cost significant.



H. Item 9(Picture) Play ground damaged light fixture



H. Item 10(Picture) Rusted parking lot lighting



H. Item 11(Picture) South sign lighting damage



H. Item 12(Picture) South sign lighting damage



H. Item 13(Picture) Exterior J box damaged



H. Item 14(Picture) Rusted parking lot light pole



H. Item 15(Picture) East sign lighting damaged



H. Item 16(Picture) Lot light pole exposed wiring at J box



H. Item 17(Picture) Lot light pole exposed wiring and damaged conduit



H. Item 18(Picture) Lot light pole exposed wiring, missing J box cover, deteriorated conduit



H. Item 19(Picture) Rusted parking lot lighting



H. Item 20(Picture) Drive thru electrical wiring damage



H. Item 21(Picture) Drive thru electrical damaged conduit



H. Item 22(Picture) Open wire splicing at drive thru order sign

I. Exterior Stairs, Paitios and Railings

Repair or Replace

Playground area metal guard railing had observed peeling paint, rusting and deterioration. Recommend repair areas as needed and full new coat of paint by qualified contractor. This can be cost significant.



I. Item 1(Picture) General view of playground area



I. Item 2(Picture) Example rusting and peeling paint



I. Item 3(Picture) Example rusting and peeling paint



I. Item 4(Picture) Example rusting and peeling paint



I. Item 5(Picture) Example deteriorated railing at playground area

2. Utilities

Items

A. Water

Repair or Replace

It appears that the main water meter was located at south side of property. We could not confirm who the utility provider was. There was an active confirmed water leak at the meter valve. Recommend repair damage by licensed plumber. Water loss and higher water utility bills are likely occurring.

Note: We were not able to confirm this meter was used for this building. Recommend confirming through seller, property owner or county water department.



A. Item 1(Picture)



A. Item 2(Picture)

B. Electricity

Inspected

The source for electricity is the public utility company. Transformer was located at south side of building.



B. Item 1(Picture)

C. Natural gas

Inspected

Natural gas meter was located at south side. Unable to confirm gas provider.



C. Item 1(Picture)

D. Sanitary Sewer

Inspected

Sanitary waste appears discharges into the municipal sewer at the street. We were not able to confirm the sewer provider.

E. Storm Sewer

Inspected

The storm drains were located through out the parking lot and at streets with no apparent deficiencies observed.

Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

3. Structural Frame and Building Envelope

Items

A. Foundation

Inspected

Foundation appeared to be concrete slab. Most areas were not visible or covered with materials. No significant deficiencies were observed.

B. Building Frame and Structure

Inspected

Building frame consisted of masonry, wood for wall systems. Poured concrete slab. The roof structure was not viewable but believed to be wood. We mostly observed deficiencies with the exterior cladding and roof coverings. Due to insufficient slope toward roof drains and previous leaking or damage, some repair or replacement of the roof structure may be highly likely or necessary.

C. Sidewall System (exterior wall cladding and components)

Repair or Replace, Immediate Attention!

(1) Building cladding consisted of hard coat stucco. There were multiple areas of settlement, settlement cracks, chipping, damage and ground/grade contact. Recommend repairing all areas to prevent further damage or deterioration by qualified stucco contractor. This can be cost significant.



C. Item 1(Picture) South drive-thru side corner damage



C. Item 2(Picture) Stucco cladding at or below grade



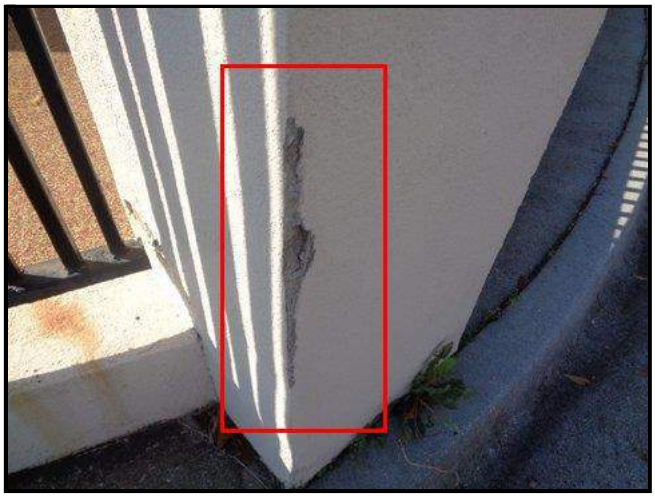
C. Item 3(Picture) Cracking



C. Item 4(Picture) Chipped/cracked stucco



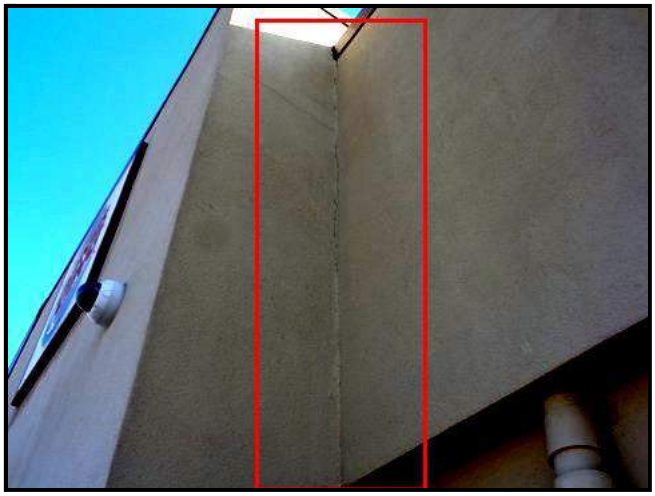
C. Item 5(Picture) Stucco cladding at or below grade



C. Item 6(Picture) Playground area damaged stucco



C. Item 7(Picture) Playground area damaged stucco



C. Item 8(Picture) Cracking



C. Item 9(Picture) Cracking/chipping



C. Item 10(Picture) Cracking

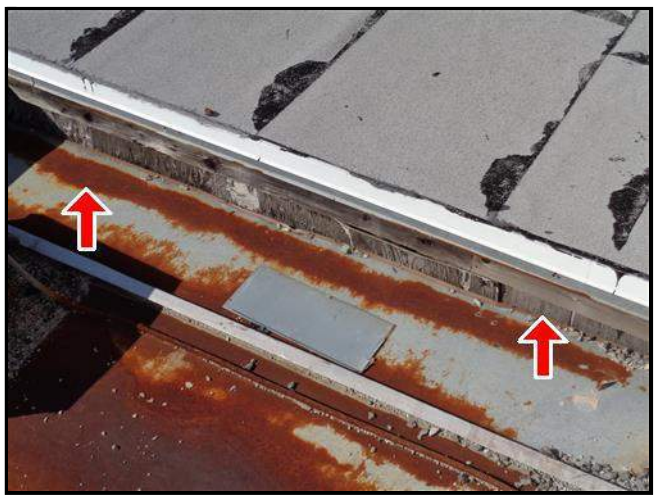


C. Item 11(Picture) Stucco cracking above roofline or at parapet walls



C. Item 12(Picture) Stucco cracking above roofline or at parapet walls

(2) South side lower roof coverings had sidewall with wood sheathing/cladding that was observed to be in poor condition or deteriorated. Recommend repairs and new coat of paint by qualified contractor.



C. Item 13(Picture)

D. Fenestration System (i.e. windows, openings, doors etc.)

Repair or Replace

(1) Rear kitchen entrance door had some observed rusting and deterioration at the metal panel and bottom of metal frames. This can allow pest/insect and moisture intrusion along with energy loss. Recommend repair or replace by qualified contractor.



D. Item 1(Picture)



D. Item 2(Picture)

(2) East side entrance window right side (facing exterior) had observed moisture trapped inside glass indicating broken thermal seal. Recommend repair as needed by qualified contractor.



D. Item 3(Picture)

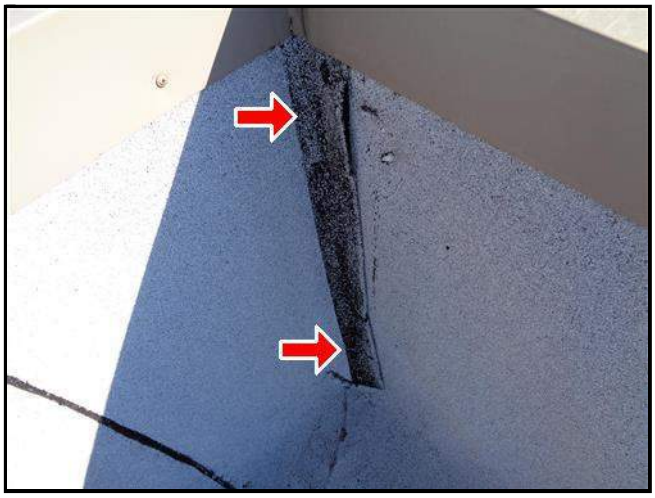
E. Parapets (protective wall barriers at balcony, roof etc.)

Repair or Replace

Parapet walls consisted of roll roofing material at inside portion, stucco at exterior and metal cap flashing. The interior roll roofing seams had failing sealant at a few areas. Metal cap flashing seams need to be sealed or resealed by qualified contractor.



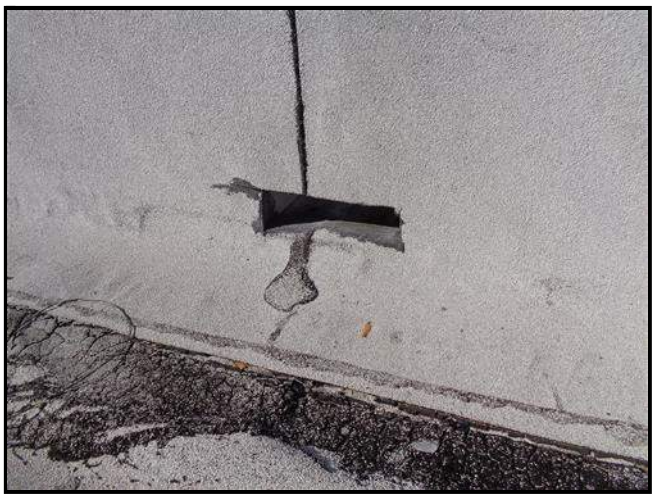
E. Item 1(Picture) General view of a parapet wall



E. Item 2(Picture) Failing sealant at seams



E. Item 3(Picture) Failing sealant at cap seam



E. Item 4(Picture) Roof drain scupper

F. Roofing

Repair or Replace, Immediate Attention!

Roof consisted of low-slope or flat roof at upper main section with rolled roofing single ply asphalt based material. The front and sides had pitched roof with metal standing seam material. The south side had two lower flat roof sections, one was metal standing seam, other section was rolled roofing single ply asphalt based.

The lower metal flat roof at south side had observed rusting/deterioration and was observed to be at the end of its expected useful life. Recommend replace by qualified roof contractor. This may be cost significant.

The pitched or sloped perimeter metal roofing had failing sealant observed where it meets the parapet wall front west side.

The lower south flat roofing material was observed to be in good condition.

The main flat upper roof section roofing material was observed to be aged/nearing the end of its expected useful life. It had observed failing/sealant at seams, air pockets/bubbles, creasing/loose material (from expansion) loss of granules/wear or deterioration. The main flat upper roof structure had observed insufficient sloping or pitch toward the floor drains and water ponding staining at several sections. Significant amount of grease discharge was observed on the roof covering (causes damage). Due to age, condition and deficiencies we recommend proper repairs, pitch and new roof covering for this section. Correct by qualified roof contractor. This will be cost significant.



F. Item 1(Picture) General view facing south



F. Item 2(Picture) General view facing north



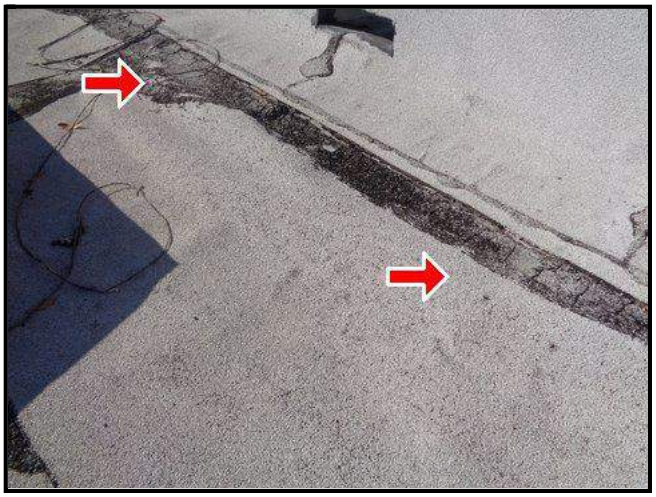
F. Item 3(Picture) General view facing south at roof hatch access



F. Item 4(Picture) Old rusted metal cap



F. Item 5(Picture) Example stains from water ponding due to insufficient slope or pitch



F. Item 6(Picture) Failing sealant at seams



F. Item 7(Picture) Insufficient slope causing depressions and ponding water



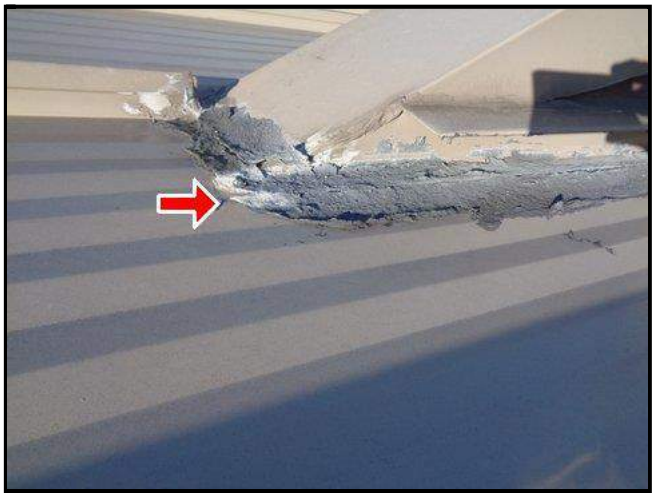
F. Item 8(Picture) Granule wash out



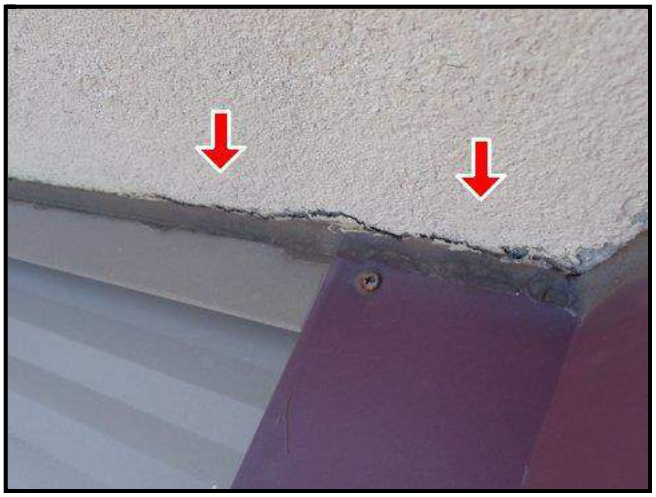
F. Item 9(Picture) Ponding water stains caused from negative slope or pitch



F. Item 10(Picture) Ponding water stains caused from negative slope or pitch



F. Item 11(Picture) Failing sealant metal roof where it meets parapet wall



F. Item 12(Picture) Failing sealant metal roof where it meets parapet wall



F. Item 13(Picture) Lower south metal roof - rusted



F. Item 14(Picture) Lower south roof structure covering



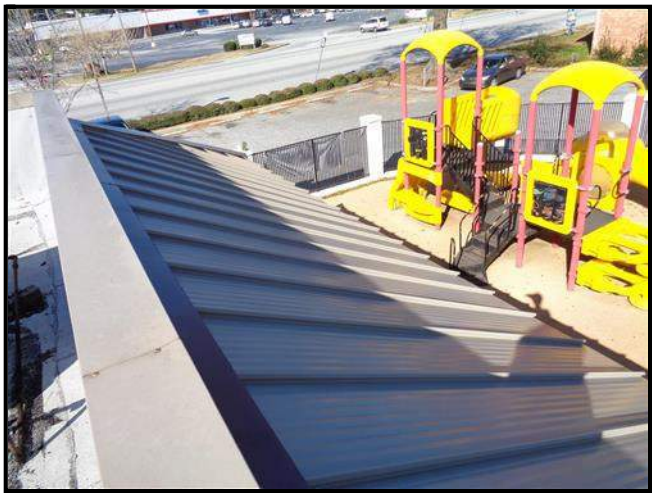
F. Item 15(Picture) Lower south metal roof - rusted



F. Item 16(Picture) Lower south roof structure covering



F. Item 17(Picture) General view metal pitched roof



F. Item 18(Picture) General view metal pitched roof



F. Item 19(Picture) Failing sealant at seams



F. Item 20(Picture) Grease run-off all over roof



F. Item 21(Picture) Grease run-off all over roof

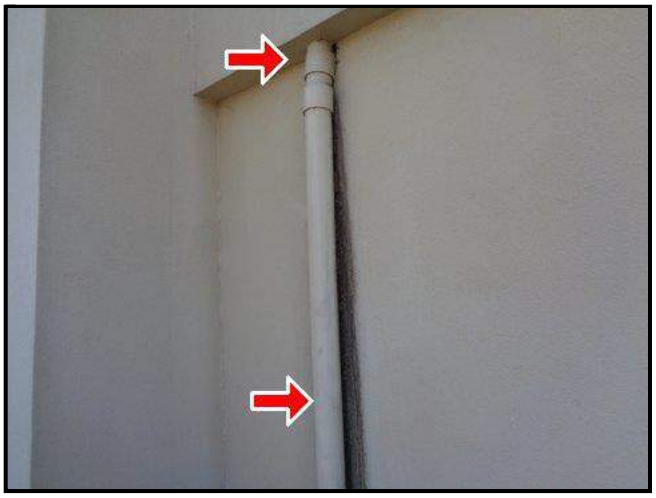


F. Item 22(Picture) Failing sealant

G. Scuppers, Gutters and downspouts

Repair or Replace, Immediate Attention!

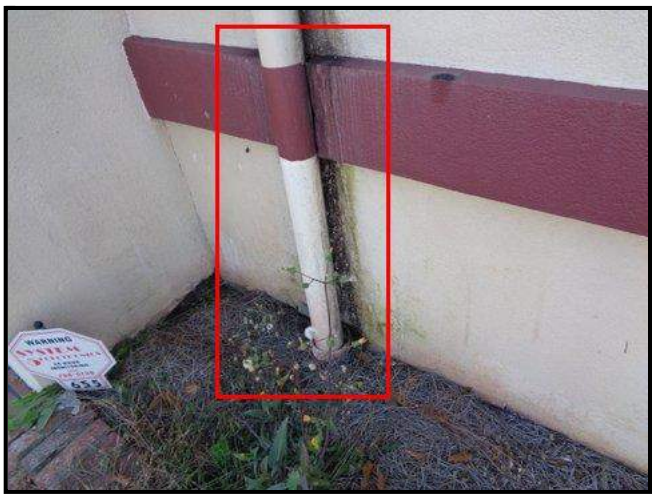
This building had three roof floor drains and two over-flow drain side scuppers along with metal downspouts that discharged at or below grade. We observed staining, debris/soot, clogging and some rusting/deterioration at all drains and metal downspouts. Roof floor drains had two sections with missing covers. Recommend evaluate by qualified roof/gutter contractor and clean/repair as needed.



G. Item 1(Picture) Downspout connection deteriorated/loose causing staining



G. Item 2(Picture) Discharge staining



G. Item 3(Picture) Discharge staining



G. Item 4(Picture) Roof floor drain, missing cover



G. Item 5(Picture) Roof floor drain clogged and missing cover



G. Item 6(Picture) Rusted metal downspout

H. Insulation in Attic, Basement and unconditioned areas

Not Inspected

No insulation was viewable or accessible at time of inspection.

Out of Scope Issues:

Entering of Crawlspace or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

4. Mechanical and Electrical System

Items

A. Plumbing water supply and Distribution and Fixtures

Repair or Replace, Immediate Attention!

(1) Building had copper water supply piping. There was an active leak at water pipe above the water heater. Leak has caused damage to the water heater tank. Recommend repair by licensed plumber.



A. Item 1(Picture)



A. Item 2(Picture)

(2) Main water shut-off was located at utility room above the water heater.



A. Item 3(Picture)

(3) Bathroom plumbing fixtures were functional. No significant deficiencies were observed.



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)



A. Item 9(Picture)

B. Plumbing Drain, Waste and Vent Systems

Inspected

Plumbing drain, waste and vent systems appeared to be lead type material at roof vents and PVC piping for drains/waste where viewable. No significant deficiencies were observed.

C. Domestic hot water production

Repair or Replace

Water heater was manufactured by AO Smith with date of 2007. It was gas fired with 75,100 BTU and 74 gallons. There was some observed rusting or damage at the outside, bottom and top of tank caused

from leaking water piping. Portions of the tank were covered with stored items. Recommend evaluate tank by licensed plumber to determine if replacement is needed at this time. Average life span of tank water heaters are 10 -15 years.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

D. Heating and AC - Ventilation/Controls

Inspected

Thermostats were located at the lobby and kitchen area, three total. Thermostats were responsive to controls.



D. Item 1(Picture) Kitchen


D. Item 2(Picture) Lobby


D. Item 3(Picture) Lobby

E. Heating & Air Conditioning Equipment

Repair or Replace, Immediate Attention!

(1) This building had three RTU HVAC packed gas fired units. All three RTU units were manufactured by carrier. Units ranged in age from less than 1 year to approximately 7 years old. We observed several deficiencies and maintenance issues such as the air disposable filters were dirty/clogged (few were incorrect size/type) coils/fins were dirty, fins had storm/hail damage, condensation piping should extend or discharge to the roof drains, low voltage wiring deteriorated/damaged and electrical disconnect boxes rusted along with aged/deteriorated conduit piping. The middle RTU unit was short cycling or not functioning properly. The north RTU unit did not have a drip leg at the gas piping.

South Right unit Carrier: Date 2008
Model M48HJD008-541
Serial 1908G40650
90,000 BTU (7.5 TON)

Middle unit Carrier: Date 2010
Model M48TCDA06A2A5A0A0A0
Serial 2910G40250
59,000 BTU (5 TON)

North Left unit Carrier: Date 2015
Model M48TCDA06A2A5A0A0A0
Serial 3015C71416
59,000 BTU (5 TON)



E. Item 1(Picture) South RTU unit



E. Item 2(Picture) Middle RTU unit



E. Item 3(Picture) North RTU unit



E. Item 4(Picture) Example dirty coils



E. Item 5(Picture) Example dirty plenums



E. Item 6(Picture) Example incorrect size filters



E. Item 7(Picture) Example rusting at curb pan



E. Item 8(Picture) Example damaged fins



E. Item 9(Picture) Example rusted disconnect box



E. Item 10(Picture) Example condensation piping not extended to roof drains



E. Item 11(Picture) J box not properly sealed



E. Item 12(Picture) Damaged low voltage wiring



E. Item 13(Picture) Damaged low voltage wiring



E. Item 14(Picture) No sediment trap at gas line

(2) We did not inspect any of the refrigeration or cooling equipment per scope of work, however we did observed the cooler compressor units to have missing covers or exposed components. Recommend evaluating by licensed contractor. This is courtesy information.



E. Item 15(Picture)



E. Item 16(Picture)

F. Electric Service and Meter

Repair or Replace, Immediate Attention!

Electrical service consisted of a 3 phase 4 wire system with a 500 amp main disconnect. There were three additional service panels located with the main service panel at the rear storage/kitchen area of building. There were multiple circuit breakers that were not labeled or sufficiently labeled. Far right panel had missing knock out covers. Most panel dead front covers were missing latches or locks. Recommend correcting issues by qualified licensed electrician.



F. Item 1(Picture) General view of panels



F. Item 2(Picture) Missing knock out covers



F. Item 3(Picture) Panel covers missing latches



F. Item 4(Picture) Main disconnect

G. Electric Distribution

Repair or Replace, Immediate Attention!

Roof had multiple electrical deficiencies observed such as HVAC, exhaust, mechanical, lighting exposed wiring, loose/damaged connectors, aged/deteriorated conduit piping, non-terminated wiring, open ended wiring, J boxes not properly sealed/covered or sealant failing and exposed wire splicing. Several components had been removed or wiring not in use through the years. Further damage or injury/fire hazard may occur if not corrected by licensed electrician. This will be cost significant.



G. Item 1(Picture) J box not properly sealed



G. Item 2(Picture) Exposed wiring and damaged connector



G. Item 3(Picture) Deteriorated low voltage wiring



G. Item 4(Picture) Non terminated wiring /exposed



G. Item 5(Picture) Non terminated wiring /exposed



G. Item 6(Picture) J box improperly sealed



G. Item 7(Picture) Wiring at J box improperly connected



G. Item 8(Picture) Wiring at J box improperly connected

H. Exhaust, Vents and Vent Hoods

Repair or Replace

(1) Air intake vent covers at exterior cladding were bent/damaged at a few sections. Recommend repair by qualified contractor to prevent insect, pest, animal or moisture intrusion into building.



H. Item 1(Picture)

(2) We did not inspect any cooking related equipment per scope of work, however we did observe the kitchen rooftop exhaust fans to be discharging grease and liquids directly onto the roof with significant

amounts in which hadn't been cleaned for an extended period of time. We recommend having this equipment evaluated by an qualified company for proper cleaning, maintenance and proper collection of the grease for disposal (reservoirs) . Grease will cause premature failure or damage to the roof covering (primarily why we noted this as roof was included in scope of work) and components along with improper discharge into the storm water run-off. Damaged caused, service, correction and cleaning may be cost significant.



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)



H. Item 5(Picture)



H. Item 6(Picture)



H. Item 7(Picture)



H. Item 8(Picture)



H. Item 9(Picture)



H. Item 10(Picture)

Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

5. Interior Elements

Items

A. Walls, Ceilings, Floors - Room components, doors/windows, stairs, mezzanines

Repair or Replace

(1) Interior consisted of tile, FPR and sheetrock walls. Tile flooring and suspended ceiling tile ceiling. We observed several moisture leak stains at ceiling tiles near west entrance, lobby, kitchen and storage room areas. Some of the stains had active moisture and mold growth. There was also moisture leak damage and mold type growth at walls in kitchen and storage areas. These leak stains were likely caused from the exterior cladding, failing roofing issues or fire sprinklers. Recommend evaluate by qualified contractor and correct as needed. Recommend replace all damaged materials as needed by qualified contractor. This may be cost significant.



A. Item 1(Picture) Front lobby



A. Item 2(Picture) Front lobby



A. Item 3(Picture) Front lobby



A. Item 4(Picture) Front east entrance



A. Item 5(Picture) Front lobby



A. Item 6(Picture) Storage room



A. Item 7(Picture) Storage room



A. Item 8(Picture) Storage room



A. Item 9(Picture) Storage room



A. Item 10(Picture) Kitchen area



A. Item 11(Picture) Kitchen area



A. Item 12(Picture) Kitchen area



A. Item 13(Picture) Kitchen area

(2) Some damage observed at the kitchen/office/storage areas of walls. Recommend repair as needed by qualified contractor.



A. Item 14(Picture)



A. Item 15(Picture)

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

6. Additional Considerations

Additional Considerations:
There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

Additional Issues:
Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

Items

A. Document Review and Interviews

Upon arrival we introduced ourselves to an apparent shift manager. She was not aware of our scheduled onsite visit and would not allow us access to the facilities. We proceeded to contact Mr. Seller who contacted the property owner Mr. Owner. After a few hours of communication between the vested parties were were allowed access by Ms Manager. We were not provided any information pertaining to the building through any interviews. We were not provided any documents pertaining to this building along with any service records for components.

B. Out of Scope Considerations

Activity Exclusions—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load;

however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

Warranty, Guarantee, and Code Compliance Exclusions: By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

Additional/General Considerations: Further Inquiry: There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations,and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

C. Limiting Conditions

D. Exhibits (See attached, if any)

There are no attachments to be viewed.

E. Opinions of probable costs to remedy physical deficiencies

Per customers request and scope of work, no probable costs to remedy physical deficiencies were provided.

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate,* the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

General Summary

South East Building Consultants

southeastbuildingconsultants@gmail.com

404-698-0404

Customer
Restaurant Fast Food

Address
Fast Food Lane
Atlanta GA 30214

1. General Physical Condition

E. Paving, Curbing and Parking

Repair or Replace

Parking lot consisted of concrete curbing and asphalt paving. Multiple deficiencies were observed. Several sections of concrete curbing were cracked, had settlement or deteriorated. Multiple areas of asphalt paving were deteriorated, cracked and several pot holes observed. Parking space concrete barriers had several pieces that were loose or damaged/deteriorated. Parking lot paint stripping was aged/faded at several areas. We recommend replacing all deteriorated parking space barriers, repair all deteriorated or pot holes at asphalt along with re-coating and re-stripping spacing by qualified contractor. Total will be cost significant.

F. Flatwork (sidewalks, plazas, patios)

Repair or Replace

Flatwork consisted of poured concrete and brick paver stones. Walkways or sidewalks were present at all sections or perimeter of building with two main entrances at east and west sides along with employee access at the south side. Several portions of the concrete and brick pavers were loose, cracked or damaged. Condition is a trip/safety hazard. Recommend proper repairs by qualified mason contractor.

G. Landscaping, Site Drainage, Appurtenances and Retaining walls

Repair or Replace

Landscaping was observed to be in below average condition. Shrubs were overgrown and in contact with cladding. Ground covering was aged or missing (bare areas). We recommend proper trimming

1. General Physical Condition

of vegetation away from the building to prevent moisture damage or insects. Damaged tree observed at south east side. Recommend improving quality of landscaping and/or maintenance.

H. Signage and exterior lighting

Repair or Replace, Immediate Attention!

(1) There were two free standing signs near the entrances or egress points and an attached building sign. All signage was wooden, weathered, deteriorated/damaged. The entrance/egress signs had observed wood destroy insect (termite) activity and damage. We recommend replacing all the signage due to age and condition by qualified contractor. Cost will be significant.

(2) Exterior lighting had multiple deficiencies observed at multiple areas including playground, signage, drive-thru, entrance building light fixtures and parking lot light poles. Deficiencies observed such as broken/damaged fixtures, missing parts, moisture intrusion in lenses, rusting/deterioration, exposed wiring, deteriorated/aged conduit, exposed wire splicing and fixtures not functional. Injury or further damage may occur, recommend correct by licensed electrician. All exterior lighting repairs will likely be cost significant.

I. Exterior Stairs, Paitios and Railings

Repair or Replace

Playground area metal guard railing had observed peeling paint, rusting and deterioration. Recommend repair areas as needed and full new coat of paint by qualified contractor. This can be cost significant.

2. Utilities

A. Water

Repair or Replace

It appears that the main water meter was located at south side of property. We could not confirm who the utility provider was. There was an active confirmed water leak at the meter valve. Recommend repair damage by licensed plumber. Water loss and higher water utility bills are likely occurring.

Note: We were not able to confirm this meter was used for this building. Recommend confirming through seller, property owner or county water department.

3. Structural Frame and Building Envelope

C. Sidewall System (exterior wall cladding and components)

Repair or Replace, Immediate Attention!

(1) Building cladding consisted of hard coat stucco. There were multiple areas of settlement, settlement cracks, chipping, damage and ground/grade contact. Recommend repairing all areas to prevent further damage or deterioration by qualified stucco contractor. This can be cost significant.

(2) South side lower roof coverings had sidewall with wood sheathing/cladding that was observed to be in poor condition or deteriorated. Recommend repairs and new coat of paint by qualified contractor.

D. Fenestration System (i.e. windows, openings, doors etc.)

Repair or Replace

3. Structural Frame and Building Envelope

(1) Rear kitchen entrance door had some observed rusting and deterioration at the metal panel and bottom of metal frames. This can allow pest/insect and moisture intrusion along with energy loss. Recommend repair or replace by qualified contractor.

(2) East side entrance window right side (facing exterior) had observed moisture trapped inside glass indicating broken thermal seal. Recommend repair as needed by qualified contractor.

E. Parapets (protective wall barriers at balcony, roof etc.)

Repair or Replace

Parapet walls consisted of roll roofing material at inside portion, stucco at exterior and metal cap flashing. The interior roll roofing seams had failing sealant at a few areas. Metal cap flashing seams need to be sealed or resealed by qualified contractor.

F. Roofing

Repair or Replace, Immediate Attention!

Roof consisted of low-slope or flat roof at upper main section with rolled roofing single ply asphalt based material. The front and sides had pitched roof with metal standing seam material. The south side had two lower flat roof sections, one was metal standing seam, other section was rolled roofing single ply asphalt based.

The lower metal flat roof at south side had observed rusting/deterioration and was observed to be at the end of its expected useful life. Recommend replace by qualified roof contractor. This may be cost significant.

The pitched or sloped perimeter metal roofing had failing sealant observed where it meets the parapet wall front west side.

The lower south flat roofing material was observed to be in good condition.

The main flat upper roof section roofing material was observed to be aged/nearing the end of its expected useful life. It had observed failing/sealant at seams, air pockets/bubbles, creasing/loose material (from expansion) loss of granules/wear or deterioration. The main flat upper roof structure had observed insufficient sloping or pitch toward the floor drains and water ponding staining at several sections. Significant amount of grease discharge was observed on the roof covering (causes damage). Due to age, condition and deficiencies we recommend proper repairs, pitch and new roof covering for this section. Correct by qualified roof contractor. This will be cost significant.

G. Scuppers, Gutters and downspouts

Repair or Replace, Immediate Attention!

This building had three roof floor drains and two over-flow drain side scuppers along with metal downspouts that discharged at or below grade. We observed staining, debris/soot, clogging and some rusting/deterioration at all drains and metal downspouts. Roof floor drains had two sections with missing covers. Recommend evaluate by qualified roof/gutter contractor and clean/repair as needed.

4. Mechanical and Electrical System

A. Plumbing water supply and Distribution and Fixtures

Repair or Replace, Immediate Attention!

(1) Building had copper water supply piping. There was an active leak at water pipe above the water heater. Leak has caused damage to the water heater tank. Recommend repair by licensed plumber.

C. Domestic hot water production

4. Mechanical and Electrical System

Repair or Replace

Water heater was manufactured by AO Smith with date of 2007. It was gas fired with 75,100 BTU and 74 gallons. There was some observed rusting or damage at the outside, bottom and top of tank caused from leaking water piping. Portions of the tank were covered with stored items. Recommend evaluate tank by licensed plumber to determine if replacement is needed at this time. Average life span of tank water heaters are 10 -15 years.

E. Heating & Air Conditioning Equipment

Repair or Replace, Immediate Attention!

(1) This building had three RTU HVAC packed gas fired units. All three RTU units were manufactured by carrier. Units ranged in age from less than 1 year to approximately 7 years old. We observed several deficiencies and maintenance issues such as the air disposable filters were dirty/clogged (few were incorrect size/type) coils/fins were dirty, fins had storm/hail damage, condensation piping should extend or discharge to the roof drains, low voltage wiring deteriorated/damaged and electrical disconnect boxes rusted along with aged/deteriorated conduit piping. The middle RTU unit was short cycling or not functioning properly. The north RTU unit did not have a drip leg at the gas piping.

South Right unit Carrier: Date 2008
Model M48HJD008-541
Serial 1908G40650
90,000 BTU (7.5 TON)

Middle unit Carrier: Date 2010
Model M48TCDA06A2A5A0A0A0
Serial 2910G40250
59,000 BTU (5 TON)

North Left unit Carrier: Date 2015
Model M48TCDA06A2A5A0A0A0
Serial 3015C71416
59,000 BTU (5 TON)

F. Electric Service and Meter

Repair or Replace, Immediate Attention!

Electrical service consisted of a 3 phase 4 wire system with a 500 amp main disconnect. There were three additional service panels located with the main service panel at the rear storage/kitchen area of building. There were multiple circuit breakers that were not labeled or sufficiently labeled. Far right panel had missing knock out covers. Most panel dead front covers were missing latches or locks. Recommend correcting issues by qualified licensed electrician.

G. Electric Distribution

Repair or Replace, Immediate Attention!

Roof had multiple electrical deficiencies observed such as HVAC, exhaust, mechanical, lighting exposed wiring, loose/damaged connectors, aged/deteriorated conduit piping, non-terminated wiring, open ended wiring, J boxes not properly sealed/covered or sealant failing and exposed wire splicing. Several components had been removed or wiring not in use through the years. Further damage or injury/fire hazard may occur if not corrected by licensed electrician. This will be cost significant.

H. Exhaust, Vents and Vent Hoods

Repair or Replace

4. Mechanical and Electrical System

(1) Air intake vent covers at exterior cladding were bent/damaged at a few sections. Recommend repair by qualified contractor to prevent insect, pest, animal or moisture intrusion into building.

5. Interior Elements

A. Walls, Ceilings, Floors - Room components, doors/windows, stairs, mezzanines

Repair or Replace

(1) Interior consisted of tile, FPR and sheetrock walls. Tile flooring and suspended ceiling tile ceiling. We observed several moisture leak stains at ceiling tiles near west entrance, lobby, kitchen and storage room areas. Some of the stains had active moisture and mold growth. There was also moisture leak damage and mold type growth at walls in kitchen and storage areas. These leak stains were likely caused from the exterior cladding, failing roofing issues or fire sprinklers. Recommend evaluate by qualified contractor and correct as needed. Recommend replace all damaged materials as needed by qualified contractor. This may be cost significant.

(2) Some damage observed at the kitchen/office/storage areas of walls. Recommend repair as needed by qualified contractor.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Ray Thoroman

INVOICE

South East Building Consultants
southeastbuildingconsultants@gmail.com

Inspection Date: 12/9/2015
Report ID: 12122015

404-698-0404
Inspected By: Serving the entire Southeast States

Customer Info:	Inspection Property:
Restaurant Fast Food 222 Food Lane City ST 94000 **Customer's Real Estate Professional:**	Fast Food Lane Atlanta GA 30214

Inspection Fee:

Service	Price	Amount	Sub-Total
Building Inspection Services	1690.00	1	1690.00

Tax $0.00
Total Price $1690.00

Payment Method: Credit Card
Payment Status: Paid
Note: