Property Condition Report

Inspection Address: La Quinta Inn
2585 Seaboard Avenue
San Jose, CA 95126

Inspection Date: 3/16/2012

Prepared for: Mr. Philip Marduk
Brookstone Equity Investments

Report Number: C-31612

Prepared by: Corey Folsom & Associates
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Property Condition Report
2585 Seaboard Avenue, San Jose, CA 95126

INTRODUCTION
1.0 General Comments

As per the request of Mr. Philip Marduk of Brookstone Equity Investments and in accordance with our Proposal dated 3/14/11, Corey Folsom & Associates conducted a site inspection at 2585 Seaboard Avenue San Jose, CA 95126 on 3/16/11. We performed a visual inspection to identify the existing conditions of the following building components:

- Structure
- Electrical System (under 600 volts)
- Heating System
- Plumbing and Fixtures
- Roof Surface
- Interior Components (non-cosmetic)
- Exterior Wall Components
- Grounds
- ADA Tier II

This assessment is valid for the date of the inspection. This report provides recommendations and priorities for:

- Remedying major deficiencies
- Updating aging major components
- Undertaking further detailed investigations

The PCA scope did not include evaluation of specialty electrical systems (e.g. low-voltage telecommunication and security systems) or fire suppression. In addition, no assessment was made of use-specific equipment such as conveyance systems, production equipment or security systems. Use-specific concerns that depend on the number of employees, type or use, or local codes were not included. The recommendations are for remedial actions considered to be beyond the normal maintenance of the building.

This report is intended for the exclusive use of the 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 considered preliminary in nature. Before any major repairs are undertaken, we recommend that a specialist perform a detailed survey and develop a plan of action and quotation for your approval. We recommend that you obtain three written proposals from appropriately licensed and qualified contractors for specific cost data. When

provided, our estimates of life expectancy are based on the assumption that relevant systems are adequately maintained.

We did not perform any computations or engineering analysis as part of this evaluation, nor did we conduct a code compliance review. The examination of fire separation walls with other occupancies is outside the scope of this inspection. No warranty of condition is implied. The photographs are an integral part of this report and must be included in any review.

This report is a general overview of the structural components and major systems. It is not intended to be technically exhaustive in any one field. If further information is desired, specialists in the relevant fields should be retained to perform additional evaluations.

A determination as to the presence of animal pests, rodents, termites, decay, or other wood destroying organisms is beyond the scope of this inspection. A qualified pest control firm should be contacted with any questions concerning the presence or treatment of these organisms. Periodic examinations should be made by a licensed pest control firm as part of routine property maintenance.

We may make recommendations or suggestions in this report that differ from requirements by the local building department. For determinations as to what is permitted in this jurisdiction, the local building department should be consulted.

This report includes only those areas that are visually accessible and not areas that are made inaccessible by walls, concrete, earth, or any other obstacle to physical access or visual inspection, such as furniture or stored items. Defects in mechanical equipment not disclosed by our functional operation or visual inspection are not included. Items or conditions not mentioned in this report are not within the scope of this inspection. An examination of every window, door, light switch, outlet, water valve, etc., was not made. Rather, a statistical sampling was made.

This report does not include information as to the presence, condition, or safety of equipment, systems, or components specifically related to manufacturing or business operations.

Life safety components and fire protection systems or equipment are excluded from this report unless as otherwise noted. We suggest you make certain that fire protection systems are regularly inspected and that periodic inspection records are available. For a complete review of life-safety conditions we recommend a fire marshall be consulted.

For your reference, the following definitions may be helpful:

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

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

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

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

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

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

All directions (left, right, front, rear, etc.) referred to are from the viewpoint of an observer standing in front of the building and facing the main entry.

1.1 Plans

We did not examine structural plans. A detailed examination of building plans or other documents is beyond the scope of this inspection.

1.2 Interview

We interviewed the property manager, Mike Hsu. He stated that the attic firewalls are damaged. He further stated that there are no updated exit plans posted in the rooms as well as improvement needed to the exit doors. He is not aware of any pending or ongoing litigation related to the building's physical condition.

2.0 EXECUTIVE SUMMARY

This report provides observations and recommendations based on a property condition assessment performed at 2585 Starboard Avenue in San Jose, CA 95126 on 3/16/11. The current primary use of this building is as a La Quinta Inn. A determination as to whether this building, or its anticipated use, complies with local occupancy requirements is beyond the scope of this inspection.

At the end of this report (Section 10), we list recommendations we believe to be the most important. These recommendations should not be considered the only significant items. You should establish your own priorities after thoroughly studying this report, reviewing all the recommendations in the report, and consulting experts or specialists as desired. In addition, we ask you to call us if there is anything in the report that you do not understand or need further information on.

The age of the building is approximately 35 years old. The building's exterior is in good condition. The two buildings are configured for 148 hotel rooms at this time.

The attic firewalls are damaged. The attic is lightly insulated. Because of the lack of access (slab), I could not verify the presence of foundation bolting.

The electrical meter and main shutoff are located at an interior electrical room. The system appears to us to be well maintained, with some improvements suggested.

The rooftop HVAC units appear to be in poor condition with replacement of all three appliances suggested. Most of the individual room HVACs are aging and plan on gradual replacement.

The visible plumbing system appears to be in mostly excellent condition. The toilets are all low-flow type, but some are loosely mounted. Two water heaters are in need of additional seismic strapping. Replacement may be anticipated for the 200-gallon pressure tank. The boiler may be in the last third of its expected service life.

The roof covering is in poor to fair condition with immediate repairs needed.

The paving is in mostly good condition except for the area along the left side. Repair at this location may be considered in the near term. Resealing of the rest of the lot should be considered in 1 year and every 5 years thereafter. The storm drains along the left may be clogged.

Consider additional vehicle barriers for the electric transformer and gas meter.

Improvements to stair handrails and posted fire exit plans are suggested.

ADA improvements are suggested.

A Phase I Environmental Site Assessment was not requested as part of our service.

3.0 STRUCTURE/EXTERIOR

3.1 Description

3.1.1 This is two wood-framed two-story buildings with a wood-truss roof structure and stucco exterior finish that is occupied at this time. The foundation is believed to be a concrete slab. The slab was covered by finished surfaces. No cracking or displacement was viewed, but the floor covering presents a limitation to full inspection.

3.1.2 The building has clad windows with sliding, casement and fixed glazing. Glazing is critical to the ability to maintain a weather-tight building envelope. Inspection of the window seals should take place annually.

3.2 Observations and Recommendations

3.2.1 We observed damage to the eave in at least two locations at the right side of the right building. We advise repair that involves replacement of wood. The windows do not slide easily in their tracks. Lubrication may help, but this is due to the aging / wear of the windows.

3.2.2 We found two windows with broken panes. The wood window trim at the right of the front lobby entry are damaged and in need of replacement. We suspect this was caused by the landscape water sprinklers improperly adjusted and spraying water onto the building here.

3.2.3 There is approximately 4" of blown-cellulous insulation in the attic (R-11). This insulation has many gaps in coverage and represents a minimal amount of insulation.

3.2.4 At least one roof truss is damaged and in need of professional repair. In order to slow the spread of a possible fire in the attic every so often a fire separation wall is provided. However all of these firewalls have been intentionally damaged. We suggest repair and then installing fire-rated access doors in each firewall.

3.2.5 The slab floor in the boiler room is cracking (and slowly heaving over time).

3.2.6 The main entrance door at the front lobby could have a "sweeper" installed to provide an air seal at the threshold for increased comfort and energy efficiency.

General Foundation Comments:
The adequacy and condition of area soils, footings, foundations, and structural framing can only be determined after a detailed analysis by a soils, geotechnical, or structural engineer. This type of analysis and these determinations are beyond the scope of this inspection.

4.0 ELECTRICAL

4.1 Description

4.1.1 The electrical service supplied to the building is underground. There is an electrical transformer (T-5790) near the main electrical room. This vault interior was inaccessible, often the equipment in these vaults are the responsibility of the electric utility provider.

4.1.2 This building is supplied with a 2000-ampere, three phase, four-wire service with use currents of 240/120v. The capacity was determined by the rating of the main disconnect switch. The short-circuit rating was not determined. No electrical panels were opened during this inspection.

4.1.3 The distribution panels employ circuit breakers. Wiring examined is copper.

4.1.4 The electrical meter (one) is in the main electrical utility room.

4.2 Observations and Recommendations

4.2.1 While detailed load calculations were not performed, this service is believed to be adequate for current usage. Consider all electrical conditions as life and safety issues and correct all electrical conditions as a priority by utilizing the services of a qualified electrician to fully evaluate / review all electrical components and connections and to determine your electrical needs and any upgrade costs.

4.2.2 We suggest installing additional vehicular barrier/s at the utility transformer vault.

4.2.3 Currently, the electrical room is used as storage. We recommend removing all stored items and posting signage stating, “Not to be used for storage”. We advise keeping a clear working space of 30” in front of all electrical panels for easy access in an emergency.

4.2.4 Individual circuits are without the benefit of permanent labeling. A typewritten paper is not considered permanent labeling. We suggest improvement to circuit labeling (such as a “Dymo Label”) for increased safety.

4.2.5 At least two of the electrical panels (laundry and min electrical room) have sharp-tipped screws at the deadfront cover. Replace sharp screws with blunt-tipped screws, which are designed for this purpose and readily available. Two electrical panels at the laundry room have loose deadfront covers. Secure these covers for increased safety.

4.2.6 “Panic bars” would be required at the electrical room for this size of equipment if it were built today. You may consider their installation as a useful life-safety property upgrade.

4.2.7 GFCI outlets were not observed in appropriate areas. We suggest installing GFCI outlets in all existing bathroom outlet locations. Open junction boxes with bare wires were seen

in my viewing of the attic and in the boiler room and at the exterior (and broken conduit in one attic location).

4.2.8 Non-metallic sheathed cable was observed above the finished office space (most of the recessed hall lights). We expect to see this cable protected by conduit in a commercial building. We advise correction.

4.2.9 The electric car charging station has two panels that have non-working locks.

GFCI Notes:
Ground fault circuit interrupters are breakers or receptacle outlets designed to protect against electrical shocks. In recent years, most jurisdictions have required ground fault protection for outlets at building exteriors and in restrooms, basement, and garages (except those serving a designated appliance). Recent regulations require GFCI protection at all break room, kitchen countertop, and wet bar receptacles. A single GFCI receptacle may protect other outlets downstream on the same circuit. GFCI devices have test buttons that should be operated periodically to ensure the devices are functioning properly.

5.0 HEATING/VENTILATION/AIR CONDITIONING (HVAC)

5.1 Description

5.1.1 There are three electrical "heat pump" HVAC units (3/4 horsepower, manufactured by "Lanco"). These types of appliances have an expected useful life of 20+ years, but actual performance varies greatly and in this climate HVAC appliances typically last longer than average.

5.1.2 There is a gas-fired furnace serving the main lobby offices, but access was restricted and no evaluation of this unit was possible except that the filter is exceedingly dirty.

5.1.3 No HVAC maintenance records were seen.

5.2 Observations and Recommendations

5.2.1 The rooftop HVAC units appear to be in poor condition, replacement should be budgeted for.

5.2.2 The roof HVAC units (3) are mounted on 4x4 beams that are not flashed or otherwise attached to the roof and at least one unit does not have visible seismic tie-downs. Ideally, all rooftop equipment should be installed on raised, flashed platforms or curbs. We recommend that a *qualified roof specialist* review the HVAC installations with regard to improving the appliance supports / roof flashings.

5.2.3 Although each unit had an in-sight electrical disconnect, we did not observe an electrical outlet near the rooftop appliances. We suggest installing weather-protected GFCI electrical outlets as needed near the rooftop appliances for ease / safety of servicing the equipment. The electrical disconnect at the rooftop appliance is corroded and we suggest it be included in the further electrical review.

5.2.4 The air filters are all very dirty and we suggest cleaning maintenance of the HVAC appliances including air filters as needed.

5.2.5 One heating duct terminates without a cap in the space over the front entry carport.

5.2.6 Refrigerant lines connect the evaporator coil and the condenser. The "hot" line is the conduit through which heat collected from the living area is conveyed to be released through the condenser outdoors. The "cold" or "suction" line is the larger of the two and should be insulated. Insulation is damaged at the suction line for a main office unit. Replacement with new insulation is advised since this condition can reduce unit efficiency and impact refrigerant behavior inside the line.

5.2.7 No walk boards are provided from the access to the attic HVAC units and no lighting is provided either for safe servicing of this equipment and no pans are in place to protect the structure below in the event of a water leak.

General HVAC notes:

The inspection of the HVAC system includes a visual examination of the exposed and accessible equipment, controls, filters and distribution. We examine these items for function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design and require a costly and specialized inspection. Our inspection does not include disassembly of the system/s, nor does it encompass "set-back" or programmable thermostatic features. To obtain maximum efficiency and reliability from your HVAC system, we recommend annual servicing and inspection by a qualified technician.

6.0 PLUMBING

6.1 Description

6.1.1 The visible supply piping consists of copper pipe. The visible waste piping consists of ABS, cast iron and galvanized pipe. The water quality and water pressure was not tested. The toilets that we examined are all low-flow type.

6.1.2 There are three 100-gallon gas-fired water heaters (relatively newer model, but age not determined) located in the boiler room shed. These units typically last 15 years although early failure is not uncommon. There is also an older water heater at this location, which is apparently not in use (and should likely be removed).

6.1.3 The natural gas meter and main shutoff are located outside the boiler equipment shed.

6.1.4 The main water entrance and shutoff was not determined. We advise making certain that the water can be easily shut off in the event of an emergency. We did not note a backflow preventer. Fire hydrants are noted at the front, right and rear of the property.

6.2 Observations and Recommendations

6.2.1 We believe the copper portions of the plumbing system to be in excellent condition and functioning as designed.

6.2.2 Two (of the three) water heaters do not have sufficient seismic strapping. A water heater over 52 gallons should have three straps (one in the upper third, one in the middle third and one around the lower third of the tank). Provide appropriate seismic strapping at the water heaters immediately.

6.2.3 One water heater (# 3) has several issues to remedy - exhaust vent flue is not well secured. (Single-wall metal flue sections should be connected with at least three sheet metal screws at each joint.) There is no flex connector provided at the gas supply pipe. Correct these issues immediately.

6.2.4 Corrosion is noted at the piping connections and the bottom of the 200-gallon pressure tank. This unit is at / nearing the end of its useful life and replacement should be budgeted for.

6.2.5 The large boiler is an older unit. While these may last for 20-plus years if properly maintained (new heat exchanger tubes, etc.) we do not expect that this unit has been well-maintained given the relatively poor maintenance other systems have received. It would be prudent to expect this system to be approaching the end of its useful service life.

6.2.6 We believe that that the vehicle barrier at the side of the gas meter is insufficient and that a vehicle could still contact the gas piping. We suggest installing more steel posts (bollards) here.

6.2.7 The tested toilets all flushed and filled properly. Many of the toilets are loosely mounted to the floor. Correction is advised to prevent a leak. This typically involves removal of the toilet, inspecting for water damage, replacing the inexpensive wax seal and tightly re-securing the toilet base to the plumbing flange.

6.2.8 The fan in each bathroom responded to the wall switch, but most were older units and quite noisy. Anticipate replacing all of the older ventilation fans. In addition, many of the fans were expelling the moist air directly into the attic space. Re-attaching the vent hoses is advised.

General Plumbing Comments:
Angle stops are shutoff valves normally found beneath sinks and toilets in modern construction. They provide a convenient disconnect in case of leakage and facilitate repairs. These shutoff valves are rarely used, and may "freeze" in place or leak when operated. Angle stops should be operated periodically to keep the valves functional. We do not normally turn these valves during an inspection as this may cause them to leak.

Waste piping should be cleaned out periodically to remove any accumulation of grease, hair, or dirt, and to help prevent future debris blockage and subsequent drainage failure. We do not inspect buried, or otherwise inaccessible, supply or waste piping.

The gas and water piping was not fully accessible and an examination of each connection was not made. The standard test for gas leakage is to have the piping pressure-tested.

We recommend storing a large wrench near the main gas valve to shut the gas off quickly in an emergency. To shut off the gas, turn the valve 90 degrees so the handle is at a right angle to the pipe.

7.0 ROOFING

7.1 Description

7.1.1 The building has a built-up roof covering along the center with sloped sides covered in concrete tile. Numerous patches of varying ages are present on the roof, showing that leaks and (poorly) attempted repairs have been ongoing.

7.1.2 The roof access is a ladder from the attic (3 places).

7.2 Observations and Recommendations

7.2.1 The majority of the roof field is in good condition, but several problem areas exist. The roof has at least four active leaks and several areas of staining in the attic as well as two slumped roof surfaces (at the eave of the left building) and so is in need of immediate repair to the roof surface covering. The existing flat and sloped tile roof repairs are substandard, using improper materials. The repairs should include addressing the poor roof slope / water ponding. Water ponding can lead to settling of the roof surface, which leads to greater water ponding and further settling. Repairs should be performed by a reputable company (an example is Platinum Roofing - 408.280.5028).

7.2.2 Almost all roof vent and flue penetrations are in need of re-sealing. Some of these flue flashings are undersized and should be replaced.

7.2.3 The roof access ladders have deteriorated 1x4 rungs. We suggest upgrading to metal ladders at all three access locations.

7.2.4 Debris has built up in the valley flashings. Debris should be periodically removed to ensure proper functioning of the roof.

General Roofing Comments
Roof surfaces, rain gutters, downspouts, and subsurface drain lines should be checked regularly. Leaves and other debris should be removed as needed. Gutter joints and connections may need periodic caulking or sealing. Screens can be installed at downspout gutter connections to keep debris from blocking the downspouts. We recommend periodic inspections be performed to be sure the roof drainage systems function properly. Observing roof and foundation areas during or shortly after heavy rains is a good way to find deficiencies in the roof and area drainage systems.

This inspection addresses only the apparent visual condition of roofing materials, and does not include invasive testing or guarantee against present or future leakage. All roof systems require periodic maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Annual examinations should be made by a qualified roofer for periodic maintenance and repair.

8.0 INTERIOR

8.1 Description

8.1.1 The wall and ceiling finishes are drywall. The floors are carpeting and tile and pergo. We cannot make a representation as to the exterior wall insulation. Wall / ceiling cracks / stains are not uncommon, but I did not determine their exact nature. All cracks / stains should be monitored on any building.

8.1.2 We inspected a sampling (35) of the guest rooms. Room-specific issues are noted below.

8.2 Observations and Recommendations

8.2.1 The pergo portions of the flooring are poorly installed and we suggest replacement. Pergo damages easily and cannot be effectively repaired. The advantage is that it is expensive, but the main disadvantage is that it is not durable.

8.2.2 Popcorn texture is present. Prior to 1980 popcorn-style ceiling finishes and other building materials often contained asbestos. While we sometimes point out possible asbestos-containing material, we do not inspect or test for it. Only laboratory testing can determine its presence. This is a stable and durable material as a ceiling coating and tends to remain intact. It is only hazardous when fibers are released into the air. The main consideration is to keep it sealed with paint. Additional costs are incurred with eventual asbestos disposal. This popcorn texture was peeling / flaking in the housekeeping storage room and some guest rooms.

8.2.3 Current building standards dictate that stairway railing openings be 4" or smaller. For increased safety, you may consider modification of this barrier. The stair handrails are not grippable. "Grippable" is defined as 1 1/4"-2" wide measured in circular cross-section.

8.2.4 We suggest adding (green) lighted exit signs at the egress doors and doors open to the public should have a sign above stating “to remain unlocked during normal business hours”.

8.2.5 No fire extinguishers were seen. Posted emergency evacuation plans not present in the rooms.

8.2.6 Rooms that had no issues are not noted. Room-specific issues we found are as follows:
108 - tub coating is peeling, ceiling staining, old noisy bath fan, older HVAC
126 - toilet loose at base, reversed hot & cold / loose sink controls, old noisy bath fan
130 – older HVAC, ceiling staining
153 – toilet loose at base, old noisy bath fan, older HVAC
165 – tub controls leaking, old noisy bath fan, older HVAC
170 - tub controls leaking, no GFCI at bath outlet, older HVAC
173 - old noisy bath fan, older HVAC

204 - old noisy bath fan, older HVAC
205 - toilet loose at base
206 - toilet loose at base
210 – loose showerhead & tub spout, tub coating is peeling, ceiling staining, old noisy bath fan
211 – soiled carpet, older HVAC
214 - tub controls leaking, older HVAC
216 – tub controls leaking, old noisy bath fan, older HVAC
211 - reversed hot & cold sink controls, old noisy bath fan
222 - tub controls leaking, older HVAC
230 – old noisy bath fan
241 - old noisy bath fan, older HVAC
245 – tub controls leaking, old noisy bath fan, older HVAC, ceiling staining
249 - tub diverter not fully functioning, controls leaking, old noisy bath fan, older HVAC
251 - toilet loose at base, tub coating is peeling, old noisy bath fan, older HVAC
257 - tub diverter not functioning as intended, loose tub spout, old noisy bath fan, older HVAC, popcorn ceiling peeling
260 - old noisy bath fan
262 - tub diverter not functioning as intended, rust at tub drain, old noisy bath fan, no GFCI at bath outlet
267 - toilet loose at base, old noisy bath fan, older HVAC, popcorn ceiling peeling
268 – reversed hot & cold sink controls, ceiling repaired, old noisy bath fan, older HVAC
270 - old noisy bath fan
271 - older HVAC
281 - tub diverter not functioning as intended, older HVAC

Tenant and Process-related Equipment:
An examination of the process equipment related to business operations is beyond the scope of this inspection.

9.0 GROUNDS

9.1 Description

9.1.1 The parking area is asphalt with concrete curbs and concrete aprons. We counted 148 parking spaces (including five that are ADA-compliant and one ADA-compliant van-accessible)

9.1.2 Storm drains were seen, but we can offer no opinion as to performance of this system.

9.1.3 We did not observe or learn of any problems with the underground utilities. The building site is relatively level.

9.1.4 Fire hydrants were noted at the property perimeter on the front, right and rear.

9.2 Observations and Recommendations

9.2.1 The asphalt paving is in generally good condition, except for the area along the left side of the property. We believe the paving surface is deteriorated at the left side due to poor drainage – water pooling on the surface over time. Repair at the left side may be anticipated in the near term. You may consider re-sealing and re-striping the entire parking surface in order to extend the useful service life. The storm drains along the left may be clogged.

9.2.2 The concrete apron at the front left corner is heavily damaged (likely due to use by a heavy garbage truck).

9.2.3 One area of chainlink fencing (left side) is leaning inward. We recommend that you address this condition.

9.2.4 The grade at the front and right of the building could be improved for better site drainage. Ideally, the grade should pitch away from the foundation at a minimum of 1/2 inch per foot and continue for at least 6 feet. This helps to decrease water saturation near the foundation and siding and lessens the chance of water entry in and under the structure. Currently, there is earth to cladding contact that is conducive to water damage and termite entry. This condition should be corrected along with the grade improvements and decreasing the landscape watering.

9.2.5 Tree (roots) at are having a heaving and cracking effect on the walkway and curbs in some locations– consider tree removal.

10.0 ADA

10.1 Description and Observations

10.1.1 Building History: We did not learn of a Barrier Removal Plan for this property or any pending or ongoing litigation related to ADA issues.

10.1.2 Parking and Ramps: There are sufficient ADA parking spaces with signage provided and the curbs on accessible routes have depressed, ramped curb cuts.

10.1.3 Entrances / Exits: The front lobby entrance doors are easy to operate and the handles are not higher than 48" above the floor

10.1.4 Paths of Travel: The main paths of travel are at least 36" wide.

10.1.5 Toilet Rooms: The common-area toilet room is on an accessible route. The common-area toilet room has lever-type door handles and the corridor access door is at least 32" wide. There is sufficient space to turn around a wheelchair. There is a toilet grab bar. Sink handles are operable with one hand without grasping, pinching or twisting. The exposed pipes are sufficiently insulated against contact. The sink has 28 ½" of clearance, 29" is generally considered the minimum clearance for a wheelchair to roll under.

10.1.6 Guestrooms: A hotel of 148 rooms should have five ADA-accessible guestrooms and two ADA-accessible guestrooms with a roll-in shower. Following are our observations regarding the ADA-designated guestrooms:
108 – The entrance door has a lever-style handle, but the inner door latch is too high to reach from a wheelchair. The bathroom door does not have a lever-style door handle. There is insufficient space under the sink (23") for a wheelchair. There is no turnaround space in the bathroom for a wheelchair. Toilet seat is too low (16").
126 - The entrance door has a lever-style handle, but the inner door latch is too high to reach from a wheelchair. This bathroom is equipped with a roll-in shower. Sink is too high (34") for easy access.

General ADA Comments:
This is a Tier II ADA Accessibility Survey. Any observations beyond this scope are included as a courtesy only and do not represent a more thorough survey. Title III of The Americans with Disabilities Act of 1990 requires that owners of buildings that are considered to be places of public accommodation remove those architectural barriers and communication barriers that are considered readily achievable in accordance with the resources available to the building ownership to allow use of the facility by the disabled. The obligation to remove barriers is an ongoing one. The determination as to whether barrier removal is readily achievable is on a case-by-case basis. No numerical formulas or thresholds of any kind are provided with this law.

11.0 PRIMARY RECOMMENDATIONS

Contractors should be contacted for price quotations and costs can vary substantially according to the contractor selected, the quality of work specified, market forces, the presence of undiscovered conditions, and other factors.

11.1 Opinion Summary of Immediate Repairs

The following table summarizes the report recommendations that should be addressed within the next year.

Recommendations	Reference
Electrical safety review/improvements	4.2
Roof repairs incl access ladders	7.2
HVAC replacement	5.2
Water heater strapping	6.2
Barriers at utility transformer & gas meter	4.2, 6.2
Install grippable handrails	8.2
Fire exit plans posted, attic firewalls repaired	3.2, 8.2
ADA improvements	10.1

11.2 Opinion Summary of Short-Term Repairs

The following table summarizes the report recommendations that should be addressed within the next two years.

Recommendations	Reference
Various room maintenance	8.2

11.3 Opinion Summary of Unpredictable Repairs

The following table summarizes the report recommendations that are unpredictable by nature, but may require attention anytime within the next few years.

Recommendations	Reference
Improve attic insulation	3.2
Replace aging room HVAC units	8.2
Repair / replace aging boiler	6.2
Replace left side pavement and apron	9.2
Remove interior popcorn ceiling texture	8.2

12.0 CLOSING COMMENTS

Thank you for choosing Corey Folsom & Associates. Should you have any questions or if we can be of further assistance, please contact us.

Please find a statement of qualifications in Appendix A, and additional photographs documenting conditions in Appendix B.

Respectfully,

Corey Folsom

APPENDIX A – STATEMENT OF QUALIFICATIONS

Corey Folsom & Associates

Corey Folsom has performed thousands of inspections for commercial and residential clients as a private building inspector and consultant. These inspections include assessment of condition for acquisition and sale, habitability, cost analysis, problem diagnosis and maintenance scheduling.

Corey Folsom

- Graduated from the College of Eastern Utah, 1999
- Eight years in the construction trades
- Completed the National Home Inspector Exam, 2003
- Inspection Training Associates Commercial Training, 2003
- Carson, Dunlop & Weldon Commercial Inspection Program, 2005
- Member - International Association of Electrical Inspectors # 7027195
- Member - American Society of Home Inspectors (ASHI) #243171
- Member - International Code Council (ICC) #5258977

A partial list of continuing education courses include:

- International Mechanical Code
- Building Envelope Energy Analysis
- Sub-Area & Crawlspaces
- Concrete Foundations
- Concrete Tile Roofs
- Commercial Electrical Systems
- Residential Electrical Systems
- International Residential Code
- Commercial Flat Roof Systems
- ASHI ongoing chapter education seminars

Description of Services

Corey Folsom & Associates provide custom inspections and issue narrative property condition assessment reports, including inspection and analysis of: roofing, foundations, drainage, electrical, plumbing, mechanical and exterior. We also provide Environmental Phase I reports. The company retains qualified engineers, technicians and servicepersons who possess all applicable certifications and credentials.

APPENDIX B – PHOTOGRAPHS

Photo #1: non-grippable, 4" openings

Photo #4: weather cap missing here

Photo #2: patches of varied age

Photo #5: romex wire in attic

Photo #3: aged HVAC

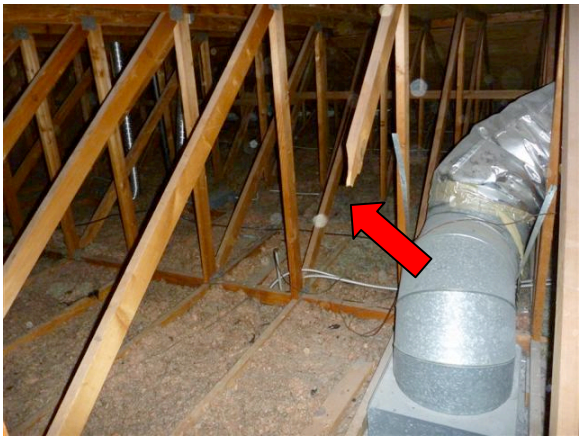

Photo #6: broken truss

Photo #7: damaged firewall

Photo #10: scorched receptacle in elec rm

Photo #8: roof leak w/ patches

Photo #11: roof leak w/ plywood damage

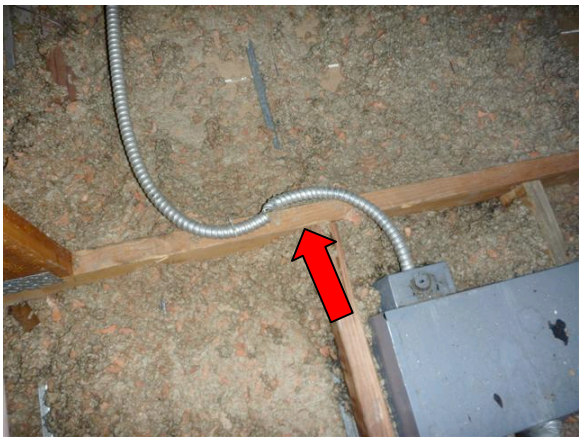

Photo #9: broken conduit at bath fan

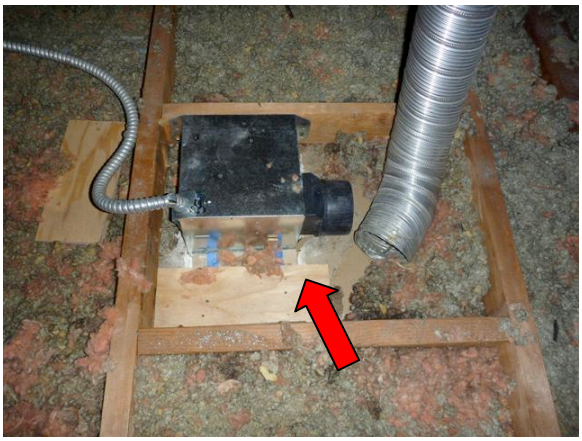

Photo #12: disconnected bath vent

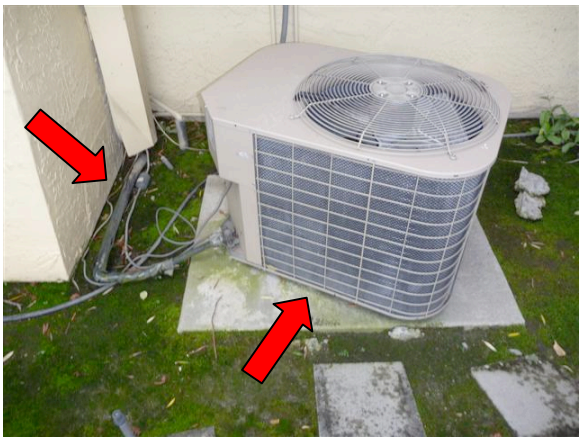

Photo #13: no tie-downs, damaged insul

Photo #16: eave damage here

Photo #14: disconnected heating duct

Photo #17: damaged pavement

Photo #15: damaged window trim - lobby

Photo #18: add vehicle barriers