Pacific Crest Inspections

Inspection Report
For
1151 Ellen St.
Seattle, Washington

5116 Heather Drive – Anacortes, WA – 98221

360-588-6956 office – 360.588.6965 fax

Commercial Inspection Report
For
1151 Ellen St.
Seattle, Washington

Date: November 19, 2011
Type of Property: Commercial Two Story Building
Weather: Overcast, Rain

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. At the request of John Lawyer we are only going to make general comments on the components and highlight the issues we observed. The information below is our opinion and observations. The maintenance history was given to us through an interview and tour from the station's senior engineer, Steve Cornman

General Description
The KVAC Building is multi-story building that is currently functioning as a TV station. The core of the building was built in the 1930-40's. Additions to the front and rear of the building were done in the 50's and 60's. The front shell is block walls with a stucco exterior. The rear section is stick frame construction. The interior and roof at wood frame construction. The flat roof is a torch down membrane.

GENERAL PHYSICAL CONDITION

While the owners have attempted to maintain the building much of the ongoing maintenance and updating has been deferred. The maintenance that is being done is in response to issues such as water leaks. The last update to public areas such as the lobby was probably done in the 80's. Outside of cosmetic issues the building needs a new roof, repairs to exterior walls and HVAC systems. The windows have a history of leaks and if the leaks continue the windows may need to be replaced.

Paving, Curbing and Parking
All parking surfaces on the lot are paved with asphalt. Paving appears adequate, and no deficiencies. are noted. Minor surface cracking was noted, however, this is typical and to be expected. Surface wear appeared normal in all areas which were visible. Curbs and bumpers are of concrete, and all appear to be of satisfactory condition. The striping is fading and should be redone when the asphalt is slurry sealed.

Electricity
The electrical service comes in at the NE corner and is a 3 phase 4 wire 120-400 volt system. Amperage was unknown but most likely in the 400 amp range. The main electrical service panel was located in the attic. There were 17 distribution panels in various locations throughout the building. The building had a backup generator in a shed at the NE corner. The generator was a 30KW Alturdyne unit. It was fueled by a diesel tank underneath the antenna tower.

Electrical Switches and Outlets
Given that this building was setup as TV station, the electrical system had plenty of capacity. Our only recommendation would be to update the outlets in the bathroom and kitchens with GFCI outlets.

Building Shell

Sidewall Systems
The east (front) and south side of building was stucco. The stucco had numerous cracks and was in need of paint. The west (rear) and a portion of the north side were T-111 wood panels. The panels were badly in need of paint and were rotting where the roof scuppers were attached. I suspect that there may be damage to the wall framing. I was not able to observe the suspect area from the interior. The balance of the exterior was painted block.

Windows
The windows were aluminum framed commercial grade at the front and vinyl windows on the south side. The windows overall have been a source of continual leaks in this building. Most likely the windows were not flashed properly and numerous attempts have been made to fix the installation. According to Steve when they get a driven rain, leaks develop. At the time of inspection there were no leaks observed.

Insulation
Most of this building is not insulated. Offices on the second floor that had exposed block walls were extremely cold. Offices that had sheetrock were only slightly better. Over the years this has driven the owners to install numerous ductless HVAC systems in the offices.

Roofing
The roof was an older torch down membrane roof and rolled roofing. The deck is tongue and groove or plywood. It appeared to be well beyond it rated life of 10-15 years and had been silver coated at one time to extend its life. Based on conversations with Steve the roof has been continually leaking at the "walls." In our inspection I was unable to determine if the parapet walls were leaking at the flashing cap or at the membrane seams. The day prior to the inspection we had rain and most areas of the roof had ponding. In some areas there was ½" of standing water. Replacement costs will be higher due to the amount of equipment on the roof. A rough cost of replacement is $40,000, however I would recommend that you get an accurate estimate from a roof company. Please let us know if you need a referral.

Plumbing
No issues were identified with the plumbing system. There is a single water heater for building at the NE corner so hot water for the bathrooms on the 2nd floor takes a while to arrive. The visible areas of supply lines were copper and most likely the waste line were cast iron.

HVAC System
Originally this building had conventional ducted HVAC packages on the roof. Some of these units have been removed and replaced with split ductless HVAC units. Currently there are 3 Trane roof packages that appear to be from the 80's and one York unit that is from the 90's.

There were 21 split ductless heat pumps on the roof. 11 were newer Fujistu and 10 were older Friedrich units. The Friedrich units need to be replaced as they do not perform well at temps under 40's. When the temperature drops under 40 degrees the heat pump activates a heat strip to warm the air. Newer heat pumps (such as the Fujistu's) continue to deliver heat until temperatures drop to 25 degrees, then will turn on a heat strip. I observed that most of the occupied offices had portable heaters. Cost to upgrade the Friedrich units was $3,500 apiece.

Some of the original ducts are still on the roof but are "abandon" but still are connected to the interior.

Common Areas
Halls / Offices / Production Areas
Functional these areas were all in good condition and no safety concerns.

Kitchen Areas
There was a kitchen area break room on the second floor. The first floor had a coffee station off of the lobby.

Bathroom
The bathrooms were single commode units and very dated.

Fire Protection
The building has a central combination heat and smoke detection alarm system. There were electric fire doors that automatically close when the alarm goes off. No fire sprinkler system was found at this structure.

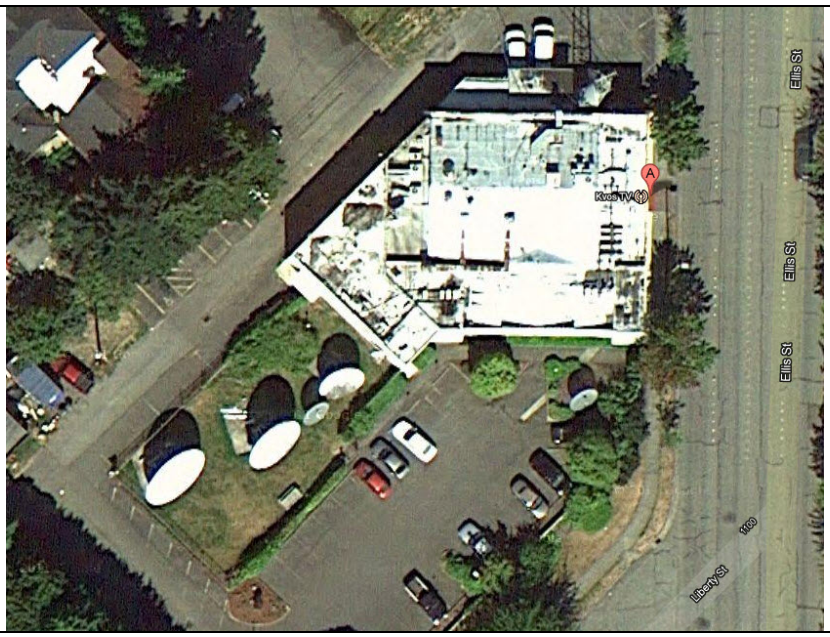
ADA Compliance
This building had two handicap parking spots. The main entrance is not handicap accessible due to the door handle. Steps prevent anyone with a wheel chair from accessing offices from the lobby. The bathrooms are not handicap accessible and interiors not handicap compliant. The offices on the first floor can be reached without using stairs by using one of the rear entrances but that entrance is not designated with a sign.

ANTENNAS / TOWER
These were not inspected

If you need additional details on the areas above or the names of local contractors please let me know and we can provide them.

me know if you have any questions

Pacific Crest Inspections, LLC
Washington License Home Inspector #312
HUD FHA Fee Inspector #W893
Washington Structural Pest Inspector #70423
Certified Real Estate Inspector #200435

Exterior Overview	

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Looking North	
Looking South	

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Building Exterior	
	

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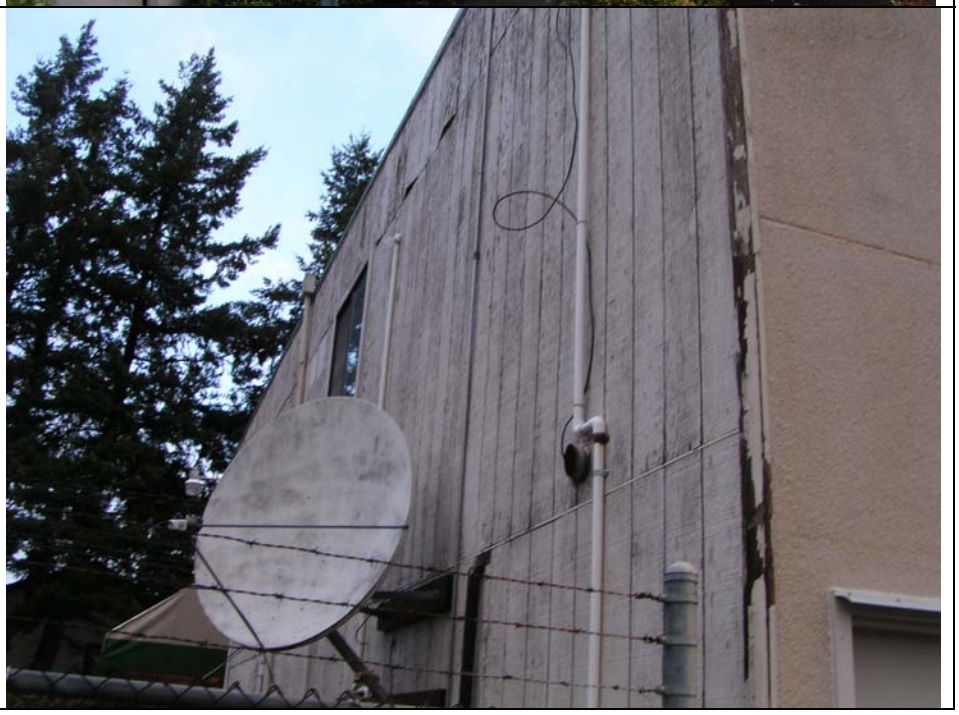
Exterior Rear	

Exterior wall rotting	
Main Electrical Service	

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Generator room to right of tower. Diesel tank under tower	
Roof ponding water	

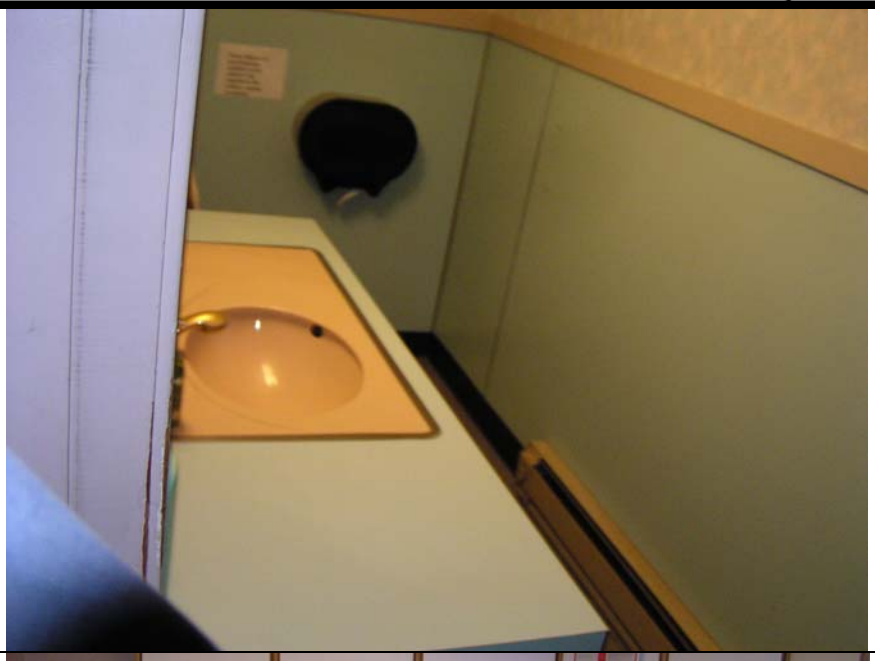
	
Roof – Problematic scuppers at right	

HVAC Units	
	

Split Systems	
	

	
Ground unit next to antenna tower	

windows with problem	
Bathrooms	

	
Break Room 2nd Floor	

Coffee Station 1st floor	
Lobby Note steps	

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