



# Inspection Report

**John Doe**

**Property Address:**  
1234 Main Street NE  
Washington D.C. 20019



## **Barnes Inspection Services**

**Dennis Barnes**  
7836 Attleboro Drive  
Springfield, VA 22153  
410-300-3577



# Table of Contents

- [Cover Page.....1](#)
- [Table of Contents.....2](#)
- [Intro Page .....3](#)
- [1 PCA Scope .....5](#)
- [2 General Physical Condition.....6](#)
- [3 Utilities .....8](#)
- [4 Structural Frame and Building Envelope .....10](#)
- [5 Mechanical and Electrical System .....16](#)
- [6 Life Safety/Fire Protection.....22](#)
- [7 Interior Elements \(Tenants\).....24](#)
- [8 Additional Considerations .....29](#)

<b>Date:</b> 3/25/2021	<b>Time:</b> 08:30 PM	<b>Report ID:</b> 2021SAMPLE
<b>Property:</b> 1234 Main Street NE Washington D.C. 20019	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

## EXECUTIVE SUMMARY

The property was found to be in fair condition with several large deferred maintenance items. Property contained one building constructed in 1930 then reconstructed in 1960. The overall 3-story building size represents about 9,000 gross square feet of space. Interior building spaces include a sanctuary, balcony, event hall, offices, kitchens, restrooms and equipment rooms. The building's interior spaces are in fair to good condition. BIS observed vinyl tile in the lower level and 9x9 aged tile in the sanctuary and balcony levels. This smaller tile is suspected to consist of asbestos material in the tile or mastic adhesive materials. A budget to cover the aged tile is included in Section 8.4. Water intrusion has damaged the plaster along the north sanctuary wall and in three stairways. The building exterior walls, doors and windows are in fair to poor condition with client forewarned that the aged wood windows should be replaced within three years and the church stained glass window frames should be sealed. The roof surfaces are in good to fair condition since the shingles (and suspected flat roof sections membrane) were replaced about eight years ago. Evidence of past and current roof leaks and exterior wall/window leaks was observed with the plaster wall damages. A moisture meter measured three active leaks. Masonry and roof contractors should be hired to correct the open and deteriorated locations and repair/seal as needed. The walkways contain several trip hazards that should be repaired. Client should evaluate the need to install a handicap accessible route to the east side entrance door into the lower level. Landscaping and site drainage appeared to be in good condition. The mechanical equipment was not operating during the inspection since the boiler was broken and the outdoor temperature was below 65 degrees F. Heating boiler and air-conditioning equipment need to be replaced over the next three years. The electrical system was in fair to good condition. Property lighting included public street lights and building wall and entry light fixtures. The building lacks emergency lighting and security system components. Client should evaluate this for liability purposes. The property appeared to be substantially in compliance with overall building codes; however improvements to the handicap accessibility needs to be installed. Please review the remaining sections of the report for details of these and other observations made during the inspection along with recommendation costing.

## PCR SCOPE

This Property Condition Report "PCR" uses ASTM E2018 as a standard guideline and InterNACHI "Inspecting Commercial Properties Standards of Practice" to describe the condition of building(s) and grounds for the property inspected. This process involves observations of the property, interviews of sources, reviews of available documentation and preparation of a commercial property's current physical condition. At the option of the Client, a Physical Condition Assessment "PCA" may include a higher or lower level of inquiry and due diligence than the baseline scope described within 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 significant 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 Client. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, 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 measurements and counts and 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 inspector's visual observations while walking through the subject property that contributes to the PCR.

This PCR includes short-term cost estimates, opinions of probable costs to remedy physical deficiencies such as deferred maintenance that may not warrant immediate attention but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing,

exploratory probing and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within three years of the report.

The purpose of the PCA and PCR 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 Guidelines:** None.

**Exclusions:** BIS was not required to determine property boundary lines or encroachments; condition of any component or system that was not readily available; service life expectancy of any component or system; size, capacity, BTU, performance or efficiency of any component or system; cause or reason of any condition; cause or need for repair or replacement of any system or component; future conditions; compliance with codes or regulations; presence or evidence of rodents, animals or insects; presence of mold, mildew or fungus; presence of air-borne hazards; presence of birds; presence of other flora or fauna; air quality; presence of asbestos; presence of environmental hazards; presence of electromagnetic fields; presence of lead paint or other hazardous materials; manufacturer's recalls or conformance to manufacturers' installation instructions; operating costs of systems; acoustical properties of any systems; resistance to wind, hurricanes, tornadoes, earthquakes or seismic activities; geological conditions or soil stability; or ADA compliance.

**Recommendations:** It is recommended that the user of this report review the summary, entire report and Exhibits. The complete report may include additional information of concern.

**Qualifications:** This property and subsequent building(s) has been inspected by Dennis Barnes Owner/Inspector of Barnes Inspection Services. Dennis has over 30 years of inspection experience having completed over a thousand commercial property inspections/assessments/studies. Dennis has the following qualifications:

InterNACHI Certified Professional Inspector; Certified Commercial Property Inspector

COA Certified Commercial Property Inspection Management Inspector

VFA Certified Facilities / Infrastructure Assessment Inspector

FEA Calibrated Commercial Property Inspector using 20+ Building Cost Models

<b>Building Use:</b> Religious	<b>Construction Type:</b> Frame and Brick	<b>Number of Floors/Stories:</b> 3- Story
<b>Approximate Building Size:</b> 8000+ square feet	<b>Age of Building:</b> Built 1930	<b>Apparent Occupancy Status:</b> Vacant
<b>Client Present:</b> Yes	<b>Weather:</b> Cloudy	<b>Rain in Last 3 Days:</b> Yes
<b>Temperature:</b> Below 60	<b>Building Faces:</b> North	

## 1. PCA Scope

A.	Scope of Work
B.	Work Order
C.	Property Location
D.	General Property Description

### Comments:

**A.** Scope of this PCA inspection was limited to items mentioned in the pre-inspection contract, this report and ordered by the Client's representative and applicable items that were readily accessible at the time of inspection. This inspection report is not intended to be a technically exhaustive study of every system or component, but to reveal obvious major deficiencies of the property. No disassembly or destructive testing was performed. No furniture or personal belongings were relocated during the inspection. No warranty of any kind is implied or intended with the submittal of this report. Acceptance of this report constitutes agreement with policies herein and within the written contract document. Construction for this building is 1926/1928 (lower level) and 1960.

Escorted through site and interviewed Deacon Doe and Seller's Real Estate Agent.

BIS did not receive or review construction documents for the property.

**B.** BIS was contacted over the telephone to conduct an inspection & assessment of the major components of the former church building, which has been vacant for about one year. The following inspection report lists various items and makes general statements as to the condition of the church property at 1234 Main Street NE, Washington, DC. Our services were limited to a visual site/building inspection only, as directed by the Client. No review of permits, maintenance records, zoning, seller's disclosure (if any) or other documents was performed.

BIS representative Dennis Barnes completed the walk-through survey on March 25, 2021. No subconsultants were used on this PCA.

The following inspection report lists various items and makes general statements as to the condition of this property. Additional studies are available for purposes of refining costs, extent of damages and to discover other potential problems not readily visible during this walk-through survey.

**C.** The building is located at 1234 Main Street at the northeast section of Washington, DC.

**D.** The subject of this report is a 3-story church building located at 1234 Main Street in Northeast Washington, DC. According to the escort and on-line & reported information, the lower level was originally constructed in 1926/1928 and underwent a reconstruction in the late 1950s (Photo). BIS estimate on the building's size is approximately 9,000 square feet, with a 3,700 square foot sanctuary & balcony. The property (site) size is about 16,900 square feet or 0.39-acres. See Exhibit A - Aerial and Exhibit B - Property Map, Exhibit C - FEMA Flood Map and Exhibit D - Occupancy Permit 1976 for documented property location. Property does not appear to contain wetlands, flood plains, perennial streams or historical resources.

Overall BIS found the building and grounds to be in fair condition with several large deferred maintenance items. The materials chosen for this property are generally long lasting and low maintenance.

## 2. General Physical Condition

### Styles & Materials

**General Topography:**

Flat

**Storm Water Drainage:**

Municipal Drains Nearby  
Sheet Flow to Grassy Areas

**Site Ingress and Egress:**

Paved Driveway

**Paving Curbing and Parking:**

Grassy Parking Area  
Off-Site Street Parking

**Number of Parking Spaces:**

Less than 10

**Method used to determine parking spaces:**

Estimated Roughly

A.	Topography
B.	Storm Water Drainage
C.	Ingress and Egress
D.	Paving, Curbing and Parking
E.	Flatwork (sidewalks, plazas, patios)
F.	Landscaping and Appurtenances
G.	Recreational Facilities

### Comments:

- A.** The grounds were generally level around the building with slight positive drainage away from the exterior walls. Site appeared to slope toward the northern and southern directions with a low site elevations along the public roadways.
- B.** Site appeared to eventually drain in the northern and southern toward the front and rear roadways, where storm water sheet flows into the public storm water management system. The site did not contain yard inlets. Building contained several downspouts that discharged onto grassy areas. There were no evidence to suggest standing water or erosion problems in removing water from the site.
- C.** The site can be accessed along its southern portion off the alley into a fenced-in parking grassy area. The general flow of traffic appeared smooth. None of the building's entries are handicap accessible.
- D.** (1) On-site parking for about five vehicles on grassy fenced-in area exists to the rear of the building. The adjacent public streets offers at least 30 additional spaces.



- D.** (2) The three public roadways that bound the site consist of asphalt pavement and granite curbs. BIS understands the public street pavement and curbs are maintained by Washington, DC transportation department.
- E.** (1) Pedestrian paving consisted of concrete sidewalk. Small sections of concrete walks and/or landings led to the building egresses. The concrete surfaces appeared to be in overall fair condition with several poor/critical areas that represented

trip hazards and need to be repaired/replaced for safety purposes along the left sidewalk leading to a side egress (Photos 1&2) and along the right sidewalk (Photo 3).



E. (2) Observed an open joint along the north wall and concrete sidewalk surface. Recommend a qualified person or contractor seal as needed and on a regular basis by routine maintenance.



E. (3) Recommend client evaluate the need for a handicap accessibility route along the east elevation. If desired, the handicap route would require a new concrete walkway from Main Street to the east egress door. Note the elevation difference at this location will probably require a six foot or so long handicap ramp.



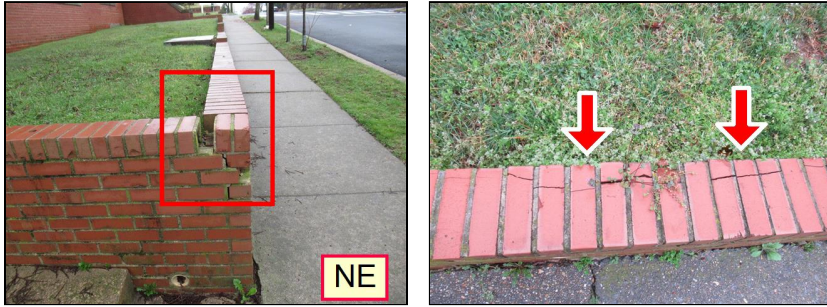
F. (1) Several mature trees exist along the public roadways. One tree was overgrown at the northeast corner and needs to be trimmed on a regular basis by a qualified contractor under routine maintenance.



F. (2) Site contained an attractive sign within a brick frame at the northwest corner of the property along Minor Street.

F. (3) A brick retaining wall runs along the north walkway. Observed a damaged wall section at the northeast stair location that appeared to have been caused by vehicle impact (Photo 1). Several cracking locations along its length may have been

caused by lawn mowing equipment (Photo 2). Non-damaged wall locations appear to be stable at present. Recommend a licensed contractor repair the damaged wall sections within the next year.



F. (4) Observed a secure grassy parking area with chain-link fence and a sliding gate.



G. There were no recreational facilities observed on-site.

**3. Utilities**

**Styles & Materials**

**Water Source:**

DC WASA

**Electric Source:**

PEPCO

**Gas Supply:**

Washington Gas Company

**Sanitary Sewer:**

DC WASA

**Storm Sewer:**

Sheet Flows Off-site

A.	Water
B.	Electricity
C.	Natural gas
D.	Sanitary Sewer
E.	Storm Sewer
F.	Special Utility Systems

**Comments:**



A. The water source is District of Columbia Water and Sanitary Authority (DC WASA). Fire hydrants are located along the adjacent public roadways. The cover over the water meter was deteriorated and potentially not strong enough to support a person. Recommend the cover be replaced by routine maintenance.



B. The source for electricity is Potomac Electric Power Company (Pepco) that originates at a pole transformer across Minor Street.



C. The fuel source is natural gas supplied by Washington Gas. Gas meter is located at the southeast corner of the building. Observed a Washington Gas danger/do not operate tag at the mechanical room gas service pipe to the boiler.



D. Sanitary waste discharges into the municipal sewer at the street.

E. The storm drains were located at the adjacent streets with no apparent problems.

F. Low hanging Bell Atlantic telephone wires were observed along the east side of the building from a Main Street utility pole. Recommend the wires be raised for safety purposes.



Out of Scope Issues:

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

**4. Structural Frame and Building Envelope**



Front/North Facade



East Facade



Rear/South Facade



West Facade

**Styles & Materials**

<p><b>Foundation:</b> Standard Spread Footings</p>	<p><b>Method Used to Observe Crawlspace Cellars or Basement:</b> Walked Obstructed</p>	<p><b>Building Type:</b> Masonry Block Brick Steel and Concrete Frame</p>
<p><b>Roof Type:</b> Gable Flat</p>	<p><b>Roof Structure:</b> Common Board Sheathing Steel Support Members</p>	<p><b>Floor Structure:</b> Not Visible Slab-on-Grade</p>
<p><b>Method Used to Observe Attic:</b> From Removed Ceiling Tiles</p>	<p><b>Attic Information:</b> Scuttle Hole</p>	<p><b>Attic/Wall/Ceiling Insulation:</b> None</p>
<p><b>Ventilation:</b> Gable Vents</p>	<p><b>Exterior Entry Doors:</b> Wood</p>	<p><b>Exterior Windows:</b> AGED Single-hung</p>

Single Pane  
Hopper

**Siding Material:**

Brick Veneer  
Precast Concrete

**Roof Covering:**

Asphalt/Fiberglass Shingle  
Rubber Membrane

**Viewed Roof Covering From:**

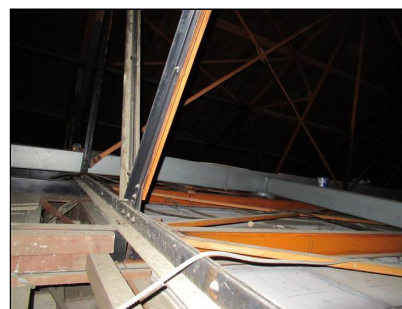
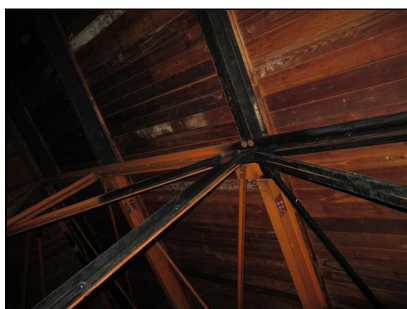
Ground  
Binoculars

A.	Foundation
B.	Building Frame
C.	Facades or Curtain Wall (principal face of the building)
D.	Sidewall System (exterior wall cladding and components)
E.	Fenestration System (i.e. windows, openings, doors, etc.)
F.	Parapets Decks Balconies (protective wall barriers at balcony, roof, etc.)
G.	Roofing
H.	Roof Drainage System

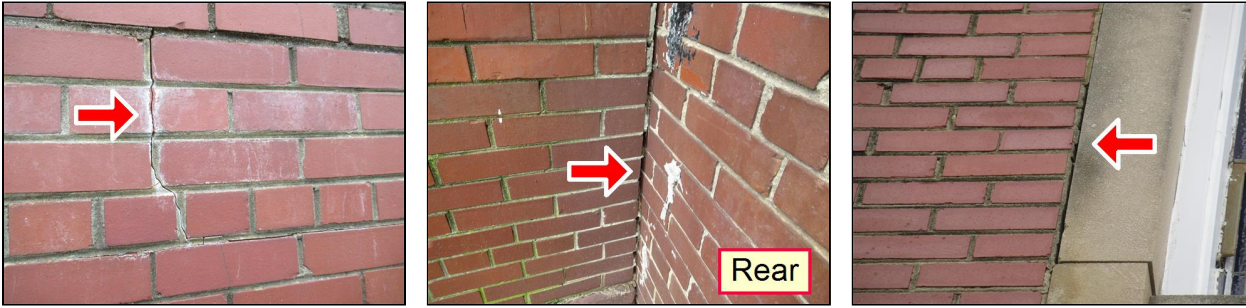
**Comments:**

**A.** Based on our experience in the area and with the relatively light loads imposed by the structure, it is our estimate that the building was founded on shallow, reinforced concrete, spread footings. As the building has been completed and occupied since 1960, foundations could not be reviewed. BIS did however, observe the superstructure walls and part of the roof, and did not note significant displacement, cracking or other signs of foundation system distress.

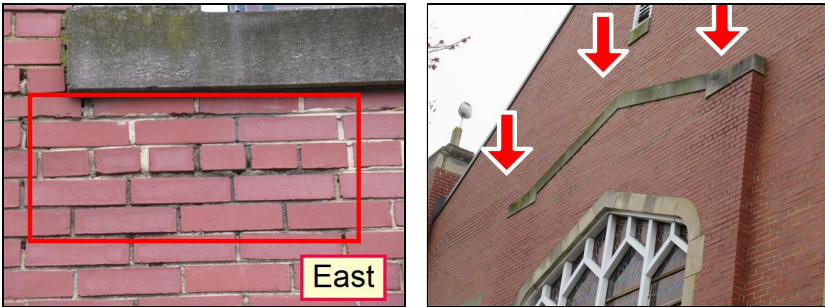
**B.** The limited observed basic building structure included concrete masonry unit (CMU) and brick load-bearing exterior walls, steel roof trusses, common board sheathing, interior concrete (lower level) and steel (upper levels) beams & columns that support a metal deck and interior finishes. Interior walls are plaster applied over a wood lath. Gravity and live loads are taken through this system to the foundations. Lateral, wind load and stability are provided through the shear action of the masonry walls in combination with the concrete/metal floor and roof frame design. Although analysis of the structure is beyond the scope of this report, BIS can state that the loads imposed on and by the structure do not appear to have imposed any current or long lasting physical deformation. BIS judges the structure to be sound overall.



C. (1) The building's exterior walls (front and rear facades) consisted of brick masonry. Minor displacement in the form of hairline cracking was observed underneath several windows and at rear corners. Hidden damages may exist. Recommend a qualified person seal all exterior openings on a regular basis to prevent water intrusion.



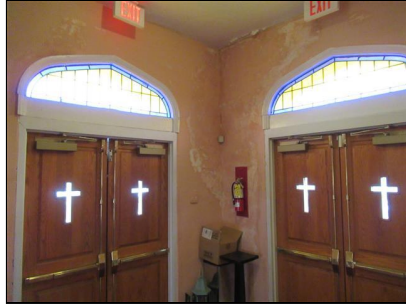
C. (2) Observed several locations of deteriorated grout material in between bricks, especially under window corners and along the front exterior wall. BIS could not access and observe the upper concrete ledge along the north wall (Photo 2) however this location is suspected to have standing storm water working its way into the building through deteriorated sealant. Deteriorated sealant and grout have caused openings in the exterior wall and have allow water intrusion as was observed during the inspection. Hidden damages may exist. Recommend a licensed masonry contractor re-point exterior wall locations and seal all openings as necessary.



D. Observed that the three entry stair structures were slightly pulling away from the building's exterior walls (Photo 1). The concrete stairs and brick wall joint sealant was deteriorated and missing at most locations (Photo 2). Also observed open joints on the top wall concrete coping (Photo 3). Recommend a qualified contractor or person seal all openings and joints on a regular basis as part of routine maintenance.



E. (1) The predominant street-side entry doors consisted of oversized solid wood normally associated with religious facilities. Other entry doors were wood in wood frames. Door hardware typically consisted of handles, panic bars and standard keysets. Doors typically swung outside and were three to four feet wide. Doors appeared to be in fair condition except for the rear egress door (Photo 3) that needs to be replaced.



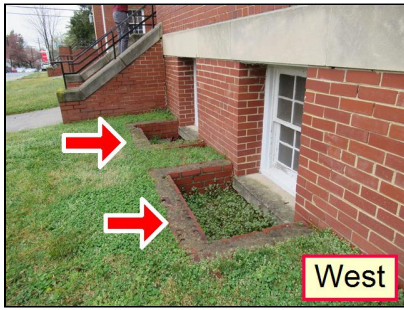
E. (2) The most predominant types of window is large stained glass decorative windows at the sanctuary. Windows have stained glass soldered in wood frames. Multiple water intrusion locations were observed along the stained glass upper joints. Recommend a window specialist seal along the window/wall joint and throughout the stained glass wood frame sections, which could prove to be very detailed. See interior section 7.A for more information on interior recommendations.



E. (3) The other type of windows include standard single hung windows in the offices and around the lower level exterior walls. Secondary windows have single pane glazing in wood frames with lower windows covered with protective steel. Observed a recently replaced lower level window in the kitchen. All other windows are aged, with peeling paint and rotted wood locations. Recommend the aged windows be replaced within three years.



E. (4) Observed two lower level window wells that were basically full of debris and vegetation blocking what should be base drains. Recommend a qualified person clear the window well and drain and install a plastic dome to protect against further deterioration and possible water and pest infiltration by routine maintenance.



E. (5) Observed several steel window lintels rusting on its surface (see Photos). Recommend a structural specialist prep, scrape and paint lintels as needed before the steel member strength is compromised.



F. A metal platform extends over the northeast corner of the building to support the two rooftop air-conditioning units. Platform and steel supports appeared to be in fair condition as observed from the ground with binoculars. Client should perform a regular maintenance of scrape, prep and paint surfaces with a rust inhibitor material.

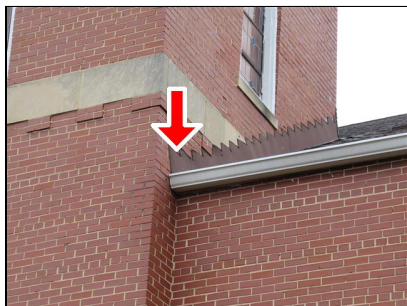


G. (1) The church building had a gable roof section over most of its footprint. The pitched roof section was covered with architectural-type shingles that were reportedly installed around 2012. Shingle roof sections were observed from the ground with binoculars and appeared to be good condition. Client should inquire about transferring shingle warranty over to themselves.



**G. (2)** Four small flat roof sections existed located at basically each building corner: 1) bell tower (northwest), 2) under the outdoor air-conditioning equipment (northeast), #) offices (southeast) and 4) offices (southwest). None of these four flat roof sections had direct access and none were observed during the inspection. BIS believes these roof membranes were also replaced in 2012 since the flat roof metal coping appears to be consistent with the shingle roof edges. Recommend a licensed roofer verify this and also further inspect each flat roof section and repair as needed.

**G. (3)** Outside the pitched roof section and exterior wall adjacent to the northwest stairway lacked a kick-out flashing. Storm water may be working into the wall without such a flashing detail and contributing to the observed interior water intrusion damages. Recommend a licensed roofer install kick-out flashings here, at the northeast roof corner, and elsewhere as needed.



**G. (4)** Observed several openings in raised shingles that installed at corners and at flashing details. These openings provide a possible way for water intrusion. Recommend a licensed roofer further inspect on the roof surface and repair as needed.



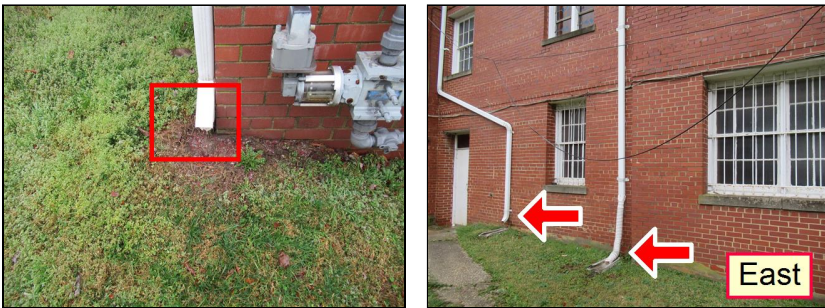
**G. (5)** Observed a lower standing seam metal roof section over the mechanical room and rear egress corridor. Roof surface appeared to be aged and in need to be coated. Recommend a licensed roofer install a surface coating to extend its useful life.



H. (1) Observed thru-wall scupper openings and scupper boxes to collect storm water and discharge to grassy locations by downspouts. The southwest downspout extended underground and discharged at an unknown location (Photo 3).



H. (2) Gutter and downspouts consisted of aluminium material. Downspouts discharged close to the building's exterior wall. BIS recommends extensions be installed at each downspout by routine maintenance so that storm water is carried at least eight feet from the wall.



**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.

**5. Mechanical and Electrical System**

**Styles & Materials**

<p><b>Plumbing Water Supply (into building):</b> Copper</p> <p><b>Water Heater Manufacturer:</b> GE Serial#; Model# : GELN0708A22977; GE40T06AVG01</p> <p><b>Water Heater Location:</b> Mechanical Room</p> <p><b>Energy Source for Heat:</b> Gas Electric</p> <p><b>Cooling Equipment Type:</b> Roof-Top Unit</p>	<p><b>Plumbing Water Distribution (inside building):</b> Copper</p> <p><b>Water Heater Power Source:</b> Gas (quick recovery)</p> <p><b>Heat Type:</b> Hot water boiler Roof-Top Unit</p> <p><b>Heat System Brand:</b> BURNHAM Serial#; Model# : See report</p> <p><b>Cooling Equipment Energy Source:</b> Electricity</p>	<p><b>Plumbing Waste:</b> PVC Cast Iron</p> <p><b>Water Heater Capacity:</b> 40 Gallon</p> <p><b>Number of Heat Systems (excluding wood):</b> One</p> <p><b>Ductwork:</b> Non-Insulated Sheet Metal</p> <p><b>Central Air Manufacturer:</b> CARRIER</p>
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TRANE

Serial#, Model# : See report

**Number of AC Only Units:**

Four

**Electrical Service Conductors:**

Below Ground  
Aluminum  
3 Phase  
4 Wire  
120-208 volts

**Panel Capacity:**

400 AMP

**Panel Type:**

Circuit Breakers

**Electric Panel Manufacturer:**

EATON  
SQUARE D

A.	Plumbing Water Supply and Distribution and Fixtures
B.	Plumbing Drain, Waste and Vent Systems
C.	Domestic Hot Water Production
D.	Heating Equipment
E.	Air Conditioning and Ventilation
F.	Electric Service and Meter
G.	Electric Distribution
H.	Exterior Lighting
I.	Vertical Transportation (Elevators and Escalators)
J.	Emergency/Back-up Power System
K.	Specialized Equipment

**Comments:**

**A.** Water service is from what appeared to be a copper water line penetrating into the mechanical room. BIS performed a partial functional flow test throughout the interior by operating selective kitchen and restroom fixtures and did not observe a pressure drop.

**B. (1)** BIS operated several restroom and kitchen fixtures throughout the interior spaces. No problems were observed.

**B. (2)** Observed a sump pump pit in the basement mechanical room that discharged out the rear elevation (Photo 2). the sump pump operated when lifting the float device during the inspection. Recommend a qualified person re-install the cover as part of routine maintenance.



**B. (3)** Observed that the kitchen contained a below sink food disposal appliance manufactured by In-sink Erator that operated during the inspection.



**C. (1)** Observed a gas-fired domestic water heater in the lower level mechanical equipment room. The water heater was manufactured by GE and has a 40-gallon capacity. The water heater did not supply hot water during the inspection. Recommend the water heater be replaced before moving in.



**C. (2)** The water heater contains a PVC relief pipe from its PTR valve. PVC material cannot withstand the hot temperature of escaping steam and is not allowed in this application. Recommend a qualified plumber replace the white PVC pipe section with tan CPVC material.



D. (1) Observed a hot-water, low-pressure, gas-fired boiler model #K-5010, serial #7643033 manufactured by Burnham. The boiler was not operated during the inspection since Washington Gas tagged the incoming gas line with a danger/do not operate label because of an active gas leak. Deacon Jones indicated that the boiler was original and has a broken part that is no longer available for repair. According to on-line information the 7-digit serial number represents that the boiler was manufactured between 1969 to 1974. The boiler had two zone circulation valves (Photo 2) and an expansion tank (Photo 3). The last approved service sticker was dated April 19, 2013. Because of the boiler age and condition, recommend the boiler be replaced before moving in. The circulation pumps and piping appeared to be in fair condition.



D. (2) Two heating water circulation zone pumps circulate the low-pressure, hot water throughout the building by a 2-pipe distribution system feeding baseboards and individual fan-coil units. The fan-coil units were located in the stairways, restrooms and isolated spaces. The heating hot water circulation was controlled by aged wall-mounted thermostats. Observed several locations where the baseboard has pulled away from the wall (Photo 2). Recommend a licensed HVAC further inspection and repair as needed especially after the boiler replacement is operated.



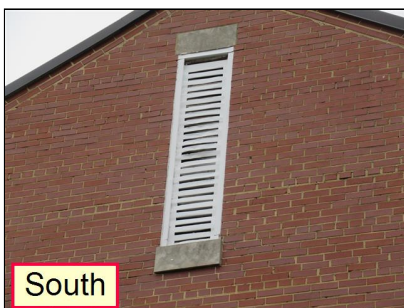
E. (1) Observed two packaged rooftop units (RTU) heating and cooling equipment and ductwork on the northeast roof corner from the ground with binoculars since the roof location could not be accessed during the inspection. The air-conditioning RTUs were manufactured by Trane and according to Deacon Jones were installed around 1999. RTUs are suspected to be about 7.5-ton and 15-ton capacity and both use R-22 refrigerate. Both RTUs appear to be in fair to poor condition and both have not been operated in over a year. Recommend both RTUs be serviced by a licensed HVAC specialist and then funded for replacement within three years.



E. (2) Observed two window air-conditioning units in the southeast pastor's and trustee's offices. A/C units were aged and both need to be replaced by a qualified person under the routine maintenance program.



E. (3) Observed two wood gable vents for the attic - on north and south facades. Vents were covered with aged wood with openings that allow for bird intrusion. Also water intrusion is suspected. Hidden damages may exist from water, bird and pest intrusion. Recommend both gable vents be replaced with weather and pest resistant construction.



E. (4) Observed that the lower level lacks mechanical ventilation and only open windows provide fresh air. BIS tried opening several windows and found it difficult. Recommend client evaluate the need for mechanical ventilation or extension of the forced-air air-conditioning system as an improvement.

F. Potomac Electric supplies electric service to the property. Observed an exterior pole transformer across Minor Street feeding overhead conductors across to an utility pole drop then underground into the building. An interior meter, 400-amp capacity load center and 225-amp electric panel in the lower level electric room. The load center is listed a 208/120, 3-phase, 4 wire service. Service is then supplied separately to the sanctuary and support sections of the building. Connected electric panels varied in size from 100- to 225-amps. The main electric equipment was installed in 2012. Electrical equipment appeared to be in good to fair condition.



G. (1) Building had interior Square D and GE panels, wiring and devices installed in accordance with typical religious spaces. A representative number of accessible outlets were tested with the circuit tester.

G. (2) Interior lighting consisted of a variety of ceiling and wall fixtures that included recessed 2- by 4-foot fluorescent ceiling fixtures, and hanging ceiling fixtures. Light fixtures appeared to supply adequate levels of lighting throughout the building.



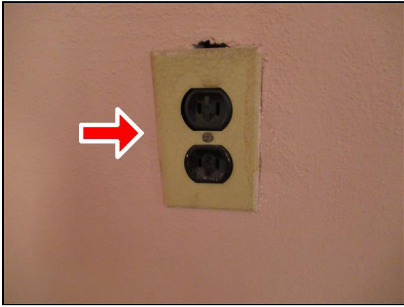
G. (3) At least six "three-prong" outlets are loose in wall including four in event space, sanctuary right of stage, and trustee office. These loose outlets may cause the wiring to flex back and forth and potentially cause an arc or failure. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician should inspect all outlets and correct as needed.



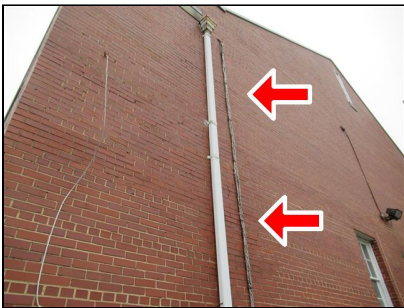
G. (4) At least four not grounded outlets were observed using the circuit tester during the inspection. Locations are mostly in the lower level - left of stage, northeast vestibule, and two in southwest office. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.



G. (5) One "two-prong" outlet is not grounded in the sanctuary left of raised pulpit. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.



G. (6) Observed that the exterior conductor sheathing from the lower level electrical room to the upper offices is severely deteriorated. This is a potential safety issue. Recommend a licensed contractor replace the exterior electrical conductors before moving in.



H. Site light fixtures along the building exterior consisted of multiple wall-mounted light fixtures with additional fixtures over the exterior doors. Streetlight fixtures existed along Main and Minor Streets. Rear parking area had a dedicated wall-mounted light fixture on the rear wall. BIS was not on-site during night hours therefore cannot comment on the adequacy of the exterior light levels.

I. There are no elevators or escalators on this property.

J. There are no emergency/back-up power systems on this property and no observed emergency light fixtures. Recommend that the building be equipped with battery-powered "frog eyes" emergency light fixtures throughout to facilitate emergency excavation.

K. There were no specialized mechanical/electrical equipment observed during the inspection.

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**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 opening on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

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## 6. Life Safety/Fire Protection

**Styles & Materials**

**Sprinkler System:**

None

**Standpipes:**

No

**Fire Hydrant:**

Yes at the street

**Fire Alarm System:**

No

A.	Sprinklers and Standpipes
B.	Alarm Systems
C.	Exit Signage
D.	Portable Fire Extinguishers
E.	Other Systems

**Comments:**

**A.** Building did not contain sprinklers or standpipe. Observed nearby fire hydrants along Main and Minor Streets.

**B.** There did not appear to be an alarm system in place. Without working smoke or carbon monoxide detectors in your building you have no first alert to a possible fire. A qualified licensed electrician should install smoke and carbon monoxide detectors throughout the building as needed and connect into a central panel to include security feeds. Also review Section 6.E.

**C.** Exit fixtures existed throughout the building and appeared to be illuminated.

**D.** Portable fire extinguishers were located throughout the building with a September 2019 service date completed by Ace Fire Extinguisher Service (301-927-7300). Client should have maintenance contractor service the extinguishers before moving in and on an annual basis afterwards.



**E.** Observed security rusting steel bars over the lower level windows that be scrapped and painted. However BIS did not observe building entry security devices or cameras. Recommend a security expert be contracted in the near future to upgrade the building and site security.



Out of Scope Issues

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

**7. Interior Elements (Tenants)**

**Styles & Materials**

**Ceiling Materials:**

- Plaster
- Suspended Ceiling Panels

**Wall Material:**

- Sheetrock
- Plaster

**Floor Covering(s):**

- Carpet
- Aged 9" Square Tile (possible asbestos)
- Vinyl Tile

**Interior Doors:**

- Hollow core
- Solid
- Wood

A.	Ceiling, Walls, Floors
B.	Windows and Doors
C.	Kitchens, Bathrooms or Special Features

**Comments:**

**A. (1)** A variety of interior spaces existed throughout the church and supporting spaces that included a sanctuary, lower level event hall, offices, kitchen, stairways, restrooms and equipment rooms. Typical interior surfaces included plaster or suspended acoustical tile drop ceilings, painted plaster and sheetrock walls, and carpet/tile floor coverings. The several small carpeted rooms will require new carpeting before moving in.





A. (2) The sanctuary and balcony floors contained a 9" x 9" tile. Because of its age and color, the tile and mastic is believed to contain asbestos material and as such should be treated as a hazardous material. The tile would be satisfactory as is except for several tiles along the side baseboard that exhibit deterioration. Once deteriorated the tile becomes friable and emit air-borne substances. While this tile has not been tested for the presence or asbestos or for a friable state, BIS advises client on two courses of future action: 1) abate/remove or 2) encapsulate or cover. The existing condition poses a liability to the church and should be address in the near future. Recommend the church have the tile and mastic material tested for the presence of asbestos material.



A. (3) BIS observed multiple locations water intrusion throughout the building at three stairways (northeast, northwest and southeast) and along the sanctuary north wall. There may be other locations that were inaccessible or covered by furnishings. Hidden damages may exist. A moisture meter showed signs of elevated moisture (last rain was the previous day) at three active leak locations: 1) above center stained glass window, 2) northeast corner on both side of staircase wall and 3) northwest stair near bell pull rope. Deteriorated plaster wall surfaces existed at each water intrusion location along with water stains. Several of these stains were dark in color and to BIS represented signs of microbial growth. BIS did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Recommend you contact a mold inspector or expert for investigation and correction, which probably includes removing damages areas, replace the plastic wall materials and exterior sealant/re-pointing as described in Section 4.



A. (4) BIS observed ceiling stains throughout the church, especially above the sanctuary and balcony area. Suspect water intrusion from roof leaks and window/wall openings. Hidden damages may exist. See other sections for window, wall and roofing recommendations. Recommend client remove the damaged ceiling sections through routine maintenance and replace with new tiles so they can be observed for future water intrusion staining after the window, wall and roof recommendations are completed.



A. (5) The lower level event room stage has damaged wood boards that represent a potential fall or injury hazard. Recommend stage be repaired by routine maintenance as needed for safety purposes.



A. (6) Observed two areas of wet vinyl tile flooring at the lower level event room that were near each other in the center west area (Photo 1). Each area was about six feet by six feet. BIS did not observe stained plaster ceiling above either area - so plumbing or roof leaks were unlikely. Areas were somewhat away from the windows - so window leaks were unlikely. BIS suspects someone was mopping the floor over the last several days and left standing water.



B. (1) Interior doors typically consisted of solid and hollow core three foot wide wood doors with lever, knob or handle opening hardware. No interior windows were observed during the inspection.

B. (2) Observed an interior door missing hardware leading to the choir loft. Recommend a qualified person install the hardware as part of routine maintenance.



C. (1) Observed commercial kitchen equipment at the southeast corner of the building. Kitchen equipment included stove-top with exhaust hood, microwave, refrigerator, double sink, stainless steel sinks and counters. BIS did not operate any equipment during the inspection.



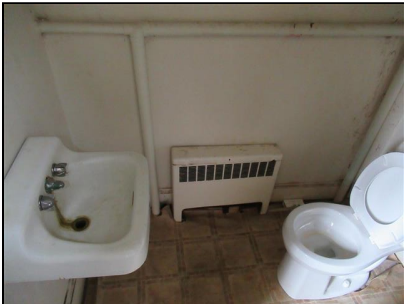
C. (2) Observed four sets of stairways, basically one at each building corner. The stair section to the lower level was concrete framed; upper stair sections were metal framed. Stairs had concrete in pans topped with rubber treads. Stairs had metal handrail components. Stairway walls contained damages from water intrusion, which was described in more detail in Section 7.A.(3).



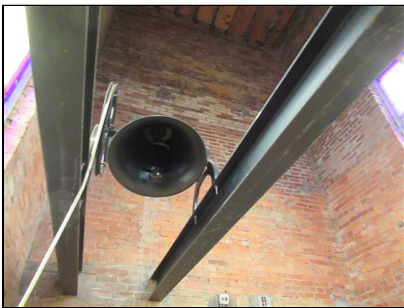
C. (3) Observed a baptism vault behind the sanctuary pulpit that contained isolated missing and damaged ceramic tiles. BIS did not observe a water heater, pump or lower level baptism vault. Recommend a qualified contractor repair/replace the tile surface as needed and replace the heater and pump.



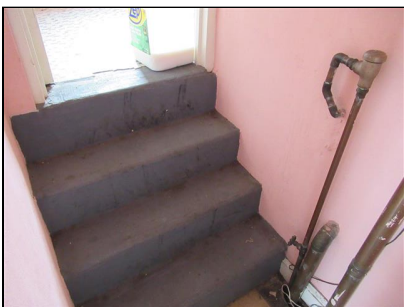
C. (4) A total of five restrooms existed in the church building: two on the lower level, two on the sanctuary level and one in the pastor's office (Photo 1). The four main restrooms contained commercial fixtures in a basic 6 foot by 8 foot footprint with very little circulation to pair of toilets and sinks (Photo 2&3). Each restroom main had loose flooring tiles. The pastor's restroom contain a small residential style sink and toilet. Recommend all restrooms be renovated and enlarged.



C. (5) BIS accessed the bell tower above the northwest stairwell and noted superstructure conditions.



C. (6) Observed stairs leading to the sanctuary that lacked a handrail. This is a potential fall or injury issue. Recommend a qualified contractor install a handrail as needed.



C. (7) Several interior stair handrails have relatively sharp edges. Client should turn all open handrail ends toward the wall as a fall or injury protection.



C. (8) BIS did not access the rear egress corridor since the indicated door was locked during the inspection.



**Out of Scope Issues:**

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

**8. 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). 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.

A.	Document Review and Interviews
B.	Out of Scope Considerations
C.	Limiting Conditions
D.	Exhibits (See attached, if any)
E.	Opinions of Costs to Remedy Physical Deficiencies

**Comments:**

A. No documents were received or reviewed for this property.

B. **Activity Exclusions**—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCR 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): Remove or relocate materials, furniture, storage containers, personal effects, debris material or finishes; conduct exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations; operate equipment or appliances; or disturb personal items or property, that obstructs access or visibility. Prepare 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 prepare designs or specifications to remedy any physical deficiency. Take 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. Report 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. Report 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. Enter or access 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. Provide 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. Evaluate acoustical or insulating characteristics of systems or components. Provide an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operate or witness 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. Provide 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, BIS is merely 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 inspector, 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. Since this property was occupied, BIS could not and did not observe certain areas, especially behind/underneath furnishings. BIS did not operate the HVAC equipment in the heat (boiler broken) or the air-conditioning (too cool an exterior air exterior) mode.

D. Exhibit A - Aerial

Exhibit B - Property Map

Exhibit C - FEMA Flood Map

Exhibit D - Occupancy Permit 1976

Exhibits were submitted under separate cover because of file size limitations.

E. The following are my cost estimates for immediate and short-term (0 to 3 years) repair needs identified in this report and our repair/replacement cost projection of identified items over the next three years.

**IMMEDIATE/BEFORE MOVING IN:**

<b>ITEM</b>	<b>ESTIMATED COST</b>
2.E.(1) Repair sidewalk trip hazards  (\$700 labor; \$200 material; \$100 contractor overhead & profit)	\$ 1,000
4.C Seal exterior openings & cracking; re-point deteriorated grout (budget)  (\$20,000 labor; \$25,000 material; \$15,000 contractor overhead & profit)	\$ 60,000
4.E.(3) Replace aged, wood windows (40)  (\$19,200 labor; \$8,000 material; \$4,800 contractor overhead & profit)	\$32,000
4.G Correct open roof flashings; install kick-out flashings; coat rear metal roof surface  Suspected to be under warranty - above cost breakdown = \$4,000 labor; \$4,500 material; \$1,500 contractor overhead & profit	\$ 10,000
5.C Replace domestic water heater  (\$300 labor; \$600 material; \$100 contractor overhead & profit)	\$ 1,000
5.D Replace low pressure boiler and circulating pumps  (\$7,000 labor; \$11,000 material; \$4,000 contractor permit, overhead & profit)	\$ 22,000
5.E.(3) Replace gable vent wood covers  (\$500 labor; \$400 material; \$100 contractor overhead & profit)	\$ 1,000
5.G Correct electrical distribution open ground and loose outlets	\$ 2,000

	((\$850 labor; \$900 material; \$250 contractor overhead & profit)	
5.G.(6)	Replace exterior electrical conductors	\$ 1,000
	((\$600 labor; \$300 material; \$100 contractor overhead & profit)	
5.J	Install emergency light fixtures throughout building	\$ 4,000
	((\$1,800 labor; \$1,700 material; \$500 contractor overhead & profit)	
6.B	Install smoke & carbon monoxide detector and security system alarm	\$ 5,000
	((\$3,000 labor; \$1,250, material; \$750 contractor overhead & profit)	
6.D	Service portable fire extinguishers	\$ 2,000
	((\$1,300 labor; \$500 material; \$200 contractor overhead & profit)	
7.A.(2)	Cover 9x9 aged tile with vinyl tile (about 6,000 s.f.)	\$ 50,000
	((\$17,000 labor; \$28,000, material; \$5,000 contractor overhead & profit)	
7.A.(3)	Repair interior plaster damaged wall surfaces	\$ 50,000
	((\$19,000 labor; \$28,000, material; \$5,000 contractor overhead & profit)	
7.C.(4)	Modernize restrooms (5) (estimated budget)	<u>\$ 60,000</u>
	((\$17,000 labor; \$28,000, material; \$5,000 contractor overhead & profit)	
	<b>TOTAL</b>	<b>\$301,000</b>

**SHORT TERM:**

<b>ITEM</b>	<b>ESTIMATED COST</b>	
2.E.(3)	Install handicap accessible route to east side egress door	\$ 5,000
	((\$1,700 labor; \$2,600, material; \$700 contractor overhead & profit)	
2.F.(3)	Repair brick retaining wall	\$ 2,000
	((\$1,100 labor; \$650, material; \$250 contractor overhead & profit)	
4.E.(5)	Scrape and paint rusted window steel lintels	\$ 2,000
	((\$1,400 labor; \$350, material; \$250 contractor overhead & profit)	
5.E	Replace rooftop air-conditioning RTUs (2)	\$ 35,000



(\$14,000 labor; \$17,000, material; \$4,000 contractor overhead & profit)

7.A.(4)	Replace office carpeting	\$ 1,000
	(\$350 labor; \$500, material; \$150 contractor overhead & profit)	
7.C.(3)	Repair/replace baptism ceramic tile and replace heater and pump	<u>\$ 3,000</u>
	(\$750 labor; \$1,800, material; \$450 contractor overhead & profit)	
	<b>TOTAL</b>	<b>\$ 48,000</b>
	<b>GRAND TOTAL</b>	<b>\$349,000</b>

Note 1 - BIS did not take measurements of the damaged areas and the above is an opinion of cost based on visual observations and experience with similar properties. BIS recommends a detailed cost estimate of probable construction costs be prepared by a licensed contractor.

Note 2 - These opinions of repair costs are based on visual observations of the property and information available at the time of the assessment. It is likely that the costs can escalate during the repair efforts from conditions found in the field that could not be identified from our visual assessment.

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**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 BIS's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life 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.