



Facility Condition Assessment Template

conducted for

Zetastar Building One

Conducted on

18 Feb 2019 10:48 AM

Prepared by

Jordan Sherlansky



Completed on


18 Feb 2019 11:56 AM



Score

0/0.0 - 0.00%



Inspection

Question	Response	Details
<p>Item status guide: 5 Excellent - Brand new and no issues to report - Plan for 8 to 10 year span 4 Good - No immediate issues or concerns - Consider replacement in 6 to 8 years 3 Fair - Average wear for building age. Not new but no immediate issues. - Replace within 5 to 6 years 2 Poor - Worn from use. Nearing end of expected life cycle. - Replace within 2 to 4 years 1 Critical - Extremely worn or damaged - Replace within the next 2 years</p>		
Sitework		
Roads	2 - Poor	Cracked asphalt starting from main parking entrance.
 <p style="text-align: center;">Appendix 1</p>		
Parking	2 - Poor	Further road damage from the main entrance leading to the parking area.
 <p style="text-align: center;">Appendix 2</p>		
Pavement	2 - Poor	
Signage	4 - Good	
Fencing	3 - Fair	
Irrigation	4 - Good	
Stormwater drainage	4 - Good	
Sewerage	4 - Good	
Erosion control	4 - Good	

Question	Response	Details
Landscaping	5 - Excellent	
Building Structure		
Foundations	3 - Fair	Minor settlement cracks were observed in various locations in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
 <p>Appendix 3</p>		
Walls	3 - Fair	Common minor cracks were observed on the exterior walls of the building in various locations. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
Columns	4 - Good	
Beams	4 - Good	
Slabs	4 - Good	
Building Interior		
Furniture	4 - Good	
Appliances	4 - Good	
Floors	3 - Fair	Minor unevenness was observed in the floor structure in various locations. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was no evidence or need for immediate, costly repair.

Question	Response	Details
Floor finishes	4 - Good	
Walls	3 - Fair	Minor hairline cracks in interior walls. No immediate repairs needed.
 <p>Appendix 4</p>		
Wall finishes	3 - Fair	No problems aside from minor, normal hairline cracks.
Ceilings	4 - Good	
Casework (cabinets, bookcases, nightstands)	4 - Good	
Fixtures	4 - Good	
Doors	4 - Good	
Hardware (bolts, nails, screws, hinges, locks, bolts, latches)	4 - Good	
Building Exterior		
Roofing structures	3 - Fair	The installation of the chimney flashing is incomplete and should be repaired to avoid leaks. Aluminum should not be used on chimney flashing because aluminum reacts with the lime in the mortar. The flashing should be galvanized steel embedded in the chimney and installed counter flashing to the roof line over step flashing. Have this evaluated by a tinsmith.
 <p>Appendix 5</p>		
Balconies	4 - Good	

Question	Response	Details
Breezeways	4 - Good	
Stairs	4 - Good	
Exterior walls	4 - Good	
Exterior windows.	4 - Good	
Mechanical Systems		
Heating, ventilation and air conditioning (HVAC) systems	4 - Good	
Electrical Systems		
Electrical wiring	3 - Fair	Wiring in the basement should not touch hot air ductwork or hot water piping.
 <p>Appendix 6</p>		
Sockets	4 - Good	
Lighting	4 - Good	
Emergency generators.	4 - Good	
Plumbing		
Piping	2 - Poor	Corrosion on the exterior of the supply piping was observed.
 <p>Appendix 7</p>		
Water pressure	4 - Good	

Question		Response	Details
Toilets		2 - Poor	The toilet tank is loose in the second floor bathroom. Recommend securing to the bowl and replace gasket as needed.
 <p>Appendix 8</p>			
Plumbing fixtures		4 - Good	
Vertical Transportation			
Escalators		4 - Good	
Passenger elevators		4 - Good	
Freight elevators		4 - Good	
Health and Fire Safety			
Air quality		4 - Good	
Water quality		4 - Good	
Fire alarms		4 - Good	
Fire suppression systems		4 - Good	
Compliance with Building Codes & Regulations			
The facility complies with the International Building Code (IBC)		Yes	
The facility complies with the International Residential Code (IRC)		Yes	
The facility complies with the International Existing Building Code (IEBC)		Yes	
Name and Signature of inspector	Jordan Sherlansky		

Media



Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5



Appendix 6



Appendix 7



Appendix 8