

Hall Engineering Inspections, Ltd.

P.O. Box 241302

Little Rock, AR 72223-1302

501.588.3355 o

501.400.7914 f

[Justin@hall-engr.com](mailto:Justin@hall-engr.com)

[www.hall-engr.com](http://www.hall-engr.com)



Professional Engineering Inspections

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# Property Condition Report



*Professionally Prepared For:*  
*Community Health Centers*  
*1701 Harrison*  
*Little Rock, AR*

*Property Information:*  
*Purpose: School*

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At your request, a visual general property inspection of the above referenced property was conducted on July 6, 2017. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**The oldest part of this building was built in 1949. It has been added on to over the years to reach its present size. It has reportedly had lead paint and asbestos remediation already. As it has been used a public elementary school, this seems likely to be the case. It is in relatively good condition, but there is some outdated equipment and wear and tear associated with age that will result in additional maintenance costs over the coming years to bring up to current standards.**

**The following issues were observed:**

**Interior:**

- 1. Water leaks due to leaking gutters, clogged roof drains and poor grading around the buildings.**

**Central hallway:**

- 1. Visible soot on furnace/air handlers in utility closets.**
- 2. Minor damage on floor tiles.**
- 3. Water damage on ceiling tiles.**

**First level:**

**Storage area:**

- 1. Room filled with miscellaneous stored items.**
- 2. Fluorescent light fixtures missing protective covers.**

**Lounge area:**

- 1. Window will not open properly.**
- 2. Moisture damage on walls.**

**Staff restroom:**

- 1. Toilet clogged, will not flush.**

**Student restroom:**

- 1. Toilet seats loose.**
- 2. Several motion detecting water switches at sinks inoperative.**
- 3. Minor paint damage on walls.**

**Network room:**

- 1. Electrical outlet tests "open ground"**
- 2. Original fuse box needs to be replaced with modern circuit breaker panel.**

**Hallway:**

- 1. Electrical outlet faceplate does not cover cutout in wall.**
- 2. Electrical outlet faceplate loose.**
- 3. Emergency light test fail.**

4. Emergency light damaged.

**Classroom 1-4:**

1. Door needs repainting.
2. Baseboards, door trim needs repainting.
3. Water damage on W wall adjacent to window in all rooms.
4. Minor carpet damage in all rooms.
5. Minor paint damage, empty fastener holes in wall in all rooms.
6. 2--prong ungrounded electrical outlets need to be replaced.
7. Water damage ceiling tiles adjacent to window.
8. Electrical outlet faceplate damaged.
9. Plumbing leak beneath sink.

**Basement:**

1. Concrete flaking off ceiling due to corroding rebar.
2. Corrosion on drain plumbing, appears to be at or near end of expected service life.
3. Fluorescent light fixtures missing protective covers.
4. Steel door heavily corroded.
5. Wood door deteriorating. Door trim unpainted.

**2nd level:**

**Classrooms 7, 8, Computer Lab, Classrooms 11-15**

1. Moisture intrusion at ground level causing water damage to carpeting.
2. Water damage on E wall adjacent to window.
3. Damage on classroom closet door.
4. Circuit breakers not labeled on panel.
5. Cabinet doors below windows do not shut properly, several rooms.
6. Electrical plug receptacle cracked.
7. Minor paint damage on doors, walls.

**Hallway:**

1. Vent cover damaged.
2. Electrical outlet inoperative.

**Janitor's Closet:**

1. Fuse box should be replaced with modern circuit breaker panel.

**Computer Lab/office:**

1. Electrical outlets near sink not GFCI protected.
2. Visible soot on furnace unit.
3. Water damage on E wall adjacent to window.
4. Electrical outlet tests "open ground"
5. Loose, uncapped wires hanging out of electrical fixture.
6. Circuit breaker taped over.

**Third level:**

**Hallway:**

1. Emergency light test fail. Replace batteries
2. HVAC leakage felt in hall ceiling in S wing next to storage room.
3. Gaps between drop ceiling tile sections.
4. Water damage on ceiling tiles.
5. HVAC return grill damaged.

**Rooms 17-21, 22-26**

1. Minor carpet damage in all rooms.
2. Thermostat faceplate missing.
3. Cabinet doors below windows do not shut properly, several rooms.
4. Several electrical outlets need to be replaced.
5. One HVAC unit not operating
6. Plug broken off in electrical outlet.
7. Minor damage on ceiling/acoustical tiles.
8. Evidence of past leakage at HVAC air handler condensate drain.
9. HVAC return air grill damaged.
10. Electrical outlet faceplate loose.
11. Minor paint damage, empty fastener holes in wall.
12. Sink mounted water fountains inoperative.

**De-commissioned bathroom area:**

1. Fixtures removed, plumbing capped off
2. Tile grout damaged.
3. Light switch faceplates damaged, missing.
4. Window latches not operating properly.
5. Paint peeling on window frames.

**Auditorium:**

1. Stair treads damaged.
2. Paint worn on handrails.
3. Electrical outlet in front of stage needs replacing.
4. Trim around stage damaged, paint peeling.
5. Emergency light test fail.
6. Minor tile damage.
7. Gap at block/drywall wall interface.
8. Gaps between ceiling trim and wall.
9. HVAC return air grills dirty.

**Janitor's closet:**

1. Light bulb missing protective fixture.

**Restrooms:**

2. Several motion detecting water switches at sinks inoperative.
3. Gap around shower controls needs sealed.
4. Shower controls missing handle
5. Several toilet seats loose.

6. Some stall doors not latching shut properly.

**Work room:**

1. Circuit breaker 9 tripped on panel LP3
2. Breakers not labeled on panel LP3

**4th level:**

**Library:**

1. Thermostat inoperative.
2. Minor paint damage, empty fastener holes in walls.
3. Electrical outlet loose on wall.

**Clinic:**

1. Water damage on ceiling tiles.
2. Electrical outlet loose on wall.
3. Minor drywall, trim damage.

**Classrooms 27-47:**

1. Minor water damage in cabinet beneath sink.
2. Countertop needs to be caulked at backsplash behind sink.
3. Minor stains, damage on carpet, floor tiles.
4. Water damage on ceiling tiles.
5. Electrical outlet loose on wall.
6. Network jack hanging from wall.
7. Finish damaged on classroom doors, cabinets.
8. GFCI test fail at sink electrical outlet.
9. Cabinet door pull bent.
10. HVAC filter very dirty.
11. Fluorescent light fixture missing protective cover.

**Student restrooms:**

1. Several toilet seats broken and/or loose.
2. Several motion detecting water switches at sinks inoperative.

**Exterior:**

1. Gutters leaking all around facility, visible staining on brick around downspouts.
2. Birds nesting in open soffit.
3. Exterior doors need repainting.
4. Door headers need repainting.
5. Vent covers damaged.
6. Active water leak at hose bib on E side of facility.
7. Wooden window frames at SE corner of Level 1 deteriorating.
8. Some cracking in brick exterior, numerous locations around facility, likely due to poor grading and gutter downspouts directing roof drainage at foundation.
9. Hole in brick near south side of hallway exterior between level 2 and level 3.

**HVAC:**

1. Most HVAC equipment appears to have been replaced around 2002/2003. Some appears to be significantly older. Nearly all HVAC equipment appears near the end of its expected service life.
2. Some minor damage on several coils and condenser cabinets, mostly from hail and weed eaters.
3. Insulation deteriorating on exterior refrigerant lines.

**Electrical:**

1. Several original fuse boxes remain installed. Suggest update to modern circuit breaker panels.

**Roof:**

2. Level 1, 2, 3 are covered with modified bitumen, appears to be in serviceable condition but beginning to show signs of wear. Appears to be approx. 7-10 years old.
3. Water ponding near SE corner of Level 2 roof.
4. Several roof drains clogged with tree debris.
5. Level 4 is covered with Duro-Last membrane, appears to be newer and in good condition. Appears to be approx. 3-5 years old.

**Grounds:**

1. Vegetation needs to be trimmed away from the buildings and fences.
2. Poor grading in several areas causing some moisture intrusion into building. Lot generally slopes from W to E, the W walls of the wings are exposed to significant amounts of drainage during rainfall.
3. Asphalt parking surface weathered. Stripes fading, need to be repainted. Tree roots causing some damage along W edge of parking lot.
4. Water ponding in several places on E side of lot in playground area.
5. Chain link fencing damaged at SE corner of property.
6. Concrete damaged by tree roots at NE corner of playground area.
7. Asphalt basketball court surface weathered on N end of playground.
8. Minor cracking, damage on retaining wall at S edge of property.
9. Several displaced cracks in concrete walkways around facility creating trip hazards.
10. Paint peeling on handrails on W side of Level 1 S wing.
11. Paint peeling on soffits, W side of Level 3 N wing.
12. Building and grounds needs treatment for insects and rodents. Some minor evidence of both scattered throughout facility.

Once you start remodeling, upgrading of the electrical system will be required. This will be an extensive project. Note that air conditioners are generally working near end of life.

See Appendix A for supporting pictures.

*Please note that this building, as all buildings this age, is not new and there are normal wear and tear items which would take many pages to describe, therefore they are not listed. Normal wear and tear items require standard maintenance as required to keep them up.*



*Please note that it was not raining at the time of inspection. We did a visual inspection of the roof and ceilings underneath, finding the above mentioned issues. Please contact the tenant before purchase to find out if leaks exist. Sometimes tenants hide roof leaks prior to inspection by replacing ceiling tiles and other methods. We can not be responsible for leaks when visual inspection does not find points of water entry.*

*Please note this is a visual inspection with some limited operational checks. We have operated much of the vital equipment of the building. Hidden defects can not always be found and we can not be liable for those hidden defects. Every defect can not be found by this type of visual and operational inspection, only by regular occupation of the premises. If there are any known faults or suspected faults within the premises, please inform us of them, otherwise if they are hidden we are not liable.*

By accepting and using these inspection results, you consent to the inspection agreement located at [www.hall-engr.com/agreement.pdf](http://www.hall-engr.com/agreement.pdf). If you do not have internet access or do not understand or agree with the inspection agreement, contact Hall Engineering prior to using the inspection results to your benefit.

Please read the inspection agreement on-line at [www.hall-engr.com/agreement.pdf](http://www.hall-engr.com/agreement.pdf). By reviewing and making use of the inspection results on the report, you legally consent to the inspection agreement and its terms. The agreement will also be located in the directory with your report after you login.

Thank you for selecting our firm to do your pre-purchase commercial engineering inspection. If you have any questions regarding the inspection report or the building, please feel free to call.

**Please call us directly at 501-588-3355 or [Info@hall-engr.com](mailto:Info@hall-engr.com) with questions specific to this report.**

Sincerely,

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*Hall Engineering Group, Ltd.*

**Limitations:**

This inspection report for the subject building(s) is prepared for the sole and exclusive use by the buyer(s) and their lending company. This inspection report may not be sold, transferred or assigned to any other party without first contacting *Hall Engineering, Ltd.* Liability under this inspection report is limited solely to the buyer(s).

**Appendix A – Supporting Pictures:**



Parking lot wear



Roof leaks





Older electrical panel box



Water damage



Older electrical panel box



More water stains



Water damage



Water damage



Door surface damage example



Flue rust and soot



Roof leaks at gutters





Roof leaks at gutters



Faucet leak





Roof leaks at soffit



Example of ponding on roof



Overgrown bushes



Slope of grounds is toward several buildings in areas



Brick pulling