

# BUILDING EVALUATION REPORT

## INTRODUCTION

### 1. PURPOSE

The team of FRK Architects & Engineers and Farris Engineering was retained to conduct a basic Building Condition Assessment of the subject property. The purpose of the assessment is to provide objective and independent professional opinion of the present building condition as part of the discussion between the City of Walnut and Walnut CSD for the future of the property.

The following readily available documents were reviewed:

- As-designed drawings of the existing building dated 1998;
- Roofing Report dated 2013.

FRK provided the Owner with a pre-survey questionnaire, and conducted on-site interviews with an Owner-designated maintenance personnel. Reliance was placed on the accuracy and disclosure of Owner's representatives. Site visual observation was conducted on 05/06/2015. Observations were limited to "representative" property features including exterior building surfaces, accessible areas of the roof, representative classrooms, mechanical rooms, staff rooms, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. The investigation of the building facade was performed from street and/or adjacent roof level. No physical tests were made nor were any samples for engineering analysis collected. As such, FRK makes no warranties regarding building skin conditions that would not be readily observable and would, therefore, be considered outside the scope of this assignment.

### 2. EXCLUSIONS:

- a. Property/Site features;
- b. Regulatory or code compliance audit of the facility;
- c. Environmental Assessment

### 3. LIMITATIONS

The A/E consultants, their respective officers and employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, such as maintenance personnel; however, no representation or warranty is made as to the accuracy thereof. A user should only rely on the assessment for the point in time at which the consultant's observations and research were conducted.

No assessment can eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. It is also generally recognized that consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life (RUL) of any given component or system has an inherent subjective nature. It is further recognized that a consultant's suggested remedy (e.g. replace a system) may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

# Building Evaluation

**Daniela Niemeyer**



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