

PFM Building Condition Assessment U.S. Bankruptcy Court – 226 S. Liberty St. Winston-Salem

July 2019

General Building Condition:

- Building is 27 years old - 1992. The overall condition is good. Interior & exterior condition in good shape.

HVAC Systems:

- (10) Total HVAC systems. (8) Trane Rooftop Heat Pump Package Units R410a installed 2008
- Mini Split – Fujitsu Unit on the roof (newer unit)
- Split system unit (Original Unit) which is no longer operational and has exceeded its useful life. Needs to be replaced
- HVAC Duct work issues upstairs on south end of the building will need to be addressed. There is not adequate airflow

Roof Systems:

- Original roof 27 years old (Ballasted - EDPM) Roof has exceeded its useful life and needs to be replaced. This roof is not a candidate for coating. The EDPM is pulling away in many locations from the parapet wall.

Plumbing Fixtures:

1st Floor – (2) Public Bathrooms – (3) Private Bathrooms

- Women's Bathroom (4) stalls & Toilets, Partitions, flooring and walls in good shape (2) sinks all operational and in good condition. (2) Stalls in men's and (2) urinals, (2) sinks.
- Men's Bathroom (2) Stalls, (2) urinals, (2) sinks with standard commercial fixtures all in good working order and overall condition.
- (3) private bathrooms' downstairs in Judges Chambers and administrative offices (1) standard commercial toilet, 1 sink per bathroom all in good working order and overall condition.

2nd Floor (2) Public Bathrooms

- Women's Bathroom (3) stalls, (2) sinks with standard commercial fixtures all in good working order and overall condition except one toilet that is leaking and will need to be repaired or replaced (\$750 - \$1000.00)
- Men's Bathroom (1) stall, (2) urinals, (2) sinks with standard commercial fixtures all in good working order and overall condition.

Electrical Systems:

- The lighting on the outside of the building has been updated to LED wall packs, and the pole lights along the sidewalks have been converted to LED corn cob bulbs.
- The electrical feed has been updated to new Siemens panels and breakers, and appear to be properly labeled.
- The interior lighting is standard 4ft by 2ft lay in fluorescent. (Minimal lights not working) The exit signs and emergency lights have been updated to LED, all were functioning properly.
- All wall plugs and cubicle whips appeared to be in good condition and functioning properly.
- No appearance or noticing of any open or exposed electrical junctions, or electrical boxes missing covers.

Interior Aesthetic Condition:

- 2nd Floor Walls – Gypsum board/Sheet Rock – Upstairs needs full paint. Looks to be Original Paint
- 2nd Floor Flooring - broad loom carpet that is in poor shape throughout needs to be replaced Vinyl wall cove base – baseboard in great shape.
- Few damaged ceiling tiles from roof leaks. Stained. Need to be replaced after roof replacement.
- Ceiling Grid in overall great shape.
- 2nd Floor – Doors and Windows in Great shape. Couple of windows may need to be replaced (2) on the first floor and (1) on second floor. Seals failed on 3 windows - moisture is trapped in panes.
- 1st Floor eastern half of the building interior vinyl wall covering “hotel style” in great shape.
- 1st Floor Carpet western end of building turned up to form carpet baseboard. Carpet in Great shape
- 1st Eastern half of building other half painted gypsum board/sheet rock with wood base board – “Judge’s chambers area, administrative offices”
- Few damaged ceiling tiles from roof leaks. Stained.
- Ceiling Grid in overall great shape.

Miscellaneous Notes:

- We were not able to locate hot water heater. Above ceiling somewhere down stairs. Water Heater needs to be assessed.
- Exterior brick in good shape. A couple of spots with discoloration.
- All bathroom tile flooring and grout in good shape. No visible signs of repairs being needed.
- Vegetation around building needs to be trimmed back especially river birch trees located on eastern side of building.

- Drainage on Eastern side of building coming off embankment could potentially overwhelm drains and cause flooding in parking lot.
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Miscellaneous Notes continued

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- Many gaps in fencing around perimeter of building do to road construction. Fencing will need to be repaired in various locations.
- Exterior Window Seals generally in good condition could use caulking in various locations.
- Exterior awnings in good condition (1) Aluminum covering & frame awning east side of build (1) Cloth cover & aluminum frame
- There does not appear to be any asbestos in the building from our initial inspection.
- Water runoff on exterior of building noticed on North facing side in one location. Cutting the trees back and replacing the roof will solve this problem.
- Overall sidewalks and parking lot in great condition.
- Elevator and Elevator Mechanicals seem to be in good working condition. The Elevator cab itself is in great condition being that it is 27 years old.
- Inspections is checking on ADA compliance
- Fire extinguishers, pull stations, strobes and exit signs look to be in good working condition.
- 2nd floor (2) Sky lights in great condition no leaks.
- Exterior window seals on north and eastern sides of the building are almost buried by exterior dirt and vegetation. Could cause leaks in future if not removed.
- All doors and hardware seem to be functioning and in good working condition
- East facing windows leading to main entrance appear to require re-glazing
Brick sills (six windows) need re-pointing
- Entry doors and hardware satisfactory
- First floor finishes, walls, carpet, baseboard and vinyl wall covering appear in good condition
- Millwork in first floor courtroom, judge's chambers and conference room excellent condition
Wood base board in these same areas, excellent
- No visible signs of water damage around windows on first floor relative to sheet rock
- Areas where walls meet floors on the inside perimeter of the building – no visible evidence of water damage
- Interior doors: flat panel, solid core, stained oak veneer with Sargent hardware appear in good condition

Electrical

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- The interior lighting is standard 4ft by 2ft lay in fluorescent. (minimal lights not working)

- The exit signs and emergency lights have been updated to LED, all were functioning properly.
- All wall plugs and cubicle whips appeared to be in good condition and functioning properly.
- No open or exposed electrical junctions, or electrical boxes missing covers were seen.

Pictures:

Drainage concerns



Fencing issues:



Miscellaneous Maintenance – Caulking or tuck and pointed needed



Stains on North side of building as identified in report



Window Seals in various locations need maintenance



Fire Strobes, Pull & Stations Exit signs look to be in great condition throughout building.





HVAC unit that needs to be replaced (unit on left)



EDPM pulling away from parapet wall in multiple locations throughout roof





Damaged ceiling tiles from roof leaks





HVAC unit air handler that needs to be replaced.



Base of windows need to be excavated to alleviate potential flooding





Birch trees in close proximity to build could be potentially problematic to foundation in future.





Commercial Toilets, Tile flooring, partitions in overall great shape





3 windows like this need to be replaced





Base board and walls 1st floor in good condition.





VCT floors could use stripping and waxing 1st floor break room



Vinyl Wall Covering in great shape 1st floor



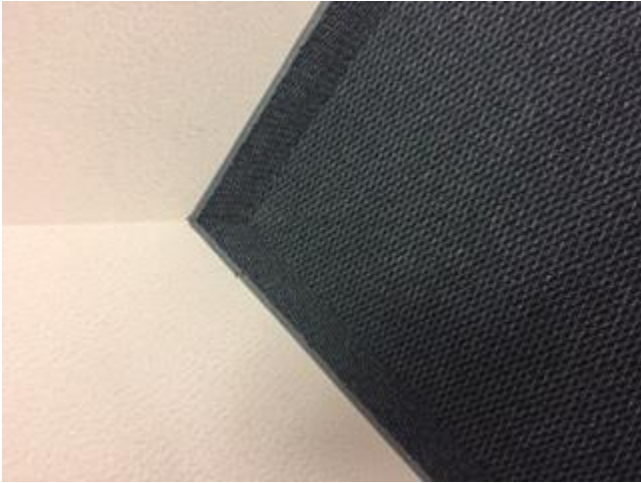
2nd window that needs to be replaced 1st floor.



Elevator Mechanical room in good condition. ThyssenKrupp Cab and Elevator controls.



1st floor Carpet in great condition





Exterior window deterioration

