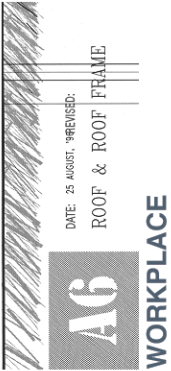


PROJECTS

550 MONTGOMERY, BUILDING ASSESSMENT San Francisco, CA

A building owner contacted us to undertake a comprehensive non-invasive building assessment for a commercial building in the Financial District in San Francisco. Photographs, plans, and written documentation were prepared following an exhaustive site visit to the building. Code violations, HVAC conditions, Electrical conditions, and life safety systems were all evaluated in the report.

(On-site investigation through final report)



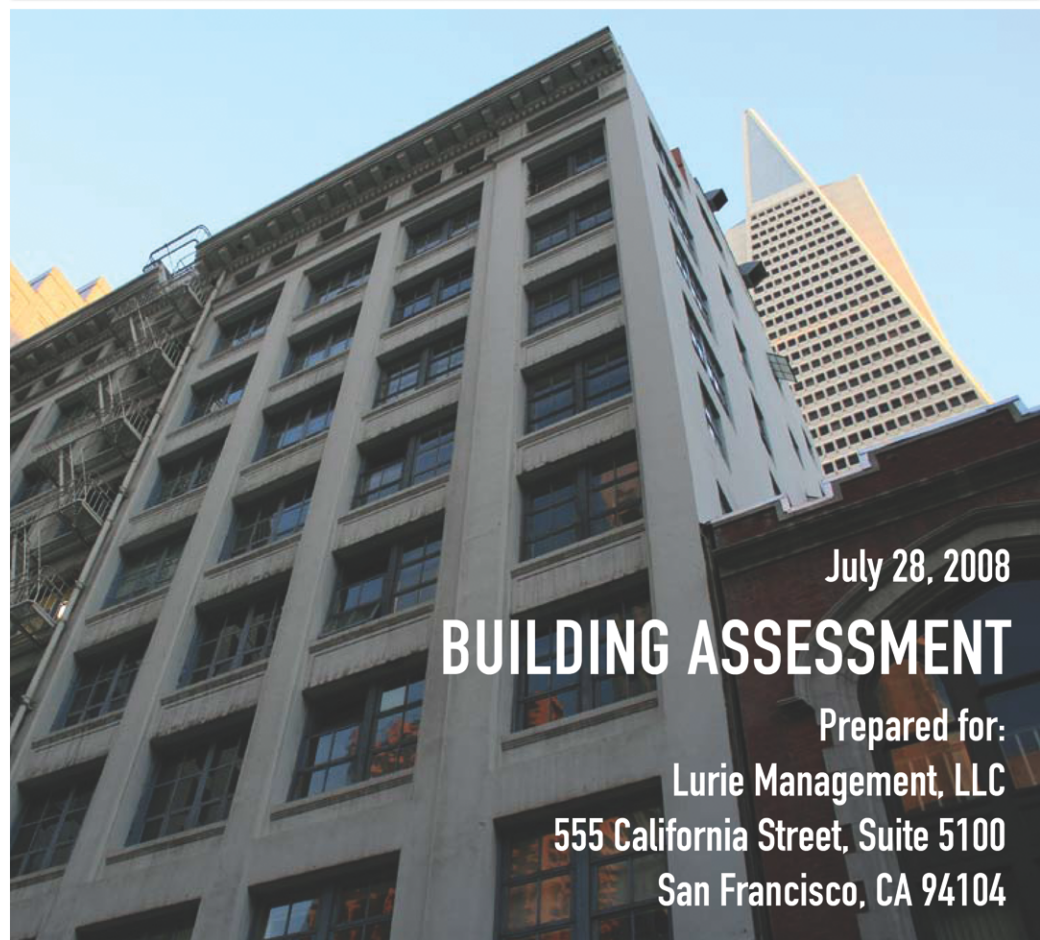
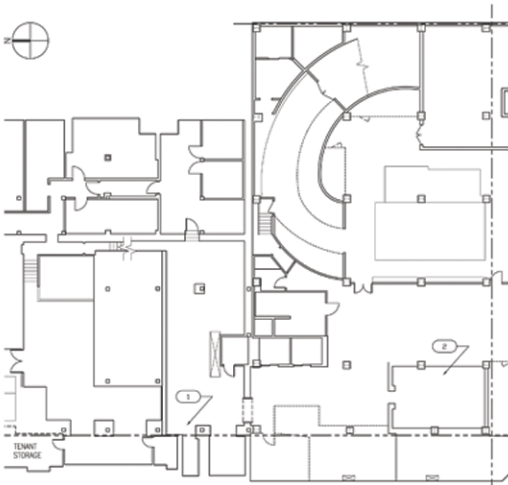
Assessment Matrix | July 19, 2008
Cas+Abst Architects

Item*	Floor	Code Violation	Repair & Maintenance	Description & Comments	Photo No.
1	Basement	See Fire Marshal		Inadequate flammable storage in work shop area	001, 002
2	Basement	See Electrical		Access panels blocked by debris in caged electrical area	003
3	1 st (Ground)	Yes	Yes	Exit sign (not lit) at existing fire exit doors at North side	
4	1 st (Ground)	Yes		Front door exiting overwid, by button on interior wall, is not code compliant. Need equipment to operate door that "does not require special knowledge"	
5	2 nd	Yes		Rated corridor does not have rated fire doors (doors are missing fire rated door tag)	
6	2 nd	Yes		Holes in fire wall above dropped ceiling in multi-tenant corridor	
7	2 nd	Yes		Signage required to locate fire escape (see third floor for example of correct fire escape signage)	
8	2 nd		Yes	Moldy acoustic ceiling tile at side caused by leaky pipe in the ceiling	
9	2 nd	Yes		Fixtures and clearances within men and women's toilets are non-ADA compliant	
10	2 nd	Yes		Missing fire rated door between elevator lobby and rated corridor	
11	3 rd		Yes	Water damage on concrete wall, above windows at north east corner	005
12	3 rd		Yes	Possibly leaking sprinkler pipes. Note presence of discolored fluid appears at connection points	009
13	3 rd Floor Roof		Yes	Excessive water ponding and mold growth due to inadequate drainage—review roof slope and rerof as required	007
14	4 th	Yes		Doors are missing fire ratings in multi-tenant corridor	
15	4 th	Yes		Densing wall not code compliant as it reduces sprinkler coverage and compromises the mechanical system—work not likely permitted	012, 013
16	4 th		Yes	Waterstained ceiling tiles throughout South side. Determine cause of leak and repair.	014
17	4 th	Yes		Fixtures and clearances within men and women's toilets are non-ADA compliant	
18	4 th	Yes		Holes in fire wall above dropped ceiling in multi-tenant corridor	015
19	5 th	Yes		Exit sign locations need to be updated per current tenant plan	
20	5 th	Yes	Yes	Tenant suite doors adjacent to elev/ stair lobby should swing out—leave doors to swing in the correct direction	
21	5 th	Yes		Fire escapes require signage to identify location (see third floor for example of code compliant signage)	
22	5 th			Window sill at kitchen, south east corner, requires repair as paint is peeling exposing bare wood	
23	5 th	Yes	Yes	Signage at men and women's toilet rooms is only partially code compliant	
24	5 th	Yes		Floor and wall penetrations at electrical/phone closet need to be sealed with fire rated sealant	
25	5 th	Yes		Fire alarm is located in private office, needs to be in open space	

*Item numbers correspond to key numbers on floor plans

Floor Plans 28
Cas+Abst Architects

Key numbers correspond to item numbers on Assessment Matrix
550 Montgomery | Basement



July 28, 2008

BUILDING ASSESSMENT

Prepared for:

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