

Green Consultants Inspection Report

Green Consultants is an Engineering firm that inspects buildings and decides whether they are structurally sound. The company has been contracted to inspect Rosewood Mall and produce a detailed report that highlights the conditions of the mall building and any major problems resulting from those conditions. The report will recommend if a more in-depth inspection is needed or not.

Rosewood Mall has provided the building plans and related building documents. The mall has three levels and contains a food court, hotel, gym, theatre, offices, a public library, and many retail stores. The roof of the building is used for parking, and holds a two level parking garage. The mall was built June 10, 1977 and has had several renovations over the years. Most of the building's architecture is distinctive of the period it was built in. A review of real estate records reveals that the mall has changed ownership several times over the last ten years. A list of several records of maintenance projects is included with the documentation, but many appear not to have been finished due to budget problems.

A preliminary inspection on August 23rd revealed a serious water leakage problem. There were buckets scattered around all levels of the mall to catch water leaking. Many of the businesses were closed and the ones that were open had put tarps out to protect their goods. Near the water damaged areas, mold and rust on the walls had been noted. This could contribute to air borne pollutants and cause breathing issues for staff and customers.

The owner of a restaurant called Blue's Bistro, Jennifer Blue, has reported that the building generally had many problems that had not been attended to by the Management. She mentioned the leaking roof, frequently backed up drains in the bathrooms, and window leaks that rotted the window sills and created moisture problems. Her restaurant had tried to work with management on getting these items repaired, however, none of the complaints have been

addressed. She said she was not warned about the conditions before she signed the lease, and that at times customers had to use umbrellas to stand at the take-out counter. She also said she plans to close the location as soon as the lease ends.

The cashier of Donkey Burger, John Yellow, has worked at Donkey Burger for 5 years. He reported that about a month ago, a chunk of concrete about the size of a plate fell through the restaurant ceiling and landed in the garbage bins. The mall promised that an inspector would come in two weeks after the incident, but the inspector never came. The mall management did not respond any further to the incident. John said that residents of the town had been complaining about the mall for some time, but that the management was always unresponsive.

In the public library in the mall many shelves had been covered completely with tarps. The librarian reported that the library was worried about the condition of the books.

Additional notes had been made that several fire alarms were not functional, along with the sprinkler system not being up to building code. There were missing fire extinguishers, and an emergency exit was blocked by some piled construction material.

A maintenance room on the top floor was locked blocking inspection of the roof support beams. Calls to the mall management company refused a request to unlock the maintenance room claiming it was unnecessary. They stated that the mall had passed an inspection conducted in May by another engineering firm.

Visual inspection of the rooftop parking lot showed an expansion joint in the concrete floor that appeared to be loose. There was water damage, indicating that water often ran through this crack and into the mall. There was also residue buildup that appeared to be from dissolved de-icing salt during the winter.