



INLINE ENGINEERING, INC.

990 Industrial Road, Suite 202
San Carlos, California 94070

TEL 650.591.2700 · FAX 650.591.2777

Building Evaluations (Due Diligence)

InLine can review existing buildings or structures to provide the client with opinions and information. Depending on the information needed by the client, four levels of services are offered.

Level 1 - Inventory: This LEVEL of review is intended to provide an overview of the structural systems present in the building. This level is usually beneficial when the client only needs an inventory of the structural system. Due to time limitations, this LEVEL does not assess the anticipated performance of the specific building. This scope of services will include the following items:

- Review existing documents to determine the vertical and lateral systems (2 hours maximum).
- Provide one site visit to confirm some of the significant structural features. The site visit would normally take 2-4 hours and includes visual observation of accessible areas only. It does not include review of hidden areas, crawl spaces or attics.
- Provide written summary outlining observations, findings, and areas where further review is needed.

Level 2 – General Assessment: This LEVEL is intended to define specific areas of weakness where the structure is not in conformance with current standards. Provides a preliminary overview of the existing structural system and determine areas of weakness. Due to budget limitations, a structural analysis of the building is not included in this LEVEL and only significant and visually obvious deficiencies would be identified. This LEVEL of service is commonly requested by clients who are purchasing a building:

- Review existing documents to determine the vertical and lateral systems (4 hours maximum)
- Provide one site visit to confirm some of the significant structural features. This site visit would last up to 4-6 hours and includes visual observation of accessible areas. It does not include review of hidden areas, crawl spaces or attics.
- Provide written summary outlining observations, recommendations, and areas where further review is needed.
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Level 3 – Preliminary Analysis: This LEVEL is intended to define specific areas of weakness and areas where the structure is not in conformance with current standards. Provide a review and analysis of the existing structural system to determine areas of seismic weakness. It will also identify where the primary joists, beams and columns are overstressed. It also determines if the structural elements are within the stress allowed by current code. Increased budget results in a comprehensive listing of the significant structural deficiencies. This LEVEL of review might be requested if significant



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improvements are being considered or if there is reason to suspect that the building may have structural deficiencies.

- Review existing documents to determine the vertical and lateral systems (8 to 12 hours).
- Provide three site visits to confirm some of the significant structural features. These site visits would last up to 4 hours each and include visual observation of accessible areas. Review of crawl spaces and attics is included.
- Review existing documents to determine the vertical and lateral systems (8 to 12 hours).
- Provide evaluation of lateral bracing system per ATC-14 procedure for specific building type.
- Provide written calculations of the stresses in select beams and columns based on the California Building Code (CBC). Only a portion of the beams and columns will be selected for analysis.
- Provide written summary outlining observations, recommendations, and areas where structural upgrades are needed.
- Provide written summary outlining the areas of weakness.

Level 4 – Complete Analysis: This LEVEL provides a review and analysis of the existing structural system to determine areas of significant seismic weakness. It will also identify locations where the primary joists, beams and columns are overstressed. This option is intended to identify specific areas of weakness and areas where the structure is not in conformance with current standards. It also determines if the structural elements are within the stress levels allowed by current code. Increased budget results in a comprehensive listing of the structural deficiencies. This LEVEL of evaluations would normally be done when substantial improvements are planned.

- Review existing documents to determine the vertical and lateral systems (up to 12 hours).
- Provide three site visits to confirm some of the significant structural features. These site visits would last up to 4 hours each and include visual observation of accessible areas. A spot check review of crawl spaces and attics is included.
- Provide written summary outlining observations, recommendations, and areas where structural upgrades are needed
- Provide written summary outlining the areas of weakness.
- Provide written calculations of the stresses in beams, columns and lateral bracing based on the current International Building Code (IBC). Analysis will determine how well the building design compares to current standards and which members are overstressed.