Serenity Home Inspections LLC
Property Inspection Report

Commerical Inspection

Inspector: Brian Bocinec

1290 W Spring St, Smyrna GA 30080

Prepared For: Tiffany Gray

Date of Inspection: 6/14/2023

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UNDERSTANDING YOUR REPORT:

A Commercial Property Inspection is a non-invasive visual examination of a commercial building, performed for a fee, which is designed to identify observed Critical defects within specific components of the inspected property. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the commercial property, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A commercial property inspection is intended to assist in evaluation of the overall condition of the property and/or building. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A commercial property inspection will not reveal every concern that exists or ever could exist, but only those critical defects observed on the day of the inspection, items which may be of interest to the client and/or items agreed upon in writing.

A critical defect is a condition with a commercial property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a critical defect.

USE OF PHOTOS AND VIDEO: Your report includes photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

SCOPE OF THE INSPECTION: All components designated for inspection in the Certified Commercial Property Inspectors Association Standards of Practice are inspected, except as may be noted as a "Limitation of Inspection" within this report. It is the goal of the inspection to put a commercial property buyer or renter in a better position to make an informed decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the inspection agreement or review the full standards of practice at: https://ccpia.org/wp-content/uploads/ComSOP-2022.pdf for a full explanation of the scope of the inspection. The commercial property inspection is a visible, non-invasive inspection of the commercial property on the day of the inspection only.

TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems/components installed at the property.

BLUE text are observations and information regarding the condition of the systems and components of the commercial property. These include comments of deficiencies which are less significant but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with YELLOW highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

Inspection Details

1. State of Occupancy

The property was occupied and the occupants were present during the inspection.

2. Attendance

Client not present • Occupants Present

3. Property Type

The property was a two story office building

4. Surface/Landscape Condition

The topography was wet from recent rain at time inspection

5. Year of Original Construction

The building was originally constructed in approximately 2004

6. Weather Conditions

Raining

Environmental Hazards

1. Radon

The property is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Radon rises through cracks and fissures in the ground and may enter an occupied building space through a crawlspace, basement or slab-on-grade. Because radon levels are related to the structure of the soil beneath building, they are building site specific and may vary widely among buildings which are closely situated. Consider having radon measurement performed in order to confirm that safe conditions exist or to negotiate with the seller for the cost of any needed mitigation.

2. Rodents

Although obvious damage or activity of rodents may be noted, a full rodent evaluation is outside this inspection scope. Consider having an evaluation performed by a pest control company within your due diligence period.

3. Wood Destroying Insects

the CCPIA Commercial Standards of Practice does not include identification of damage from or the presence of- wood destroying insects (WDI). Although I may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

6.5.1 Roof

1. Roof Covering Conditions

Roof inspection is visual only. Inspection is limited to accessible areas. Inaccessible areas are noted if present

The Inspector inspected the roof and its components by walking the roof.

The roof was accessed by means of a fixed latter and roof hatch

There was no visible roof access provided to left side of roof at the property. Inspection limited.

The property had a gable roof structure on right side.

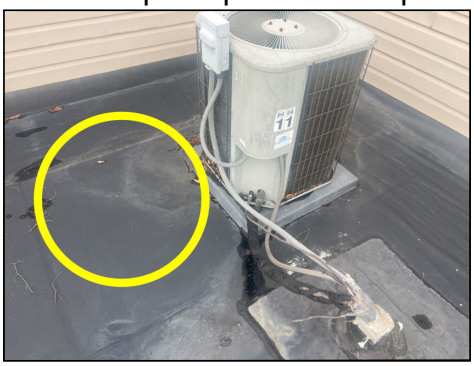
The property had a flat roof structure

Roof covering type was EPDM rubber

Roof covering type was Asphalt shingles

Observations:

• Billowing observed on roof covering. Recommend contacting a licensed roofing contractor to review repair options. See photographs for locations and details.



Billowing observed on roof covering adjacent to AC compressor 11.

Billowing observed on roof covering. Recommend contacting a licensed roofing contractor to review repair options.

Billowing observed on roof covering. Recommend contacting a licensed roofing contractor to review repair options.

Roof covering image

2. Parapets and Coping Condition

Materials: Parapet wall and coping inspection is visual only. Inspection is limited to accessible areas. Inaccessible areas are noted if present. • Parapet wall was covered with aluminum siding. Wall material not visible. • Aluminum coping

Observations:

2.1. Gaps observed in coping, this is a potential water intrusion point. Recommend contacting a licensed roofing contractor to review repair options

2.2. Missing section of aluminum siding, observed at rear side of parapet wall

Missing section of aluminum siding, observed at rear side of parapet wall

Gaps observed in coping, this is a potential water intrusion point. Recommend contacting a licensed roofing contractor to review repair options

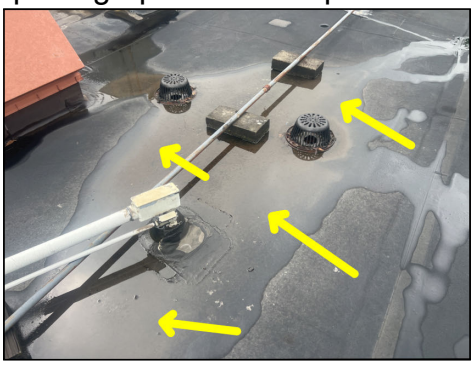
3. Drainage Conditions

Materials: Roof drainage inspection is visual only. Inspection is limited to accessible areas. Inaccessible areas are noted if present. • It is suggested to ensure all downspout discharge away from the foundation of the building. It is also important that gutters or drain covers stay cleaned and free of debris. The water should be directed away from the foundation in effort to prevent any erosion, foundation damage or interior moisture issues in basements or crawl spaces.

• Roof drainage systems are visually examined only where accessible. The drain lines from the roof and any concealed or drainage system that is buried and cannot be examined. Clogs in drainage may occur at any time and future clogs cannot be predicted. • Roof drainage system was built in drains
• Roof drainage system was gutter and downspout

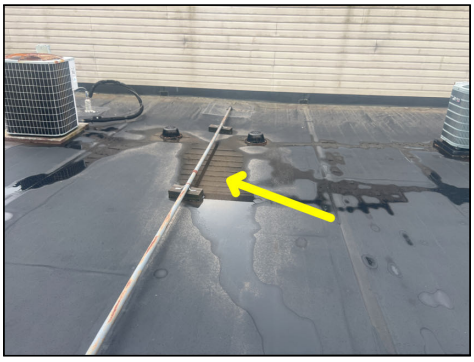
Observations:

3.1. Active ponding observed on roof surface. Over time, ponding can lead to water intrusion to the interior space .Recommend contacting a licensed roofing contractor to review repair options. See photographs for examples.



Active ponding observed on roof surface.

Active ponding observed on roof surface.



Active ponding observed on roof surface.

Active ponding observed on roof surface.

4. Conditions of Gutters/Scuppers/Downspouts

Materials: Aluminum • Galvanized
Observations:

4.1. Some or all of the gutter downspouts are connected to underground drains. These are not visible and cannot be examined.

4.2. Clogged gutter downspout observed at exterior of Suite 130.

4.3. Damaged gutter observed at right side of building

Clogged gutter downspout observed at exterior of Suite 130.

Damaged gutter observed at right side of building

5. Penetrations and Flashing Conditions

Materials: Roof penetrations and flashing inspection is visual only. Inspection is limited to accessible areas. Inaccessible areas are noted if present. • Rubber

6. Roof Structure Conditions

Materials: Interior roof structure is inspected where visible. Some or all of the areas may not be accessible. Areas with no access are not part of this inspection. • Limited access could not fully inspect • Structural Steel construction • Metal decking

6.5.2 Exterior

1. Siding, Flashing & Trim Conditions

Materials: Brick • Stone • Metal flashing
Observations:

1.1. Deteriorated sealant observed at one or more areas of exterior flashing and trim. Recommend regular maintenance to ensure a proper seal is in place. See photographs for examples and locations.

1.2. Water damaged wood trim observed at various areas on building exterior

1.3. Loose soffit boards observed on rear side of building at right side

Water damaged wood trim observed at suite 100

Water damaged wood trim observed at various areas on building exterior

Water damaged wood trim observed at various areas on building exterior

Deteriorated sealant observed at one or more areas of exterior flashing and trim.

Loose soffit boards observed on rear side of building at right side

2. Doors & Windows Condition

Materials: Wood • Wood storefront with tempered glass • Double hung

3. Flatwork Conditions

Materials: Brick sidewalk

4. Topography Conditions

Materials: While accessibility barriers may be noted on the inspection report, this inspection is not a full accessibility inspection. An ADA compliance inspection is recommended to ensure all accessibility concerns are addressed.

• Parking area material was bituminous asphalt and brick • Landscape drainage was public storm sewers

5. Lighting Conditions

Materials: Building lighting was operated by timers • Parking lighting was operated by photo sensors

Loose fixture observed at left side of main entrance

6.5.4 Foundation

1. Foundation Conditions

Materials: Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. • Many slab floors are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but (again) this should not deter you from seeking the opinion of any such expert.

6.5.(5&6) Heating, Ventilation & Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Gas utility and Piping Conditions

Materials: The gas meter manifold is for two meters
Observations:

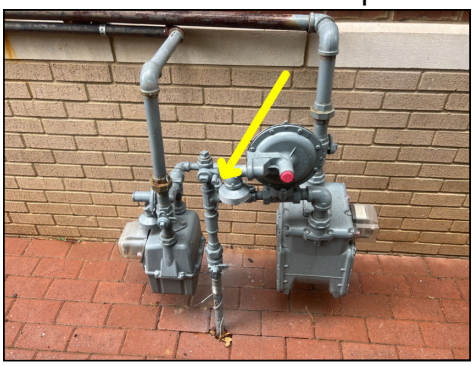
1.1. The gas meter manifold is not clearly marked with all meter designations

1.2. Exposed gas piping not marked for identification by a yellow label marked “Gas” in black letters occurring at intervals of 5 feet or less observed at one or more locations. See photographs for locations.

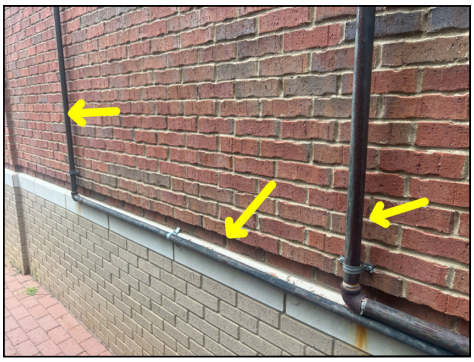
1.3. Rust observed on gas utility piping at one or more locations. Repair to prevent further deterioration. See photographs for locations.

1.4. Gas utility was not in use at time of inspection

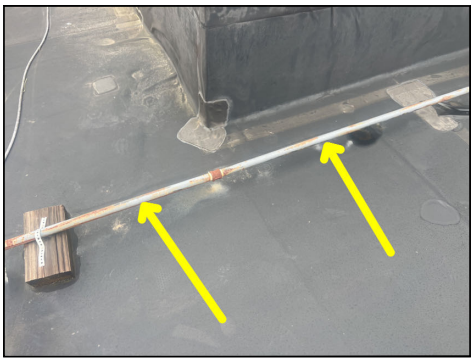
1.5. Gas meter for rooftop is not in use



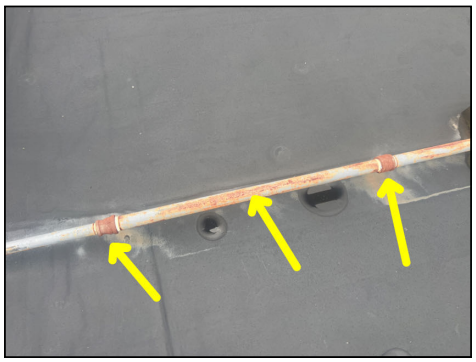
Gas meter(s) at the left side



Rust observed on gas utility piping at right side



Exposed gas piping not marked for identification by a yellow label marked “Gas” in black letters occurring at intervals of 5 feet or less observed at one or more locations. See photographs for locations.



Rust observed on gas utility piping at roof

Gas meter for rooftop is not in use

2. Packaged Unit Condition

Observations:

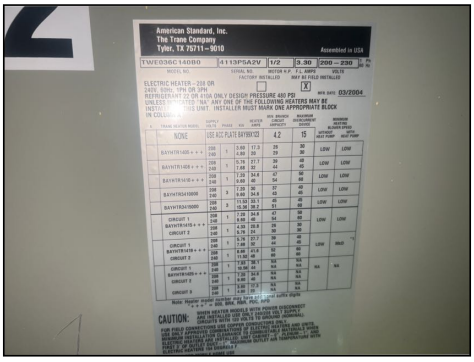
2.1. Packaged unit heating and cooling system was not operable at the time of inspection and not in use. Gas utility was off at roof gas piping.

Packaged unit heating and cooling system was not operable at the time of inspection and not in use. Gas utility was off at roof gas piping.

3. Heating Unit Conditions

Materials: Electric Air Handler(s)

Electric air handler located in suite 100. Trane. Age 19.

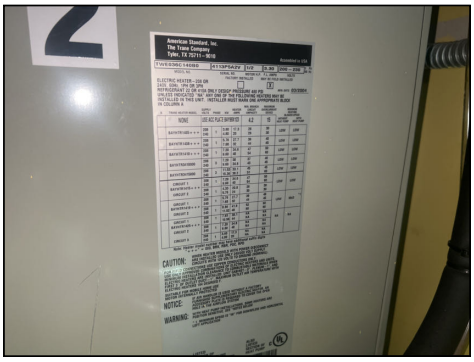


Furnace data tag

Electric air handler located in suite 130. Trane. Age 20.

Furnace data tag

Electric air handler located in suite 120. Trane. Age 20.



Furnace data tag

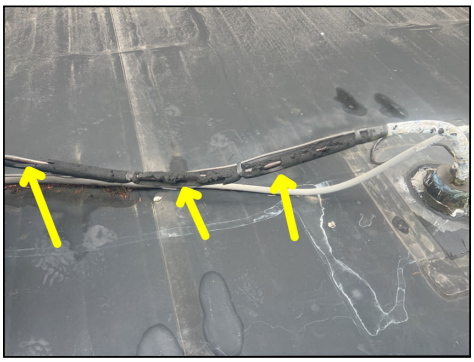
Electric air handler located in main floor hallway utility closet. Trane. Age 19.

4. Compressor Conditions

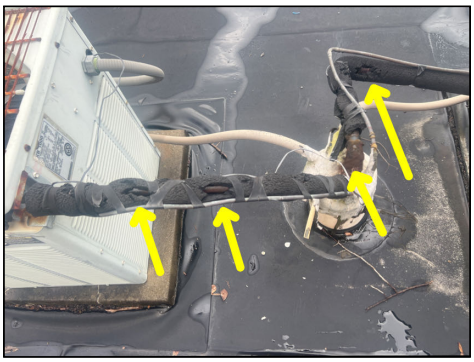
Materials: Split System. In a split system the cooling compressor is located away from the interior cooling components and on the exterior of the building. • Heat Pump
Observations:

4.1. Refrigerant line insulation is damaged at one or more roof cooling compressors. Recommend repairs for improved performance.

4.2. Almost all HVAC system use R22 refrigerant which is banned and no longer produced. Very few HVAC companies have access to the existing recycled or recovered R22 supply. Once the system needs to be recharged (refilled with refrigerant) it will no longer work and the system will have to be replaced.



Refrigerant line insulation is damaged at one or more roof cooling compressors. Recommend repairs for improved performance.



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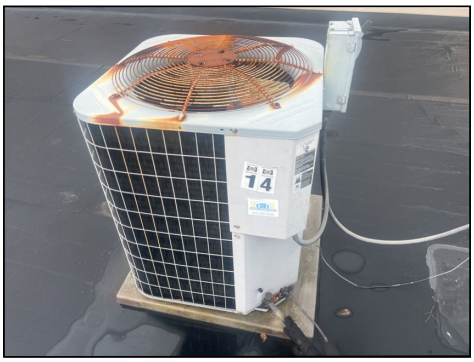


Exterior cooling unit compressor 14. Estimated age 20.

Exterior cooling unit compressor data tag was not present in unit 14.

Rooftop exterior compressor number 13. Amana. Age 18.

Exterior cooling unit compressor 13 data tag

Exterior cooling unit compressor 4. Trane. Age 20

Exterior cooling unit compressor 4 data tag

Exterior cooling unit compressor 4. Trane. Age 19.

Exterior cooling unit compressor 4 data tag

Exterior cooling unit compressor 6. Trane. Age 19.

Exterior cooling unit compressor 6 data tag

Exterior AC unit number five. Fujitsu mini split. Age unknown due to label not being legible.

Exterior cooling unit 5 mini split data tag not legible. Estimated age based on professional opinion is 20 years.

Exterior cooling unit compressor 12. Weather King. Age 17.

Exterior cooling unit compressor 12 data tag

Exterior cooling unit compressor 2. Trane. Age 20.

Exterior cooling unit compressor 2 data tag

Exterior cooling unit compressor 1. Trane. Age 20.

Exterior cooling unit compressor 1 data tag

Exterior cooling unit compressor 11. Lennox. Estimated age based on professional opinion is 20 years

Exterior cooling unit compressor 11 data tag was damaged and not fully visible

Exterior cooling unit compressor 9. Weather King. Age 17.

Exterior cooling unit compressor 9 data tag

Exterior cooling unit compressor. Not numbered. Carrier. Age 1.

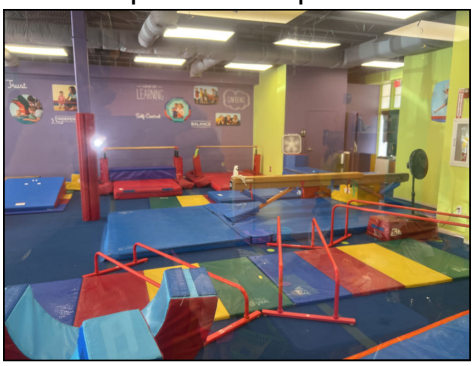
Exterior cooling unit compressor data tag

5. Evaporator Coil Conditions

Materials: Evaporator coils were viewed and inspected where visible. All evaporator coils may not have been accessible at time of inspection.
Observations:

5.1. Air conditioning was not operating in Suite 100 rear area

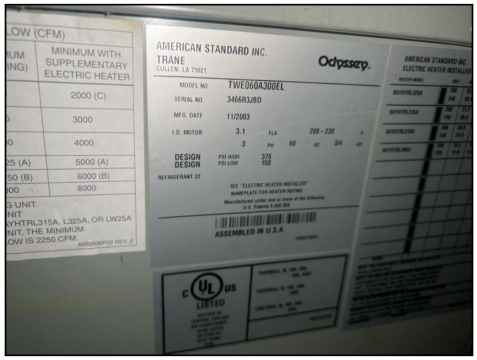
5.2. Evaporator coil portion of the cooling system in rear of suite 120 was obstructed by storage.



Air conditioning was not operating in Suite 100 rear area

Air conditioning was not operating in Suite 100 rear area

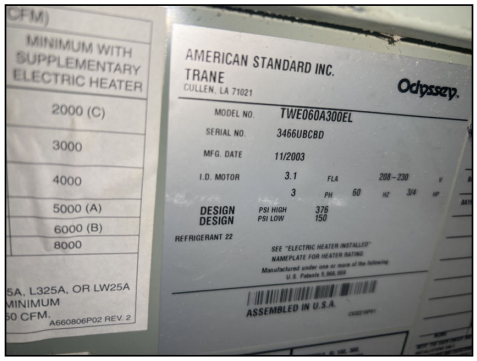
Evaporator coil portion of the cooling system in rear area of suite 100



Evaporator coil data tag

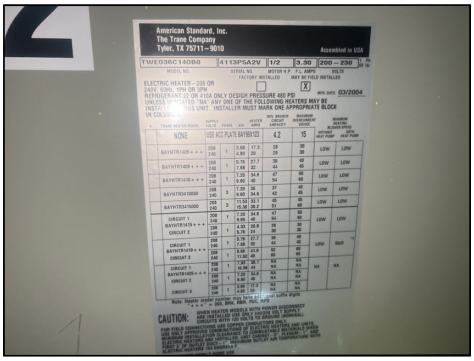
Evaporator coil portion of the cooling system in rear of suite 120 was obstructed by storage.

Evaporator coil portion of the cooling system in front area of suite 100



Evaporator coil data tag

Evaporator coil portion of the cooling system in suite 120. Trane. Age 19

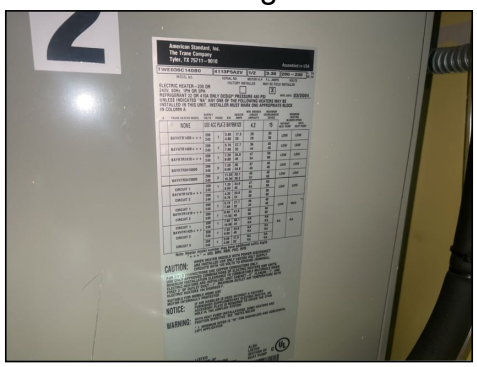


Evaporator coil data tag

Evaporator coil portion of the cooling system in suite 120. Trane. Age 20

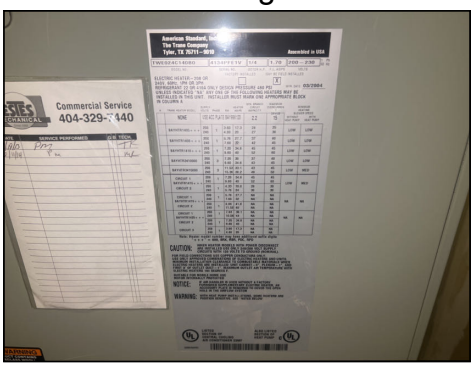
Evaporator coil data tag

Evaporator coil portion of the cooling system in suite 130. Trane. Age 20



Evaporator coil data tag

Evaporator coil portion of the cooling system in main hallway utility closet. Trane. Age 19.



Evaporator coil data tag

6. Condensate Drainage Conditions

Materials: PVC • Condensation pump(s) • Vinyl tubing

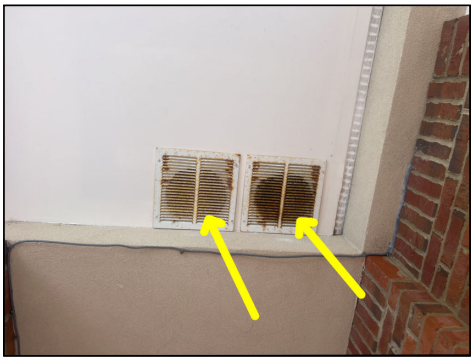
7. Ventilation & Distribution Conditions

Materials: Flexible and Metal Ductwork • Roof-mounted exhaust fans
Observations:

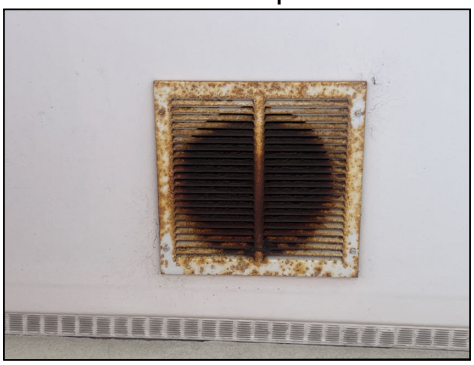
7.1. Rust observed on exterior ventilation duct covers

7.2. Missing exterior vent cover observed on exterior at Suite 130

7.3. There were no visible HVAC vents in rear office portion of Suite 260.



Rust observed on exterior ventilation duct covers



Rust observed on exterior ventilation duct covers

Missing exterior vent cover observed on exterior at Suite 130

There were no visible HVAC vents in rear office portion of Suite 260.

8. Filter Conditions

Materials: The filters are located in returns located in the walls or ceilings around the property.

9. Operating Controls Comments

Materials: Remote thermostat
Observations:

9.1. The cooling system in front portion of suite 100 was inoperable at the time of inspection using normal operating controls.

The cooling system in front portion of suite 100 was inoperable at the time of inspection using normal operating controls.

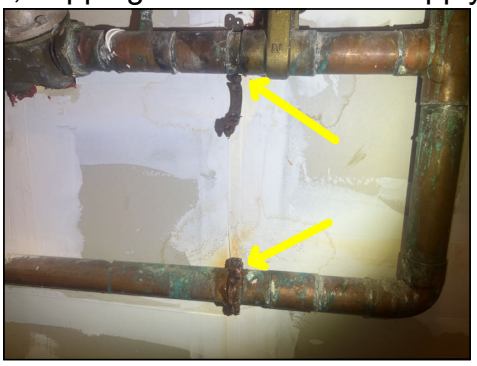
6.5.7 Plumbing

1. Main Shut Off and Piping

Materials: Main water shut off was located in utility closet in main floor hallway • Secondary water shut offs were located in utility closet in main floor hallway
Materials: Public water source • Copper supply lines
Observations:

1.1. Corrosion and water, leakage, dripping from main water supply line observed

Main water shut off located in utility closet and main floor hallway



Corrosion and water, leakage, dripping from main water supply line observed

Corrosion and water, leakage, dripping from main water supply line observed

2. Drain, Waste, Vent Conditions

Materials: Public Waste
Materials: PVC • Sewer Clean out located at drainage piping in main floor utility room
Observations:

2.1. Waste water drain lines are visually examined only where accessible and are tested by normal use of the plumbing fixtures. The drain line from the building to the sewer system is buried and cannot be examined. Clogs in drains may occur at any time and future clogs cannot be predicted.

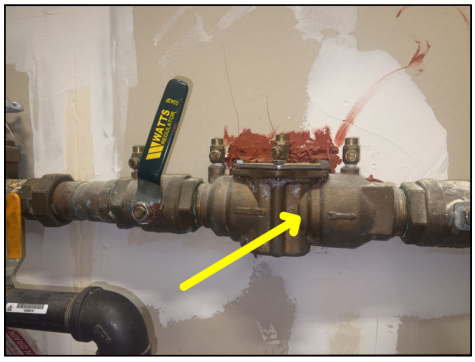
Sewer Clean out located at drainage piping in main floor utility room

3. Backflow Preventer Comments

Materials: Backflow preventer noted in main floor utility closet
Observations:

3.1. There was no visible inspection tag at the backflow preventer. Have inspected and tagged by licensed commercial plumber.

Backflow preventer noted in main floor utility closet



There was no visible inspection tag at the backflow preventer. Have inspected and tagged by licensed commercial plumber.

4. Comments

Observations:

4.1. The ejector pump comprises a sealed system and therefore the inspection is limited. The system is tested by means of running the plumbing components in which it serves checking the function of the pump, back flow valve, and for any leaking.

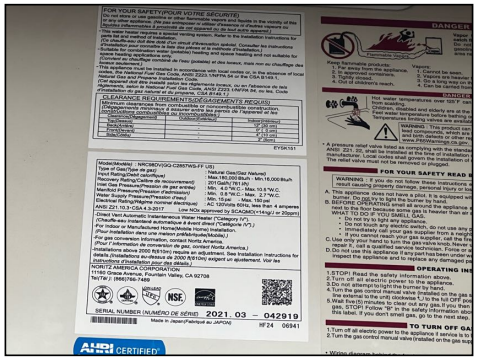
Ejector pump located under second floor break room sink. Operational at time of inspection.

5. Water Heater

Observations:

5.1. Water heater located in main floor. Utility closet was not fully accessible and not fully inspected.

Water heater located in suite 120. Noritz. Age 2. Tankless.



Water heater data tag

Electric water heater for utility sink in suite 130

Water heater located in the main floor utility closet. Estimated age 20 years.

Water heater located in main floor. Utility closet was not fully accessible and not fully inspected.

Water heater located in the second floor main suite roof access room. Rheem. Age 19. Capacity 50 gallons.

Water heater data tag

6. Exterior Faucet Conditions

Materials: The exterior hose spigots were operational when tested.

6.5.8 Electrical

1. Main Electrical Service Conditions

Materials: This is a multi unit building. Exterior electric meters and disconnects are inspected when properly labeled.
Electric meter and shut off are located in the main electrical room.
Service entrance is underground
Service conductors are encased in rigid conduit
Observations:

1.1. Electrical meters were located in electrical room and disconnects for each suite were located at the meter

Electrical meters were located in electrical room and disconnects for each suite were located at the meter

Electrical meters were located in electrical room and disconnects for each suite were located at the meter

Electrical meters were located in electrical room and disconnects for each suite were located at the meter

2. Electrical Room Comments

Materials: Electrical room was located at front left side of building. Entrance on exterior.
Observations:

2.1. Storage observed in electrical room. Remove and keep room cleared of any storage to allow for access to equipment.

2.2. Electrical room not labeled “Authorized Personnel Only”. Add signage for safety.

2.3. Electrical room door was not secure. Door should be locked with key provided to authorized personnel only.

Electrical room door was not secure. Door should be locked with key provided to authorized personnel only.

Electrical room not labeled “Authorized Personnel Only”. Add signage for safety.

Improper storage in electrical room

Improper storage in electrical room

3. Service Entrance Equipment Conditions

Materials: Transformer located in electric closet

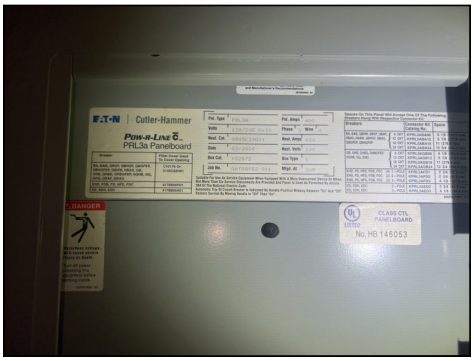
Main electrical safety shut off

Main electrical safety shut off

4. Main Panel Comments

Materials: The secondary electrical panel(s) is/are located in the electrical room • The electric panel manufacturer is Eaton Cutler Hammer. • Removal of 3 phase panel covers is not part of this inspection due to the high amperage of the electrical service. Have evaluated by licensed electrical contractor to obtain any information not covered in this inspection. • Electrical equipment was three phase. • The main service is approximately 100 Amps

Main electrical panel located in the electrical room. House panel A.

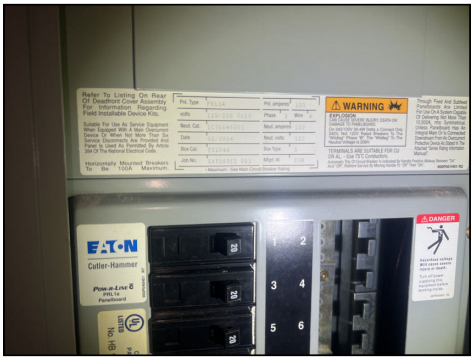


House panel A data tag

5. Secondary Panel Comments

Materials: The secondary electrical panel(s) is/are located in the electrical room • The electric panel manufacturer is Eaton Cutler Hammer. • Removal of 3 phase panel covers is not part of this inspection due to the high amperage of the electrical service. Have evaluated by licensed electrical contractor to obtain any information not covered in this inspection. • Electrical equipment was three phase. • The main service is approximately 100 Amps

Secondary electrical panel located in the electrical room



Secondary electrical panel data tag

Secondary electrical panel 2 located suite 100.

6. Sub Panel Comments

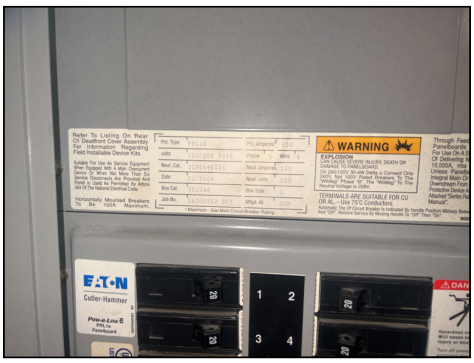
Observations:

6.1. Storage noted on subpanel in Suite 120. No item should be stored on electrical panels.

6.2. Storage observe New Year's a panel in Suite 130. This is not recommended for safety.

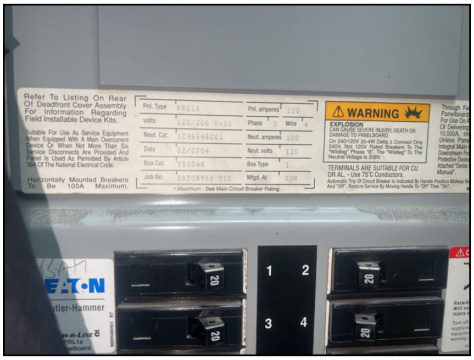
6.3. Sub panel in second floor main was obstructed. Not inspected. Sub panels should be accessible.

Sub panel located in suite 100

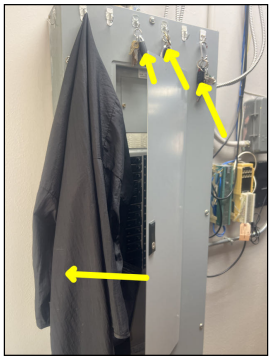


Sub panel data tag

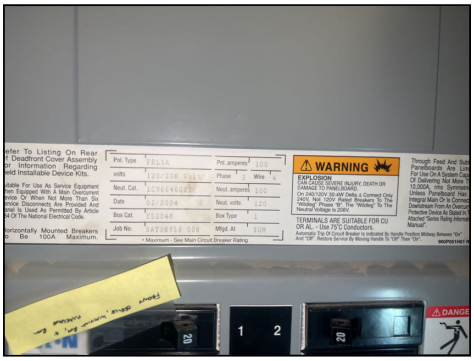
Sub panel located in suite 120



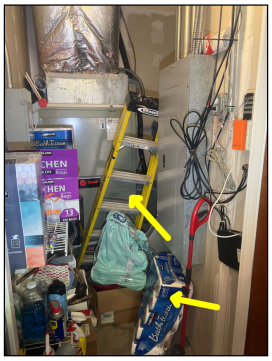
Sub panel data tag


Storage noted on subpanel in Suite 120. No item should be stored on electrical panels.


Sub panel located in suite 130



Sub panel data tag

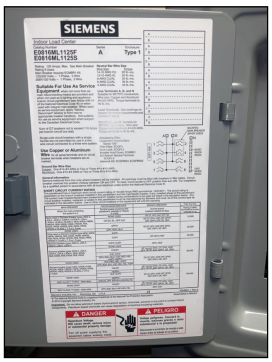

Storage noted on subpanel in Suite 120. No item should be stored on electrical panels.


Sub panel in second floor main was obstructed. Not inspected. Sub panels should be accessible.


Sub panel located in suite 260

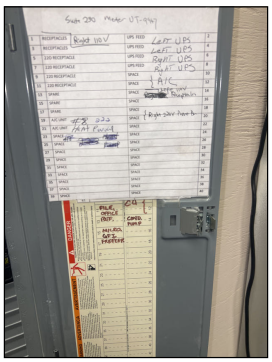

Sub panel data tag

Sub panel located in suite 260

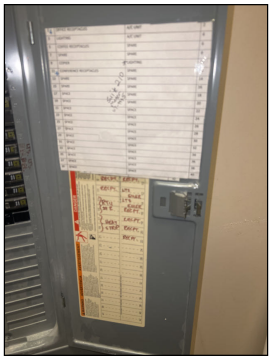


Sub panel data tag


Sub panel located at the second floor main suite data room. Square D.


Sub panel data tag no fully visible

Sub panel located at the second floor main suite utility closet. Square D.

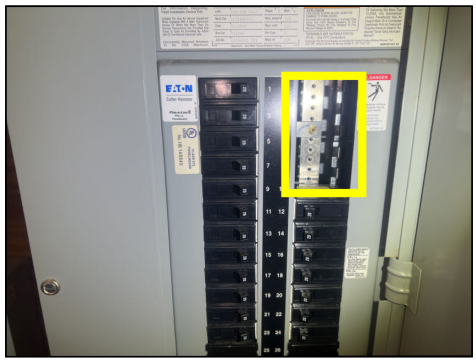


Sub panel data tag

7. Panel Comments

Observations:

- Missing screws noted at panel cover. Have replaced by licensed electrical contractor
- Inadequate panel access observed in second-floor data room.
- Open knockouts observed in one or more service panel covers, suggest installing knockout plugs, as needed, for safety.



Open knockouts observed in main electrical room secondary service panel covers.

Open knockouts observed in second floor electrical room service panel cover.

Missing screws noted at panel covers in suite 260

Missing screws noted at panel covers in suite 260

Inadequate panel access observed in second-floor data room.

Missing screws noted at panel cover in second floor main suite electrical room.

8. Other Electrical Conditions

Materials: Backup generator present. Operation of these and determination of which equipment is powered when generator is engaged are outside the scope of this inspection. • Back up generator was connected to a gas line. Gas line to roof is not in service. Generator is not available for use without gas.
Observations:

8.1. Back up generator was connected to a gas line. Gas line to roof is not in service. Generator is not available for use without gas.

Back up generator was connected to a gas line. Gas line to roof is not in service. Generator is not available for use without gas.

Back up generator interior portion located in second floor data room.

9. Grounding

Observations:
• Ufer grounding observed

10. Exterior Electrical Conditions

Materials: Exterior outlets were tested when visible and accessible. Any outlets not visible or accessible are excluded from this inspection.
Observations:

10.1. Loose screws observed that exterior electrical box at right side of building at front

10.2. Lack of luminaire observed on rooftop. Convenience luminaire is required for maintenance on rooftop equipment.

10.3. Missing/damaged weatherproof cover(s) noted at one or more outlets at the exterior of the home. Have the covers installed or repaired as needed. See photographs for specific locations.

10.4. Rooftop convenience outlet was damaged. Convenience outlet are required to be GFCI and operational for repairs on rooftop equipment.

Missing/damaged weatherproof cover at left side at rear main entrance

Loose screws observed that exterior electrical box at right side of building at front

Missing, weatherproof, cover observed at left side of the front entrance

Rooftop convenience outlet was damaged. Convenience outlet are required to be GFCI and operational for repairs on rooftop equipment.

Lack of luminaire observed on rooftop. Convenience luminaire is required for maintenance on rooftop equipment.

11. Busines Interior Electrical Conditions

Materials: Any present emergency and automated power distribution, fire alarm systems, solar, backup generator, surge protection systems, noise filters, lightning protection systems, variable frequency drives and motor control centers are not evaluated as part of this inspection. • Low voltage wiring such as security systems, speakers, intercoms, phone and data cables are not part of this inspection and are not evaluated.

Materials: Conduit
Observations:

11.1. Smoke detectors were present at the property. Regular testing is recommended to ensure proper operation. Detectors are not tested as part of this inspection.

11.2. Nonoperational outlets observed on right wall of Suite 100

11.3. Non-GFCI outlets observed in second-floor main suite break room. GFCI’s are recommended for kitchen areas.

Nonoperational outlets observed on right wall of Suite 100

Nonoperational outlets observed on right wall of Suite 100

Painted outlet observed in closet in Suite 100

Non energized receptacles at break room area suite 100

Non energized receptacle at back wall of Studio 325 office

Non-GFCI outlets observed in second-floor main suite break room. GFCI's are recommended for kitchen areas.

Non-GFCI outlets observed in second-floor main suite break room. GFCI's are recommended for kitchen areas.

Non-GFCI outlets observed in second-floor main suite break room. GFCI's are recommended for kitchen areas.

6.5.12 Life Safety

1. Fire Alarms & Sprinklers Conditions

Materials: There was a fire alarm system installed at the property. Visible components are visually inspected. Full evaluation and/or testing of the fire sprinkler system is outside the scope of this inspection. • Testing of smoke detectors and carbon monoxide detectors (if present) is outside the scope of this inspection. Recommend periodic testing of these systems by a qualified professional for safety.
• There was a fire sprinkler system installed at the property. Visible components are visually inspected. Full evaluation and/or testing of the fire sprinkler system is outside the scope of this inspection.

Fire alarm system located in main floor utility room

2. Exits and Egress Conditions

Observations:

2.1. Emergency exit from second floor was was connected to alarm, which would activate if opened. Not tested.

2.2. Exterior doors observed locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection. This condition should be corrected. See photographs for locations and details.

Blocked emergency exit observed in Suite 100

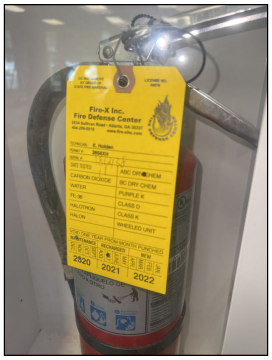
Emergency exit from second floor was was connected to alarm, which would activate if opened. Not tested.

3. Fire Extinguisher Access and Condition

Materials: Fire extinguishers were present at the inspected property.
Observations:

3.1. One or more fire extinguishers on the property had expired inspection tags. Inspection tags are valid for 12 months. See photographs for details and locations.

3.2. Fire extinguisher box near reception area on second floor was locked. This should be accessible in case of emergency.



Expired fire extinguisher tag observed in suite 100.

Expired fire extinguisher tag in suite 100.

Expired fire extinguisher tag observed in Suite 130

Fire extinguisher box near reception area on second floor was locked. This should be accessible in case of emergency.

Bathrooms

1. Sinks, Faucets & Drains

Observations:

1.1. There was no hot water in front Suite 100 bathroom

1.2. Missing drain stopper observed in hand wash sink in Suite 120

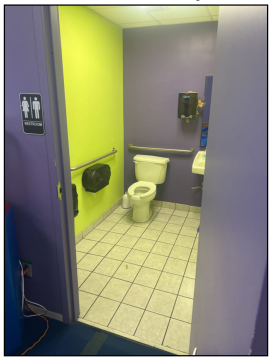
There was no hot water in front Suite 100 bathroom

Missing drain stopper observed in hand wash sink in Suite 120

2. Comments

Observations:

2.1. Loose towel dispensers observed. See photographs for locations.



Suite 100

Loose towel dispenser in suite 100

Suite 120

Suite 120

Suite 130

Second floor main suite mens room

6.5.10 Attic

1. Attic Access Conditions

Materials: Building did not have an attic space. Area above ceiling tiles did not have an access point to view above.

6.5.11 Doors, Windows & Interior

1. Doors and Windows

Observations:

1.1. Rear office door in Suite 260 does not latch when closed

Rear office door in Suite 260 does not latch when closed

2. Interior Flooring Conditions

Materials: Normal scratches and wear are observed in the interior finished floors.

3. Interior Ceiling Conditions

Observations:

3.1. Moisture stains observed at one or more areas on interior ceiling. The areas were dry at the time of inspection and no leaking was noted. See photographs for locations and details.

3.2. Ceiling stain observed in rear right exam room in Suite 130. Area above ceiling is not accessible.

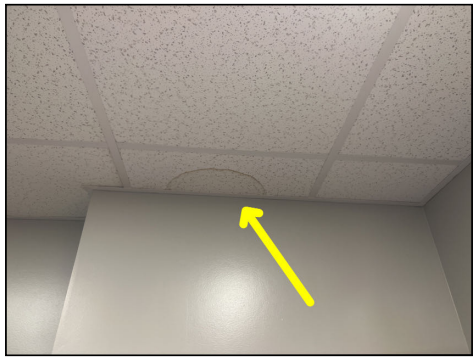
3.3. Ceiling stain observed in entry hallway in Suite 227. Area above ceiling is not accessible.

3.4. Ceiling stains observed in main office area in Suite 260. Area above ceiling is not accessible.

3.5. Ceiling stains observed in hallway in Suite 260. Area above ceiling is not accessible.

3.6. Ceiling stains observed in right office in Suite 230. Area above ceiling is not accessible.

3.7. Ceiling stain observed in reception area of second floor main suite. Area above ceiling is not accessible.



Ceiling stain observed in rear right exam room in Suite 130. Area above ceiling is not accessible.

Ceiling stain observed in entry hallway in Suite 227. Area above ceiling is not accessible.

Ceiling stains observed in main office area in Suite 260. Area above ceiling is not accessible.

Ceiling stains observed in main office area in Suite 260. Area above ceiling is not accessible.

Ceiling stains observed in hallway in Suite 260. Area above ceiling is not accessible.

Ceiling stains observed in right office in Suite 230. Area above ceiling is not accessible.

Ceiling stain observed in reception area of second floor main suite. Area above ceiling is not accessible.

4. Elevators and Escalators

Observations:

4.1. Elevators are tested for operation and condition only. Mechanical components are not evaluated as part of this inspection.

Elevator inspection certificate

5. Interior Comments

Materials: Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only. • Some amount of mold is present in all buildings. Mold may not always be visible and may not be actively growing within the property. Mold assessment and testing are recommended any time there is visible mold or if there are health concerns for the present or future occupants. • Storage was noted in some or all of the closets around the property. Because of the large amount of storage, some walls, floors or ceilings may not be visible and are excluded from the inspection.
Observations:

5.1. Access panel observed in Suite 230 receptionist area. Panel did not open. Not inspected.

Access panel observed in Suite 230 receptionist area. Panel did not open. Not inspected.