Property Condition Assessment

Report Date: March 27, 2017

Prepared For: Sample Commercial Inspection Report

Property Address: 0000 Sample Inspection Way
Dallas, TX 75000

Report Number: 20170327-01

Prepared By: House Inspection Services, PLLC.
Greg House, TREC #9986, SPCS Applicator #559963
PO Box 117773
Carrollton, TX 75011

Inspector: Greg House

1.0 Summary

SUMMARY OF REPAIRS

1.1 SUMMARY OF REPAIRS

Recommend replacement of older (possible original) furnace unit at suspended ceiling area. Estimated cost: $4000.00

Recommend service/repairs/general maintenance to two (2) furnace units. Estimated cost: $400.00

Recommend budgeting for replacement of two (2) attic furnace units due to age of units in the next 3-5 years. Estimated cost: $4000 per unit. Total: $8000.00

Recommend service/repairs/general maintenance to four (4) air conditioning condenser units. Estimated cost: $1000.00

Recommend budgeting for replacement of four (4) condenser units due to age of units in the next 3-5 years. Estimated cost: $3000.00 per unit. Total: $12,000.00

Recommend budgeting for replacement of water heater unit due to age of units in the next 1-3 years. Estimated cost: $1700.00

Scope of any necessary roofing repairs could not be determined at time of inspection. Unable to provide estimated quote values. Qualified roofing company would need to provide evaluation for pricing estimate.

2.0 Introduction

03/12/2019

Sample Commercial Inspection Report

Thank you for giving **House Inspection Services, PLLC** the opportunity to assist you in the property assessment of your commercial real estate investment.

I hope that my inspection findings provide you with clear information and concise opinions associated with the building(s) located at:

0000 Sample Inspection Way
Dallas, TX 75000

If you have any questions regarding the report or its contents, please do not hesitate to call me at (214)-243-5676 and I will be glad to clarify any items that may be in question.

Again, thank you for your business and I look forward to assisting you in the future to ensure that your next real estate investment is protected.

Sincerely,

Greg House
House Inspection Services
www.houseinspects.com
greg@houseinspects.com

Property Condition Assessments: Baseline Property Condition Assessment Process using ASTM 2018 as a guide

The inspection is of conditions which are present and visible at the time of the inspection. This report is intended to provide you with information concerning the general condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

No ADA (Americans with Disabilities Act) compliance was inspected or noted on the report. For ADA compliance recommend contacting a specialist certified in ADA compliance.

This Report is based on a Subject Site visit, in which Stafford Inspections performed a visual, nonintrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also includes ancillary items such as: site drainage, pavement, sidewalks and landscaping. The Property Condition Assessment is NOT a building code, safety, regulatory or environmental compliance inspection.

LIMITATION OF LIABILITY
BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. THE CLIENT HEREIN UNDERSTANDS THE INSPECTORS TOTAL LIMIT OF LIABILITY AS RELATED TO THIS PROPERTY IS $0.00.

Photographs were taken to provide a record of general conditions of the facility, as well as specific deficiencies observed. Photographs are representative only and do not indicate all deficiencies This PCA Report is based on the evaluator's judgment of the physical condition of the components, their ages and their estimated useful life (EUL). It is understood that the conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items which are clearly part of the property owner's current operating budget so long as these items appear to be addressed on aroutine basis. The report does address infrequently occurring maintenance items, such as exterior painting, deferred maintenance and repairs and replacements that normally involve significant expense or outside contracting.

This Report is based on a Site visit, in which House Inspection Services performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also includes ancillary items such as: site drainage, pavement, sidewalks and landscaping. The Property Condition Assessment is NOT a building code, safety, regulatory or environmental compliance inspection.

BUILDING DESCRIPTION

BUILDING DATA

Approximate Age: 1984

Building type: Single Story - Professional Office

General Appearance: Generally good condition

Main Entrance Faces: North

Weather Condition: Sunny

Weather Temperature: Above 60' F

BUILDING LOCATION

0000 Sample Inspection Way
Dallas, TX 75000

3.0 Structure

3.1 DESCRIPTION

FOUNDATION: Pier & Beam - Concrete Piers, Metal I-Beam Joist.

FOUNDATION ACCESS: Crawlspace Hatch - Interior Closet.

GRADING & DRAINAGE: Grade, Gutters, Sub-surface

3.2 OBSERVATIONS

FOUNDATION:

The pier & beam foundation has evidence of some minor movement consistent with a property of this age. Movement observed at property does not appear to be excessive at time of inspection, and foundation appears to be functioning as intended.

Portions of the foundation crawlspace could not be inspected because of obstructions present. Suite #108 has expanded into space previously part of Suite #106. The crawlspace portion of property previously Suite #106 was not accessible due to beam wall present in crawlspace. No access hatch was found to access the additional space, and hatch may be present in Suite #106. Recommend consulting with owner/seller/HOA at property regarding location and access to this area.

The foundation crawlspace does not appear to have adequate ventilation, and vent screens appear to only be installed on back side of foundation (South side). Current requirements call for 1 foot of ventilation for every 150 feet of crawlspace. This appears to be by original design of the property. Crawlspace was found to be dry at time of inspection.

Observed damaged/missing foundation vent screens around property. These should be repaired to prevent pest entry into crawlspace. Evidence of previous pest activity was observed in crawlspace (i.e. droppings, traps, etc).

DRAINAGE:

Observed negative drainage slope (moves water toward structure) at the front, back side of foundation area. This may cause water to drain toward property. Excessive moisture around foundation may affect foundation performance or cause high soil lines.

Drainage slope at the planter/flower beds around property are essentially flat/not well defined at some areas. This may allow for water to pond/pool near foundation. Recommend monitoring over time to ensure water is not pooling at or near foundation.

Unable to locate or confirm discharge point for sub-surface drain system present at property. It is unknown if drainage system is properly routed to city drainage system (street sewer, plumbing drain, etc.). Recommend consulting with owner/seller regarding sub-surface drain system and any information available regarding type and installation present.

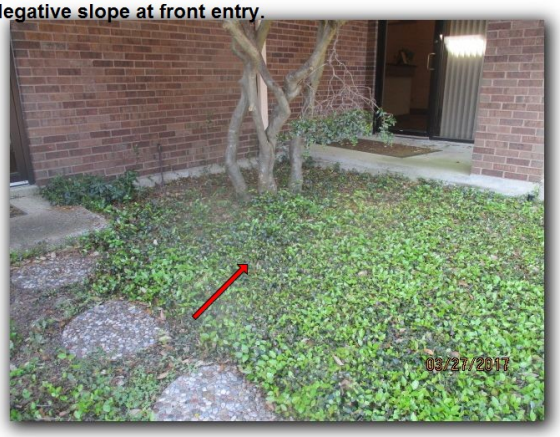
Heavy foliage growth along front of property may trap moisture against property.

Gutter downspouts at front planter beds are not routed fully away from property, and drain directly into planter beds. This may allow for ponding of water during rains.

Gutters appear to need routine cleaning.

Torn vent screens.

Negative slope at front entry.



Negative slope, ponding areas at back.

3.3 LIMITATIONS OF INSPECTION

Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspector's foundation opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

The inspector's property drainage opinion is based on visual observations of accessible and unobstructed drainage characteristics and components at the time of the inspection. Sub-surface drains cannot be inspected for condition or performance. Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation, and not having negative slope, low spots, or flat areas, that may allow water to pond/pool next to foundation.

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of

absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice.

3.4 RECOMMENDATIONS AND ESTIMATED COSTS

No recommendations at time of inspection.

4.0 Electrical

4.1 DESCRIPTION

MAIN SERVICE ENTRY: End of building. Bank of meters. Underground service.

MAIN PANEL BOX LOCATION(s): Main Panels - Hallway

MAIN PANEL BOX AMPERAGES(s): Unknown - No main shut off to verify amperage. Wiring labeling not visible.
Unknown - Obstructed Main Panel.

TYPE(s) OF DISTRIBUTION WIRING: Copper

4.2 OBSERVATIONS

ELECTRICAL:

Three (3) main panels were located at interior of property. Unable to remove/inspect interior of 2 panels due to obstructions. Cabinet cover design over panels has obstructed free and clear removal of covers.

Main disconnect panels are located at end of building with bank of electric meters. The main service disconnect panel is located at exterior of building, with bank of electric panels/meters. Unable to fully inspect due to design and/or restricted access. Unable to confirm proper grounding system due to restricted access and design of property. Recommend consulting with HOA regarding any main electrical panel questions or concerns.

"Dead Front" cover was found missing from accessible shut off panel at end of building. Recommend consulting with owner/seller/HOA regarding responsibility for this equipment. Recommend cover be installed for safety reasons.

Second shut off panel was not readily accessible due to installation height. "Pull Rod" at second shut off is above current height standards.

Unable to confirm amperage to Suite #108 due to no labeling and inaccessible exterior shut off panels. Interior panels do not have main shut off breakers per current standards, and service wiring size labeling was not readily visible. Recommend consulting with owner/seller/HOA regarding amperage available to this property.

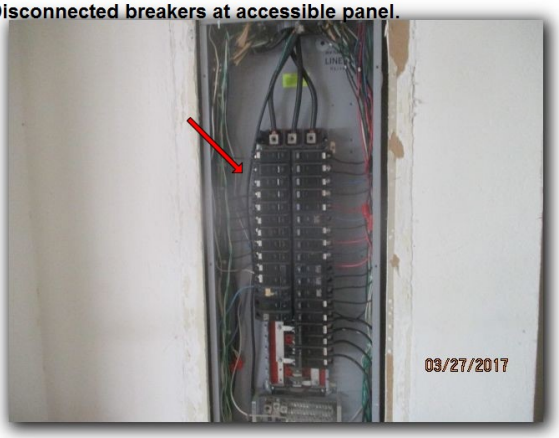
Single interior panel that was accessible has disconnected breakers for unknown reason.

Panel covers are not fully marked for breaker locations.

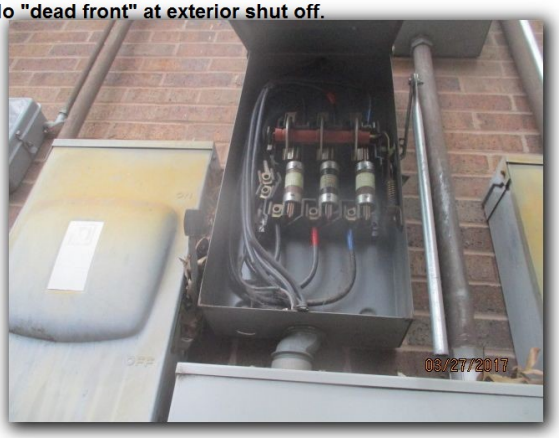
Interior panel covers need 4 blunt tip screws for complete mounting.

Interior panels obstructed by cabinet door assembly.

Disconnected breakers at accessible panel.



No "dead front" at exterior shut off.



Shut off panel #2 too high.

4.3 LIMITATIONS OF INSPECTION

The inspector's opinion of the service entrance and panels is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Arc-Fault breakers, if present, are tested by depressing the "test" button at the breaker location. When conditions permit, panel boxes will be opened for inspection at the discretion of the inspector.

The inspector's opinion of the branch circuits and connected devices is based on visual observations and accepted testing methods of accessible and unobstructed areas of the structure at the time of the inspection.

ASTM Commercial Inspection standards (ASTM-2018) does not require testing of receptacles, switches or fixtures.

Lights and equipment activated by controlled energy management systems or photocell switches are beyond the scope of this inspection. Landscape and/or exterior low-voltage ground lighting are beyond the scope of this inspection. Heated flooring systems are beyond the scope of this inspection. It is recommended to consult with owner, seller, builder, or manufacturer of such systems for review of system(s) usage and proper maintenance.

Property life safety systems are beyond the scope of this inspection (smoke alarms, building alarms, fire sprinkler systems, etc.). Recommend consulting with owner/management regarding operation, maintenance, inspection documentation, etc.

4.4 RECOMMENDATIONS AND ESTIMATED COSTS

No recommendations at time of inspection.

5.0 Heating

5.1 DESCRIPTION

HEATING SYSTEMS: 4- Zoned Forced Air Furnaces..

HEATING LOCATIONS: Attic, Suspended Ceiling Location

HEATING ENERGY SOURCE(s): Gas

HEATING SYSTEM APPROXIMATE AGE(s): 1984, 2000, 2015

5.2 OBSERVATIONS

HEATING:

Observed furnace unit above suspended ceiling area that appears to be original by design of property.

Two furnace units in attic area of property appear consistent with age of condenser units at exterior (approx. 2001-2003).

Observed one attic furnace unit with broken gas shut off handle.

Observed one attic furnace unit with stuck gas shut off handle (not freely turn).

The flexible gas supplying the furnace is not stubbed with black pipe into cabinet. It is possible for the vibration of the cabinet to slice or damage flexible gas lines. Also, current standards call for free/clear access to both ends of flex line connections.

The heater (suspended ceiling area) gas supply appears to have older type flex line installed (gray flex). These are no longer in use, and may have been re-called. This appears to be by original installation at the property.

Original furnace at suspended ceiling?

Shut off not turn.

5.3 LIMITATIONS OF INSPECTION

The inspector's opinion and operation of the heating equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

It is recommended to have the heating system completely serviced before each heating season. Air filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and air flow (CFM) is beyond the scope of this inspection. When heat pump units are present, only the Emergency Heat mode (EM Heat) is tested when exterior ambient temperatures are 70'F or higher due to potential damage to system.

Inspection of gas heat exchanger and/or electric heating coil that requires disassembly of the heating unit, is beyond the scope of this inspection, and would require a licensed and qualified HVAC technician.

HVAC systems controlled by computer/energy management systems are not activated at time of inspection. Recommend consulting with owner/management regarding operation and maintenance of these control systems.

5.4 RECOMMENDATIONS AND ESTIMATED COSTS

Recommend that the HVAC system be inspected by a licensed HVAC Technician.

Recommend replacement of older (possible original) furnace unit at suspended ceiling area. Estimated cost: $4000.00

Recommend service/repairs/general maintenance to units. Estimated cost: $400.00

Recommend budgeting for replacement of two (2) attic furnace units due to age of units in the next 3-5 years. Estimated cost: $4000 per unit. Total: $8000.00

6.0 Air Conditioning

6.1 DESCRIPTION

COOLING SYSTEM(s): 4- Zoned Forced Air Systems / Electric..

CONDENSER LOCATIONS: Exterior Building Locations

CONDENSER APPROXIMATE SEER RATING(s): 10 SEER, Each system.

CONDENSER APPROXIMATE AGE(s): 2000, 2001 (2 units), 2003

CONDENSER APPROXIMATE SIZE(s): 4.0 Ton, each unit

6.2 OBSERVATIONS

COOLING:

Cooling equipment appears to be older unit(s). Recommend referencing model number on manufacturer website to confirm manufacture date of unit, and manufacture's recommended duty cycle. Units have date codes of 2000, 2001, 2001, 2003. Mfg: Goodman.

Exterior condenser units are in need of maintenance. Units have varying degrees of deterioration and wear. Units were found to be dirty, out of level, missing coolant line insulation, rust, in contact with ground, etc.

Observed separated secondary drain line at safety pan in attic area.

Safety pans have rust at various areas. This indicates previous back up's of condensation drain lines.

Service disconnects at the exterior were found to be loose to wall at some areas.

Separated secondary drain. Rust in pan.

Rust in pan @ suspended ceiling unit.

Units out of level. In contact with ground.

Service disconnect loose to wall.

Units out of level, rusting, in contact with ground.

6.3 LIMITATIONS OF INSPECTION

The inspector's opinion and operation of the cooling equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

It is recommended to have the cooling system completely serviced before each cooling season, and that the primary condensation drain line be flushed with a bleach and water solution periodically to prevent clogging. Use of gauges or equipment to check coolant (freon) levels is beyond the scope of this inspection. Cooling equipment is not operated when the outside temperature is below 60'F due to possible inaccurate readings and/or possible damage to the compressor motor.

HVAC systems controlled by computer/energy management systems are not activated at time of inspection. Recommend consulting with owner/management regarding operation and maintenance of these control systems.

6.4 RECOMMENDATIONS AND ESTIMATED COSTS

Recommend that the HVAC cooling system be inspected by a licensed HVAC Technician.

Recommend service/repairs/general maintenance to four (4) units. Estimated cost: $1000.00

Recommend budgeting for replacement of four (4) condenser units due to age of units in the next 3-5 years. Estimated cost: $3000.00 per unit. Total: $12,000.00

7.0 Ventilation

7.1 DESCRIPTION

VENTILATION TYPE(s): Flex & Metal

7.2 OBSERVATIONS

VENTILATION/DUCTWORK:

Ductwork appears to have had improvements/replacement over time.

No disconnected or damaged ductwork was observed at time of inspection.

Air filters appeared to be in reasonable condition. Recommend changing on routine basis.

7.3 LIMITATIONS OF INSPECTION

The inspector's opinion of the duct systems is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection**.** Temperature readings are checked at accessible vent registers for presence of air flow, consistency of temperature distribution, and cooling differential temperatures.

HVAC systems controlled by computer/energy management systems are not activated at time of inspection. Recommend consulting with owner/management regarding operation and maintenance of these control systems.

7.4 RECOMMENDATIONS AND ESTIMATED COSTS

No recommendations at time of inspection.

8.0 Plumbing

8.1 DESCRIPTION

WATER METER LOCATION: Side street curb

BUILDING WATER CUTOFF LOCATION: Unable to locate

TYPE OF DRAIN PIPING PRESENT: PVC, Cast iron.

WATER HEATER SIZE(s): 50 Gallon

WATER HEATER LOCATION/ENERGY SOURCE(s): Attic, Electric

WATER HEATER APPROXIMATE AGE(s): 2010

GAS METER LOCATION: Bank of meters at end of building. Not labeled.

8.2 OBSERVATIONS

PLUMBING:

Property fixtures appeared to be in reasonable condition at time of inspection.

No evidence of active leakage was observed in crawlspace at drain lines.

Property has water shut off switches at front left office area, and front right entry lobby area for water supply to property. Actual water shut off valves were not found at time of inspection. Recommend consulting with owner/seller/HOA regarding location of manual water shut off valves.

Drain lines are showing signs of routine age/deterioration.

Water heater appears to be an aging unit. While the water heater appeared to be operational at time of inspection, and hot water was present at fixtures, all equipment has a functional life span. Recommend referencing model number on manufacturer website to confirm manufacture date of unit, and manufacture's recommended duty cycle. Mfg year: 2010. Mfg: Bradford White.

Circulation pump present at water heater. Inspection of circulation pump is beyond the scope of this inspection.

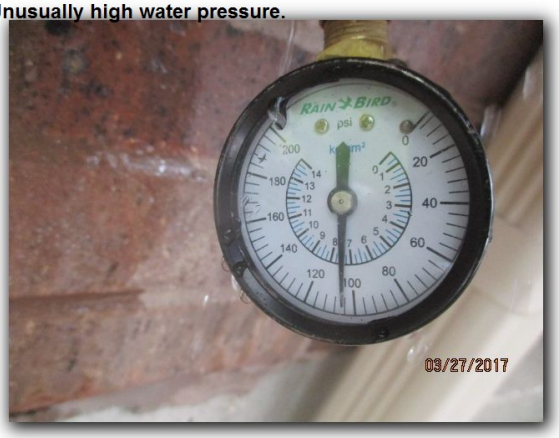
Gas riser pipe at back side of property has routine weathering rust. Riser may need protective paint.

Water pressure at property at time of inspection was registered at 100-110 PSI at time of inspection. PSI above 80 psi can strain fixtures and fittings over time.

Circulation pump present at water heater.

Deterioration of drain lines. No active leaks found.

Unusually high water pressure.



Water shut off switches observed.

8.3 LIMITATIONS OF INSPECTION

The inspector's opinion and operation of the plumbing supply, distribution, and fixtures is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Pipes, plumbing equipment, and reservoirs concealed in enclosures, behind walls or cabinets, in slab, underground, or hidden by personal items are not considered readily visible, and cannot be inspected for leaks or defects. Water purification systems are not inspected.
Laundry connection faucets and drains of properties with washer/dryer appliances present are given a visual inspection only. Laundry connection faucets and drains of vacant properties may not be operated if condition of equipment indicates possibility of leakage or damage.
Refrigerator water supply lines are not tested.

Operational interior water fixtures are run for 1 minute minimum to look for leaks.

The inspector's opinion of the drains, wastes, and vents is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Only visible and accessible waste lines are inspected. Clean out ports, behind walls, and/or exterior underground drain lines are beyond the

scope of this inspection.

The inspector's opinion of the water heating equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

8.4 RECOMMENDATIONS AND ESTIMATED COSTS

Recommend budgeting for replacement of water heater unit due to age of units in the next 1-3 years. Estimated cost: $1700.00

9.0 Roofing

9.1 DESCRIPTION

TYPE(s) OF ROOFING: Composition Shingles

ROOF VIEWED FROM: Walked entire roof.

ROOF/ATTIC FRAMING: Truss.

ATTIC VIEWED FROM: Entered attic and performed a visual inspection. NOTE - Areas where decking is not present, or where physical egress may result in accidental/incidental damage were not physically accessed. Best effort is made to view all areas possible with flashlight. Not all areas of attic/roofing space and materials may have been visible at time of inspection.

ATTIC VENTILATION: Gable Vents, Soffit Vents, Ridge Vents

INSULATION TYPE/APPROXIMATE DEPTH(s): 6-8 inches, Batt insulation

9.2 OBSERVATIONS

ROOFING:

The roof has "soft" decking at roof exhaust. Property (dentist office) has high moisture exhaust venting directly onto roof surface at back of property. Vent is for compressor unit providing for air and suction for dentist needs.

Observed signs of water penetration/staining at the roof decking at the back roofing area. It is unknown if this is from previous or ongoing leakage.

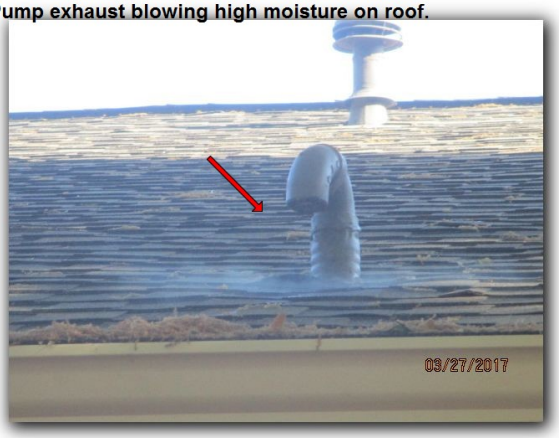
Cap flashing at roofing areas are in need of routine sealant maintenance.

Flashing is lifting, raised, or not flush/pulling loose at some locations. These should be secured to prevent weather penetration.

Observed evidence of hail damage at some areas of roof (bruised shingles, vent cover dents). This appeared to be minor hail evidence at time of inspection, and did not seem excessive. Evidence of hail damage was scattered and inconsistent on roof material. In addition, hail evidence may show on older "soft metal" surfaces based on the age of the property.

"Soft" decking at pump exhaust.

Pump exhaust blowing high moisture on roof.



Deck stains seen in attic.

Cap flashings need sealant maintenance.

9.3 LIMITATIONS OF INSPECTION

The inspector's opinion of the roof covering materials is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Inspector will make a best effort to access, view, and inspect the roof area and materials. Restrictions to roof access may include the access height and/or slope of the roof structure, roofing material type present, and any safety concerns present. Life expectancy and insurability of roof is beyond the scope of this inspection.

If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

The inspector's opinion of the insulation/attic space is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection**.** Attic space may have inherent obstructions to visual inspection, such as safe walking area, roof clearances, equipment, etc.

9.4 RECOMMENDATIONS AND ESTIMATED COSTS

Recommend consulting with a qualified roofing contractor to determine the type and extent of repairs that may be required.

Scope of any necessary roofing repairs could not be determined at time of inspection. Unable to provide estimated quote values. Qualified roofing company would need to provide evaluation for pricing estimate.

10.0 Interior

10.1 DESCRIPTION

INTERIOR WALLS AND SURFACES: Painted drywall

CEILING TYPE: Painted drywall, Suspended ceiling tiles at some areas.

10.2 OBSERVATIONS

INTERIOR:

Interior of property appeared to be in reasonable condition at time of inspection. No unusual wear of damage noted.

Sub floors at crawlspace were not readily visible due to presence of sub floor insulation.

Flooring at far left exam room (adjacent to private office) had "soft" spot in flooring for unknown reason. Crawlspace at the area was not accessible due to being part of original Suite #106 location (see Foundation section for explanation).

Sub floor insulation appears to be deteriorating/falling at some locations in crawlspace.

Suspended ceiling areas have stained tiles at some locations. Unknown if this is due to previous or ongoing leakage. This may be due to cooling system drain lines. This area of property has two (2) units in suspended ceiling, with drain lines routed to back of property.

The breakroom area has closet door that is off hinges.

"Soft" spot on flooring.

Sub floor insulation falling.

10.3 LIMITATIONS OF INSPECTION

The inspector's opinion of interior walls is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection**.** Not all interior walls are visible/accessible as they may be obstructed by furniture, stored items, paneling, wall coverings, wall paper, etc.

The inspector's opinion of the ceilings and floors is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all interior floors may be visible/accessible as they may be obstructed by furniture, stored items, floor coverings, etc.

The inspector's opinion of door conditions and operation is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

The inspector's opinion of the condition of stairways, handrails, and guardrails is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

10.4 RECOMMENDATIONS AND ESTIMATED COSTS

No recommendations at time of inspection.

11.0 Exterior

11.1 DESCRIPTION

EXTERIOR WALL TYPE: Brick, Wood Trim, Metal/Vinyl Siding

WINDOW TYPE: Metal

WINDOW GLAZING: Thermal (double) Pane

EXTERIOR DOORS: Metal

PARKING SPACES/MATERIAL TYPE: Approximately 18 shared, Concrete

GARAGE DOORS: N/A

EXTERIOR TRASH BIN(s) PRESENT: 1

11.2 OBSERVATIONS

EXTERIOR:

Exterior of property appears to be in reasonable condition at time of inspection.

Parking lot appears to be in reasonable condition, with minor surface wear at random locations.

Exterior brick at property has some minor mortar cracking. This appears to be due to routine settling and seasonal movement.

The front left of property has some holes at old sign mounting.

The front entry door to Suite #108 is rubbing somewhat, and needs routine lubrication.

Minor settling mortar cracking.

Holes in brick at old signage.

Parking lot in reasonable condition.

Dumpster available at front parking area.

11.3 LIMITATIONS OF INSPECTION

The inspector's opinion of exterior walls is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection**.** Not all exterior walls may be visible/accessible as they may be obstructed.

The inspector's opinion of window conditions and operation is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

The inspector's opinion of porches, decks, balconies, etc, is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

For safety reasons, wood decks and stairs should be checked routinely for loose boards, screws, nails, etc. All cement slabs will have shrinkage type cracks throughout the property. Not all are visible due to floor coverings, rugs, carpets, etc. Shrinkage cracks are considered routine to the nature of concrete, and will generally be less than 1/8 diameter, with no real depth.

Driveway automatic gates, fish or decorative ponds, removable grills, small "store bought" plastic pools, and makeshift sprinkler systems are not part of this inspection. Fencing at the property is not inspected unless visible safety concerns are present.

11.4 RECOMMENDATIONS AND ESTIMATED COSTS

No recommendations at time of inspection.