Americas Hometenders

"Premium Quality Property Inspections and Reports"

95 W Yale Loop Irvine CA 92604
Tel: 949-857-1933 Fax: 949-857-1933 Mobile: 714-747-4474
www.inspectvue.com waltjs1@cox.net

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Commercial Example

INSPECTION ADDRESS

2 W 30th Street, Los Angeles, CA

INSPECTION DATE

10/27/2009 1:00 pm to 4:30 pm

REPRESENTED BY:

Realtors Name
Realty Company

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

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SUMMARY REPORT

Client: Commercial Example
Realtor: Realtors Name, Realty Company

Inspection Address: # 2 W 30th Street, Los Angeles, CA
Inspection Date: 10/27/2009 Start: 1:00 pm End: 4:30 pm

Inspected by: Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

This inspection report is available on the Internet
for 90 days from the date of the inspection.
www.inspectvue.com
Enter the following Client Name: CommercialExample and the Password: Walt

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Narrative Color Legend: ¬ Normal Text v Red text- safety issue or critical issue
m Not used. q Headings.

Components and Conditions Needing Service

Exterior

Exterior Features

Driveways

1.1 - ¬ Asphalt parking\driveway areas typically develop cracks and have the surface deteriorated by the sun light and weather. They are expected to last approximately fifteen to twenty years, and typically need regular maintenance service. Some cracking and deterioration noted. Recommend patching cracks and slurry sealing the asphalt to extend the life of the asphalt parking\driveway area.

Lights

1.2 - ¬ Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

1.3 - ¬ Additional lighting is recommended around the parking area of the building for occupant safety, this lighting should be a photo cell controlled system that will turn on with dark and off with daylight. Recommend the appropriate low energy type lighting systems.

Site Comments

Commercial Property

1.4 - ¬ Commercial property soil testing and disclosure is not part of this inspection such as Phase I or Phase 2 testing of soil and grounds for prior use that may have contaminated the soil under the property, recommend getting information from the sellers or appropriate specialists on any types of contaminates that may have been associated with this property with prior use.

Irrigation

Hose Bibs

1.5 - ¬ The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

Roof

Attic

Ventilation

3.1 - ¬ Turbine vents on the ceiling of the warehouse have evidence of some moisture intrusion and dry stains around the vent area, many times this is blow in type moisture intrusion and difficult to prevent, however, it is recommended to be further evaluated and any moisture damage corrected.

Flat

Age and General Evaluation

3.2 - ¬ The low sloped cap sheet roof appears to be approximately ten to fifteen years old on a roof system rated to last around twenty to twenty five years with good maintenance, however, this is an estimate, and you should request the installation permit from the sellers or the City permit department, which will may reveal its exact age and any warranty or guarantee that might be applicable. There are some ceiling stains that were noted on the inside roof areas that may or may not be active, however, there were some standing water areas on the roof, some seams that were releasing on the parapet walls. There was damaged sealant at the roof jack flashings and other flashings on the roof. We recommend further evaluation and corrections by a roofing specialist before close of escrow to give cost estimates or make repairs on the roof.

Parapet Walls

3.3 - ¬ The seams or fasteners of the metal flashing on the parapet walls need to be serviced to forestall moisture intrusion.

Plumbing

Potable Water Pipes

Water Main Location

5.1 - ¬ The main water supply piping has a gate valve that is recommended to be upgraded to a ball quarter turn valve, older gate valves tend to leak or malfunction and are not tested. The ball valve at the front of the building is missing the handle and not working. Recommend keeping a water meter key for emergency turn off of entire water supply to the structure until the gate valve is replaced.

Gas

Gas Main Shut-Off Location

5.2 - ¬ Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with

your insurance company. They cost around $350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.

5.3 - ¬ Gas off to the building at the time of the inspection, recommend that the gas utility company verify that all the gas appliances (furnace) are functional in the building when the gas is turned on. Recommend this be done before the close of escrow.

Water Heaters

Seismic Straps

5.4 - v The water heater is not correctly secured, and is recommended to be strapped in accordance with local and State standards with State certified double straps installed per the approved manufacturers installation instructions, one located at the top third and one located at the bottom third and 4" above the gas burner valve on the water heater with two point anchoring to the wall, anchored with a minimum of 3 " x 1\4" lag bolts into studs in the wall, with proper blocking that does not allow the water heater to move or slam the wall during seismic activity. A third seismic strap at the middle of the water heater is required on a 75 gallon water heater. Most strap manufacturers require wrapping the straps once around the water heater or providing a way to keep them from swinging side to side during seismic activity. (Guidelines for Earthquake bracing for residential water heaters, per the Department of General Services Division of the State Architect, www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)(California Law-Health & Safety Code Sections 19210-19217)

Pressure Release Valve and Discharge Pipe

5.5 - v The discharge pipe from the pressure relief valve on the water heater is missing and is required be installed with an approved 3\4" smooth wall piping such approved copper, pointed downward and terminate with no more than twenty-four inches above grade and no closer than six inches to it. The termination point is recommended to be at the exterior of the building at a safe location to prevent a possible water spill in the structure. If galvanized pipe is used the termination end threads are required to be cut off so that no one can cap the down spout pipe.

Drip Pan and Overflow Pipe

5.6 - ¬ The water heater in the attic area does not have an overflow pan, to prevent moisture damage from a leak, and we recommend having one installed with a drain pipe to the exterior or some other sensible alternative.

Electrical

Sub Panels

General Comments

6.1 - ¬ Sub-panels are located inside the building, and typically they should have 36" clearance in front of the panels and 30" to the sides. The building is wired with motor and equipment disconnects that are not in use and disconnected. Holes were left in some of the panels and wires were hanging where disconnected, recommend a qualified electrician further evaluate and properly secure all electrical wires and equipment.

Size and Location

6.2 - v The property is served by the first 240\120 volt sub panel, Panel PA is located adjacent to the on the exterior wall of an office. Panel PA has a small sub panel improperly double lugged to the main lugs, there are holes in the panel box that don't have proper caps on them and there is one breaker that has three circuits triple lugged to one breaker, recommend further evaluation and corrections by a qualified electrical specialist.

Sub Panel

6.3 - ¬ Various circuits within all the sub-panels are not all properly labeled and is recommended to be serviced.

6.4 - v The second electrical sub-panel, panel P, is located next to the electric meters. There are holes in the

main dead front cover that are recommended to be capped. There was a hole in the main panel box that is recommended to be capped. Refer to an electrical specialist for corrections.

Wiring

6.5 - v A number of electrical deficiencies were found in the building where modifications were made when equipment was removed along with other items, recommend further evaluation by an electrician on the entire electrical system.

Heat

Heat System 1

Forced-Air Furnace

7.1 - v Heat is provided in the warehouse by a forced air furnace approximately 30 years old, located from a ceiling suspended unit. The gas was off and the unit is recommended to be further evaluated by a heating\cooling specialist to insure it is installed and functioning properly.

Heat-A/C

Heat and AC - System 1

Package System Age and Location

8.1 - v Central heat and air-conditioning are provided by an approximately 32 year-old, forced-air, package system that is located on the roof top. The gas was off to this unit and the furnace could not be tested, however, the air conditioning was tested and only warm air was produced by the system. Recommend further evaluation and corrections by a qualified heating\cooling specialist.

Bathrooms

Mens Bathroom

Toilet

14.1 - ¬ The Men's restroom toilet was loose at the floor, recommend installing a new wax ring seal and re anchoring to the drain flange. The toilet is recommended to be upgraded to a water saver type toilet.

Electric Outlet

14.2 - v Electric outlet did not have GFCI protection, recommend corrections.

Womens Bathroom

Toilet

14.3 - ¬ Toilet is not a water saver toilet and is recommended to be upgraded.

Electric Outlets

14.4 - v The electric outlet in the Women's bathroom is recommended to be GFCI protected.

Commercial

Commercial Offices

Office #1

18.1 - ¬ Office # 1:
The main front office laminate flooring was generally in good condition, with some cosmetic dings. There was some exposed, improper wiring to a junction box near the ceiling that is recommended to be further investigated by an electrical specialist for corrections.

Office #2

18.2 - ¬ Office #2:
Back left office: Laminate flooring has some minor dings, door, electric outlets and lights were working.

Office #3

18.3 - ¬ Office # 3:
Front left office, was generally in good condition, with laminate flooring, outlets and lights working. However, one of the registers for the heating\cooling was missing and is recommended to be replaced.

GENERAL INFORMATION

Inspection Address: # 2 W 30th Street, Los Angeles, CA
Inspection Date: 10/27/2009 Time: 1:00 pm to 4:30 pm

Weather: Partly Cloudy - Temperature at time of inspection: 70

Inspected by: Walt Scartaccini\Ryan Scartaccini\Seth Scartaccini

Client Information: Commercial Example

Buyer's Agent: Realtors Name
Realty Company

Structure Type: Block\Steel\Wood
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Commercial Bldg-slab foundation

Unofficial Sq.Ft.: 5000

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

The service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: CommercialExample

SCOPE OF WORK

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive\intrusive testing and laboratory analysis. Our inspection is not a code compliance inspection, although national, state and local codes will be taken into consideration, if a code compliance inspection is required, it is recommended you contact the City construction authority. By contrast, the general inspection is completed on site, at a fraction of the cost and within a few hours by a generalist inspector and not a specialist systems technician such as a licensed electrician or plumber. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property or alert you to the need for a specialist's evaluation. We will evaluate conditions, systems, or components in accordance to the California Real Estate Inspection Association's standards of practice, a copy furnished with the buyer's copy of the report. Which does not mean the systems or the components are necessarily perfect, given the age of the property, but that they are functional or not functional and met the standards at a given point in time. When indicating or recommending items for repair or upgrade, we do not determine whether the buyer or the seller is required to correct that item, we do not know the deal or negotiate the deal for the property. Our job is to disclose the conditions of the property. Similarly, we take into consideration when the property was built and allow for predictable deterioration that would occur through time, such as cracks that appear in concrete and stucco or drywall around doors\windows, scuffed walls or wood work, worn or squeaky floors, and stiff or difficult to operate windows. Therefore, we tend to ignore the insignificant defects, and do not annotate them, and particularly those that would be apparent to a normally prudent person, or to someone without any construction experience, however, some minor defects could be included in the report. We are not authorized, or have the expertise, to comment on termite, asbestos, lead base paint, dry rot, fungus damage, mildew\mold or engineering, but may alert you to evidence seen and recommend further evaluation by a specialist if conditions are found. Regardless, you should schedule any such specialized inspections, such as termite, mold, engineering with the appropriate specialists before the close of escrow. We encourage candid and forthright communication between all parties, because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarize the report on site and it is essential that you read all of the report, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be re revealed by a specialist, or some upgrades recommended, which could effect your evaluation of the property, and our service does not include any form of warranty or guarantee. NOTE: ANY OBSERVATIONS IN THE REPORT AS TO LEFT OR RIGHT ARE AS VIEWED FROM THE FRONT OF THE BUILDING TO THE BACK OF THE BUILDING. FOR YOUR INFORMATION THE MAIN REPORT PARAGRAPH OR ITEM NUMBERS DO NOT MATCH UP WITH THE REPORT SUMMARY ITEM NUMBERS, ALTHOUGH THE ITEMS OF CONCERN IN THE SUMMARY REPORT ARE DIRECTLY TAKEN FROM THE MAIN REPORT AND ARE IDENTICAL, THEY ARE STAND ALONE REPORTS WITH DIFFERENT LINE NUMBERING.

Narrative Color Legend: ¬ Normal Text v Red text- safety issue or critical issue
m Not used. q Headings.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not typically evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, sprinkler systems and decorative or low-voltage lighting. We will comment on how the sprinkler systems are effecting the property and make recommendations for improvements. Similarly, we do not usually comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces, especially disjointed cracks that one side is raised on can imply the presence of expansive soils that can result in continuous movement, that can be caused by tree root movement or soil conditions, but this could only be confirmed by a geological evaluation of the soil. Our observations are limited to visible items at the time of the inspection, we do not move storage, cut shrubs\trees and are not allowed to take apart any components of the structure.

Wall Covering

Type of Material

Informational Conditions

¬ The walls consist of reinforced cinder block.

Wall Covering Observations

Informational Conditions

¬ The exterior wall cladding did not appear to have any unusual damage, cracks or deterioration.

¬ Recommend any holes or cracks in the exterior envelope of the structure be properly repaired\ sealed to prevent possible moisture or pest intrusion. This includes sealing any cracks or holes that might allow moisture entry into walls around light fixtures, pipes that penetrate walls or eaves with cracks around the wood framing that might allow pest or moisture intrusion.

Exterior Features

General Comments and Description

Informational Conditions

¬ It is important to maintain a property, including sealing walkways, driveways, decks, and other hard surfaces, and it is particularly important to keep the structure's walls sealed with holes and cracks properly patched and sealed, which provide the only barrier against deterioration. Unsealed cracks around, plumbing\electrical wall penetrations, windows, doors, and thresholds can permit moisture intrusion that may penetrate the vapor barrier beneath the wall cladding, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining or with intrusive testing. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise.

Driveways

Informational Conditions

¬ The parking area has approximately 4 spaces for parking and street parking.

The parking area - *Continued*

Components and Conditions Needing Service

¬ Asphalt parking\driveway areas typically develop cracks and have the surface deteriorated by the sun light and weather. They are expected to last approximately fifteen to twenty years, and typically need regular maintenance service. Some cracking and deterioration noted. Recommend patching cracks and slurry sealing the asphalt to extend the life of the asphalt parking\driveway area.

Lights

Informational Conditions

¬ We do not evaluate low-voltage or decorative lights, such as Malibu lights, which you may wish to have the sellers demonstrate.

Components and Conditions Needing Service

¬ Some of the exterior light fixtures did not turn on with the switches, if they are not on timers or photo cell switches and working they are recommended to have the bulbs replaced or repairs made.

¬ Additional lighting is recommended around the parking area of the building for occupant safety, this lighting should be a photo cell controlled system that will turn on with dark and off with daylight. Recommend the appropriate low energy type lighting systems.

Outlets

Informational Conditions

¬ The exterior electrical outlets that are in permanent use are recommended to have the full cap plastic dome weather covers installed as an upgrade.

Fences and Gates

Informational Conditions

¬ The fences and gates did not appear to have any unusual damage or deterioration.

Site Comments

Commercial Property

Components and Conditions Needing Service

¬ Commercial property soil testing and disclosure is not part of this inspection such as Phase I or Phase 2 testing of soil and grounds for prior use that may have contaminated the soil under the property, recommend getting information from the sellers or appropriate specialists on any types of contaminates that may have been associated with this property with prior use.

Grading and Drainage

General Comments and Description

Informational Conditions

¬ The ideal property will have soils and hardscape that slope away from the structure and the interior floors will be several inches higher than the exterior grade. The structures are recommended have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces and proper drainage away from the structure and property. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, or there are planters installed against the structures, there is a potential for moisture damage even though there may not be any evidence of moisture intrusion. Recommend any structure with planters or elevations of floor below or even with grade to be further investigated for possible corrections and upgrades.

Moisture Dampness-Moisture Conditions

Informational Conditions

¬ Moisture is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, when there has been water spills, roof leaks or if the interior floors are close to the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist or are made to exist because of past or present conditions, even if there is no evidence of current problem conditions, you could schedule a specialist such as a qualified mold inspector to laboratory test for conditions that might not be evident.

Drainage Mode

Informational Conditions

¬ Drainage is facilitated by hard surfaces and slope that carries water away from the structure to the street, scupper drains from the roof drain to the front of the building and to the street.

Interior-Exterior Elevations

Informational Conditions

¬ The interior floors and exterior hardscape are close to the same level, the hardscape slopes away and appears to drain away from the doors and walls. No evidence of moisture intrusion was found inside the structure at these locations, however, moisture intrusion remains a possibility and these areas should be monitored especially during the rainy season.

Irrigation

General Comments and Description

Informational Conditions

- There are a wide variety of irrigation components, of which most of the system is buried , our inspection does not include the sprinkler system, and we do not test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do not test sprinkler actuators or evaluate its coverage, and due to the variety and complexity of many automatic control panels we do not test them. The sprinkler valves are under pressure, we look for any evidence of damage or leakage. We recommend that you have the sellers demonstrate an automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program. We recommend that any sprinklers be adjusted to not spray the structures, sidewalks, fences and driveway. Anti siphon valves should be in place at each sprinkler valve actuator to prevent back flow of water into the structures drinking water supply.
- No apparent working sprinkler system installed in the yards.

Hose Bibs

Components and Conditions Needing Service

- The hose bibs that we tested are functional, but do not all include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. (a small screw on device that costs around five dollars that prevents water from backing up from hoses to interior building's water supply) However, we may not have located and tested every hose bib on the property.

Structural

Foundations are not uniform, and conform to the structural standard of the year in which they were built. We identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We are keenly aware of cracks, and will alert you to their presence if they are clearly visible, most of these will be hidden from view by flooring, wall coverings or furniture. Any such cracks or separations found possibly when the floor cover or other items are removed are recommended to be evaluated and properly sealed or repaired. However, we are not specialists, and 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 this should not deter you from seeking the opinion of any such expert.

Structural Elements

Wall Structure

Informational Conditions

- The walls are comprised of cinderblocks or masonry components.

Floor Structure

Informational Conditions

- The ground floor structure consists of a poured slab that could include reinforcing steel. The concrete floor in the warehouse did not have any unusual damage or cracks. There were floor coverings in the offices.

Ceiling Structure

Informational Conditions

- The ceiling consists of mostly vaulted beam ceilings with a small section of attic space.

The ceiling consists of mostly vaulted beam ceilings with a small section of attic space - *Continued*

Roof Structure

Informational Conditions

¬ The roof structure is conventionally framed with metal rafters, purlins and beams.

Slab Foundation

General Comments and Description

Informational Conditions

¬ This structure has a slab foundation. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.
Many slabs are found to contain cracks when the when the flooring materials are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage, settling or seismic activity 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. They typically result from common shrinkage, but 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 it is surcharged by a hill or slope, or if gutter downspouts or sprinklers 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 this should not deter you from seeking the opinion of any such expert.

Method of Evaluation

Informational Conditions

¬ We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing and around the perimeter of the structure. Also by viewing the visible sections of the interior flooring to determine if there is any uneven or displaced areas noticeable through the floor coverings. Doors and windows are observed to see if they have frames out of square. (two sides were not completely accessed)

Slab Foundation Observations

Informational Conditions

¬ Slab concrete floor and block walls did not appear to have any unusual damage or cracks.

Roof

There are many different roof types, which we evaluate by walking on their surfaces unless they are concrete\clay\composite tiles or metal roofs due to possible damage of these roof. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Our inspection does not include a warranty on the roof.

Attic

General Comments and Description

Informational Conditions

¬ In accordance with industry standards, we will not enter attics areas that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point or open areas in the attic. In evaluating the type and amount of insulation on the attic floor, we use generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Not all areas of the attic have been accessed.

Method of Evaluation

Informational Conditions

¬ We evaluated the attic by direct access, not all areas were accessed due to height clearances and obstacles.

Access

Informational Conditions

¬ There is clear access to enter and evaluate the attic with the wall ladder outside the offices and a trap wall door. This attic area also gives access to the roof through a hatch.

Ventilation

Components and Conditions Needing Service

¬ Turbine vents on the ceiling of the warehouse have evidence of some moisture intrusion and dry stains around the vent area, many times this is blow in type moisture intrusion and difficult to prevent, however, it is recommended to be further evaluated and any moisture damage corrected.

Electrical

Informational Conditions

¬ The electrical components that are visible within the attic did not appear to have any damage.

The electrical components that are visible within the attic appear to be in acceptable condition - *Continued*

- Note: When the attic insulation is closer to the recessed light components than is commonly recommended. Some recessed lights are designed to cool by convection, and insulation is typically recommended to be a minimum of three inches away. The inspector does not remove insulation and verify whether the recessed lighting is rated to be covered or not, when recessed lights are in place they are recommend to be further investigated.
- Note: When ceiling fans are installed, especially where they have been added and possibly where a light had been, it is recommended they be further investigated to insure there is adequate anchoring and proper electrical wiring was installed.

Heating-Cooling ducts in attic

Informational Conditions

- The visible heating-cooling ducts in the attic did not appear to have any damage at time of the inspection.

Reflective Insulation

Informational Conditions

- The attic is insulated with sheets of reflective foil, either between the joists on the attic ceiling or stapled across the face of the rafters. This is not the most efficient means of insulation and would not meet current standards, and you may wish to consult a specialist with a view to upgrading the thermal insulation in the

building. You should also be aware that this material can prove to be hazardous in conjunction with electricity, and anyone contemplating electrical work in this area should be suitably cautioned.

Flat

General Comments and Description

Informational Conditions

- Flat\low sloped roofs are designed to be waterproof, not just water resistant, and to last approximately twenty years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained. An additional roof sealant can be applied to a cap sheet roof, elastomeric roof paint can be applied by roller application and is relatively inexpensive at around $65 per five gallons that covers around 250 square feet. This will normally extend the life of the roof well past its expected normal useful life and can be applied several times over the years to help keep the roof from leaking. This roof paint should always be applied to any patching or sealing mastic when applied to help prevent cracking. Our inspection is non intrusive and is not a warranty against leaking, if a warranty is needed, we recommend that you contact a qualified roofer for a roof certification and warranty.

Method of Evaluation

Informational Conditions

- We evaluated the roof and its components by walking its surface.

Age and General Evaluation

Components and Conditions Needing Service

- The low sloped cap sheet roof appears to be approximately ten to fifteen years old on a roof system rated to last around twenty to twenty five years with good maintenance, however, this is an estimate, and you should request the installation permit from the sellers or the City permit department, which will may reveal its exact age and any warranty or guarantee that might be applicable. There are some ceiling stains that were noted on the inside roof areas that may or may not be active, however, there were some standing water areas on the roof, some seams that were releasing on the parapet walls. There was damaged sealant at the roof jack flashings and other flashings on the roof. We recommend further evaluation and corrections by a roofing

specialist before close of escrow to give cost estimates or make repairs on the roof.

The flat roof appears to be eight to ten years old - *Continued*

Parapet Walls

Components and Conditions Needing Service

¬ The seams or fasteners of the metal flashing on the parapet walls need to be serviced to forestall moisture intrusion.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. Normally the best and most dependable water pipes are copper, because they are not subject to the degree build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which the usual remedy is a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Individual shut off valves are installed at sinks, toilets, water heater water supply and other appliances, the older type gate type valves may seize or leak when operated after a few years of service and are not tested by the inspector, these are recommended to be replaced with a newer ball type valve, this is especially true of the main water supply shut off valve. Water filter or softeners are not part of this inspection and will only be checked for evidence of leaking, recommend getting service information from the seller. A back flow preventer is recommended to be installed if not already in place on the water supply system to prevent back flow of water into the City's water supply if the City's system looses water pressure, typically these are not installed on older properties. Most of the piping systems are not visible, are under ground in walls or locations not readily accessible. The inspector does not test water or gas meters or does pressure\timed tests on water and gas systems which are not part of this inspection. On older properties it is encouraged that further pressure\timed testing be done on gas systems and water systems. Recommend older properties have the sewer drains video scanned for root and crush damage that might not show up with full functional flow testing where the inspector will run all the water fixtures.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene

(ABS) ones to older ones made of cast-iron, galvanized steel, clay, or a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to this type of damage, although isolated batches of them have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems (septic tanks) must be evaluated by specialists before the close of escrow. The drain clean outs are difficult to locate in many of the older properties due to build up of grass or vegetation and are many times covered over, sometimes older properties do not have these clean outs installed in an exterior location. Recommend establishing the location for these or be prepared to have a toilet removed for drain clog servicing if a clog occurs. The inspector does not fill sinks or tubs(if applicable) and test for over flow function, if a tub or sink does not have an over flow, they are recommended to be installed to prevent a possible over flow spill.

Potable Water Pipes

Type of Material

Informational Conditions

¬ The visible water supply piped areas of the building are served by copper potable water pipes.

Water Main Location

Components and Conditions Needing Service

¬ The main water supply piping has a gate valve that is recommended to be upgraded to a ball quarter turn valve, older gate valves tend to leak or malfunction and are not tested. The ball valve at the front of the building is missing the handle and not working. Recommend keeping a water meter key for emergency turn off of entire water supply to the structure until the gate valve is replaced.

Copper Water Pipes

Informational Conditions

¬ The potable water pipes did not appear to have any evidence of leaking around or in the building. Water meter testing is not part of this inspection.

Waste and Drainage System

General Comments and Description

Informational Conditions

- We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. We recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow, especially if the building is older.

Type of Material

Informational Conditions

- The building drain system is served by a combination of ABS plastic-cast iron and galvanized piping, some of the older drain lines have been replaced with newer ABS plastic drain lines.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

- Based on industry recommended water tests, the main drainpipes were draining and not clogging. All were draining when water from fixtures was turned on in each bathroom\kitchen and tested at the time of the inspection. However, only a video-scan of the main drainpipe would confirm its actual condition.
- The building is older and has an older drain line system, even though the drains may have been functioning at the time of the inspection, the older drain systems are prone to clogs and leaks from time to time. Especially the older cast iron\galvanized drains are susceptible to rust through and cracking which is not always evident and not all the drain pipes were seen. Recommend verifying with the sellers on their experiences have been with the drain system. The inspector cannot see most of the plumbing drain systems for the building, in the walls and under ground and can only comment on whether they were draining at the time of the inspection. A drain system video scanning and full inspection by a plumbing specialist is recommended and this will give you limited verification of usually the main pipe to the street and visible piping. We caution you to expect that there will be some drain line problems and repairs that will be required from time to time because of the aging system.
- The main drainpipe clean out between the building and the street was not found by the inspector. Recommend that the drain pipe clean out be verified or installed. However, if the main sewer drainpipe ever clogs it can usually be cleared by removing a toilet and inserting the plumber's snake at that point, and at considerably less expense than that of installing a drain clean out access between the building and the street sewer line.
- Over flow drains in the sinks and tubs are not fill tested to verify whether they are functional or not. Recommend these be tested to verify whether they will function when the tub or sink is filled to over flowing.

Gas

Gas Main Shut-Off Location

Components and Conditions Needing Service

- Recommend the gas shut off valve have a wrench located at the shut off valve or a seismic auto shut off valve installed in case of emergency. Some insurance companies are now requiring that an automatic gas shut off gas valve be installed before they will insure you, this should be verified with your insurance company. They cost around $350 to install. Some City construction jurisdictions require the auto shut off valves when a property is sold, verify with your City or insurance company on requirements before close of escrow. If the wrench only is used, it is recommended that the Gas Company's gas meter valve be verified as easily operated.
- Gas off to the building at the time of the inspection, recommend that the gas utility company verify that all the gas appliances (furnace) are functional in the building when the gas is turned on. Recommend this be done before the close of escrow.

Water Heaters

General Electric Water Heater Comments

Informational Conditions

¬ There are a wide variety of electric water heaters that range in capacity from one to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is wise to have them installed over a drain pan, and preferably plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

Informational Conditions

¬ The water heater was producing hot water at the time of the inspection.

¬ Hot water is provided by an approximately 10 year old, 10 gallon electric water heater that is located in the attic area above the offices.

Seismic Straps

Components and Conditions Needing Service

v The water heater is not correctly secured, and is recommended to be strapped in accordance with local and State standards with State certified double straps installed per the approved manufacturers installation instructions, one located at the top third and one located at the bottom third and 4" above the gas burner valve on the water heater with two point anchoring to the wall, anchored with a minimum of 3 " x 1\4" lag bolts into studs in the wall, with proper blocking that does not allow the water heater to move or slam the wall during seismic activity. A third seismic strap at the middle of the water heater is required on a 75 gallon water heater. Most strap manufacturers require wrapping the straps once around the water heater or providing a way to keep them from swinging side to side during seismic activity. (Guidelines for Earthquake bracing for residential water heaters, per the Department of General Services Division of the State Architect, www.seismic.ca.gov/HOG/waterheaterbracing_08-11-04.pdf)(California Law-Health & Safety Code Sections 19210-19217)

Pressure Release Valve and Discharge Pipe

Informational Conditions

¬ The water heater is equipped with a mandated pressure-temperature relief valve.

Components and Conditions Needing Service

v The discharge pipe from the pressure relief valve on the water heater is missing and is required be installed with an approved 3\4" smooth wall piping such approved copper, pointed downward and terminate with no more than twenty-four inches above grade and no closer than six inches to it. The termination point is

recommended to be at the exterior of the building at a safe location to prevent a possible water spill in the structure. If galvanized pipe is used the termination end threads are required to be cut off so that no one can cap the down spout pipe.

Drip Pan and Overflow Pipe

Components and Conditions Needing Service

¬ The water heater in the attic area does not have an overflow pan, to prevent moisture damage from a leak, and we recommend having one installed with a drain pipe to the exterior or some other sensible alternative.

Water Shut-Off Valve and Connectors

Informational Conditions

¬ The shut-off valve and water connectors on the gas water heaters do not appear to be leaking and have no apparent damage other than some minor corrosion. The valve is not tested due to the potential for leaking at the valve.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we only test a representative number of switches and outlets, and we do not perform load-calculations to determine if the supply meets the demand. However, we regard every electrical deficiency and recommended upgrade as a potential safety-hazard that should be serviced immediately, and that the entire system be evaluated and certified as safe by a specialist. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed within the inspection period, or before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades for which we disclaim any responsibility.

Main Panel

General Comments

Informational Conditions

¬ Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards require us to test a representative number of accessible switches, receptacles, and light fixtures in the and around the structure.

Type of Wiring

Informational Conditions

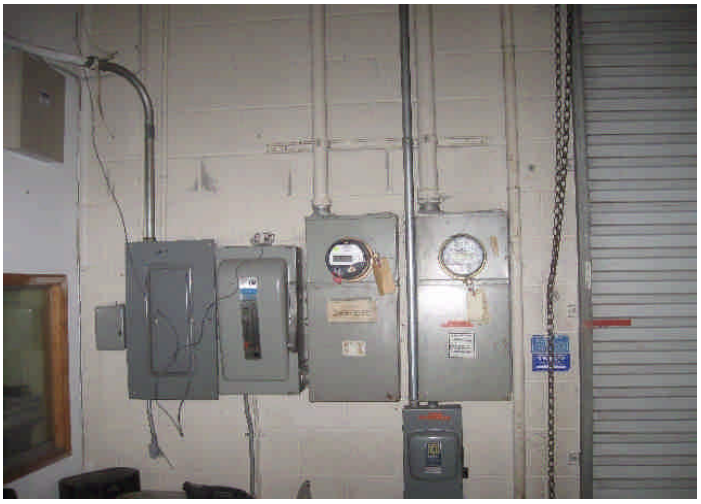
¬ The building is served by flex and rigid conduit encasing the electrical wiring.

Size and Location

Informational Conditions

¬ The building is served by twin 120\240 volt three phase delta 200 amp meters\ panels that are located in main warehouse at the front of the building.

The twin main panel location is indicated within the report - *Continued*



Service Entrance Mast Weatherhead and Cleat

Informational Conditions

¬ The service entrance, mast weather head, and cleat are in acceptable condition. (However, we do no evaluate the public utility's service for size rating)

Sub Panels

General Comments

Components and Conditions Needing Service

¬ Sub-panels are located inside the building, and typically they should have 36" clearance in front of the panels and 30" to the sides. The building is wired with motor and equipment disconnects that are not in use and disconnected. Holes were left in some of the panels and wires were hanging where disconnected, recommend a qualified electrician further evaluate and properly secure all electrical wires and equipment.

General Comments and Description - *Continued*

Type of Wiring

Informational Conditions

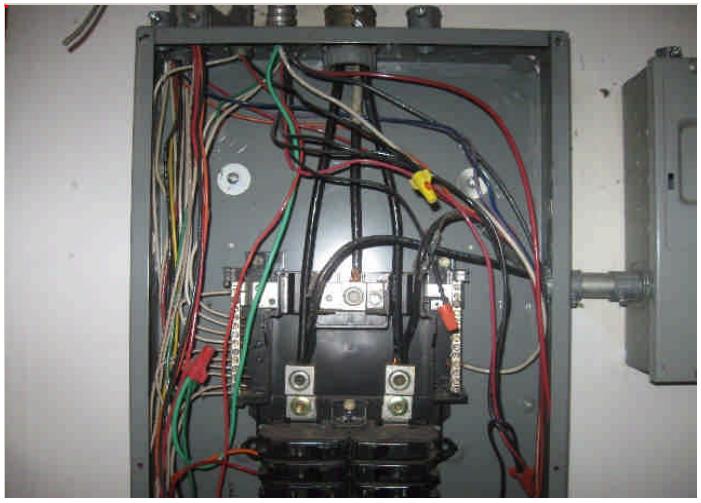
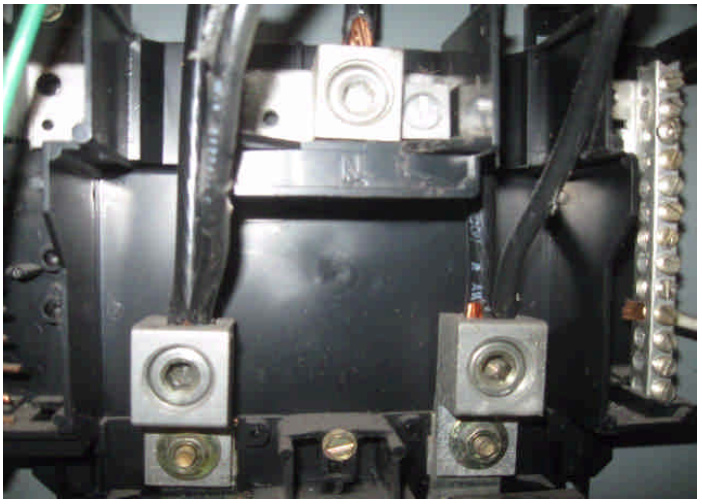
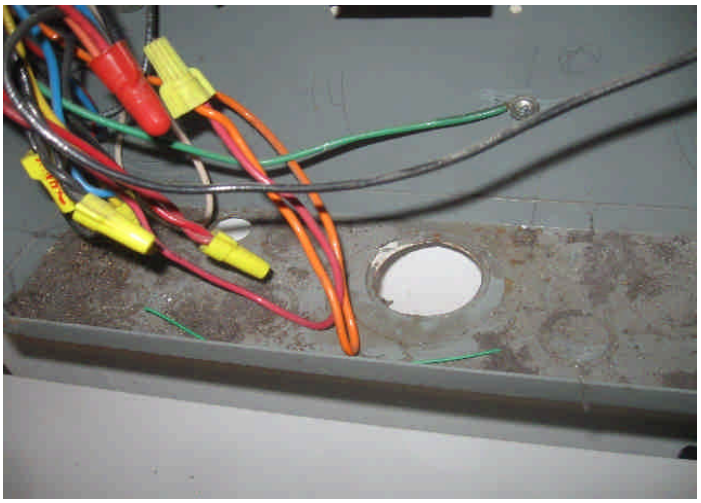
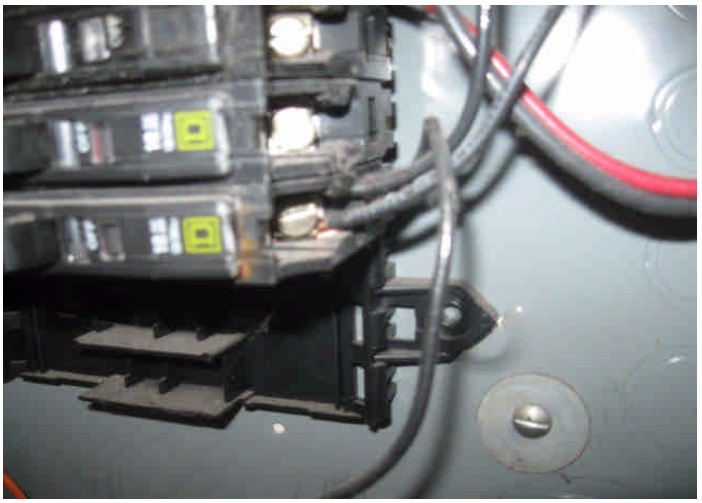
¬ The building is wired within flexible and EMT metal conduit encasing the electrical wires.

Size and Location

Components and Conditions Needing Service

v The property is served by the first 240\120 volt sub panel, Panel PA is located adjacent to the on the exterior wall of an office. Panel PA has a small sub panel improperly double lugged to the main lugs, there are holes in the panel box that don't have proper caps on them and there is one breaker that has three circuits triple lugged to one breaker, recommend further evaluation and corrections by a qualified electrical specialist.

The sub panel is located adjacent to the main panel - *Continued*

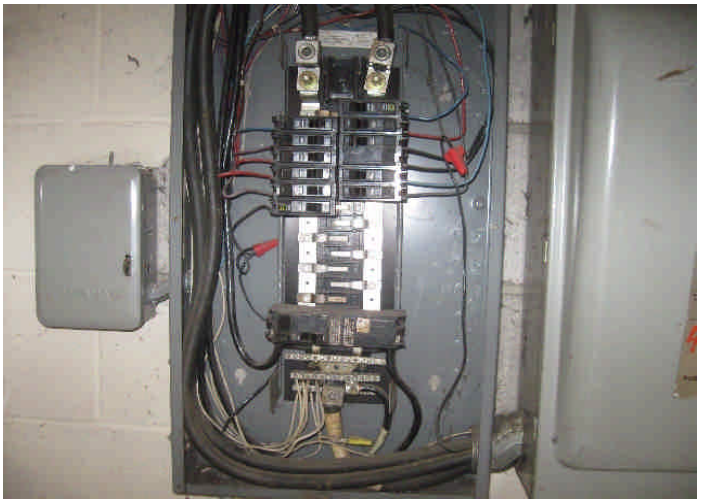
Sub Panel

Components and Conditions Needing Service

¬ Various circuits within all the sub-panels are not all properly labeled and is recommended to be serviced.

v The second electrical sub-panel, panel P, is located next to the electric meters. There are holes in the main dead front cover that are recommended to be capped. There was a hole in the main panel box that is recommended to be capped. Refer to an electrical specialist for corrections.

The second electrical sub-panel - *Continued*



Wiring

Components and Conditions Needing Service

v A number of electrical deficiencies were found in the building where modifications were made when equipment was removed along with other items, recommend further evaluation by an electrician on the entire electrical system.

Heat

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any un vented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average building. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not specialists. With systems that have ducting for registers in each room, we verify that each duct is producing air flow, however, the volume of air is not tested for and will vary for a variety of reasons. Components of heating\cooling systems if installed before 1978 commonly will have asbestos materials that are known to cause health problems, this is not part of our inspection and asbestos can only be confirmed by laboratory testing, we recommend that you have a qualified asbestos specialist test and advise you on any home built before 1978. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heat System 1

Type of Fuel

Informational Conditions

¬ The property is served by a gas-fueled heating system.

Forced-Air Furnace

Components and Conditions Needing Service

v Heat is provided in the warehouse by a forced air furnace approximately 30 years old, located from a ceiling suspended unit. The gas was off and the unit is recommended to be further evaluated by a heating\cooling specialist to insure it is installed and functioning properly.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from twenty to thirty years, dependant on the climate zone, but can fail prematurely with poor maintenance. We test and evaluate heating and air-conditioning systems in accordance with industry standards, which means that we do not attempt to dismantle any portion of them, or evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. You should also be aware that we do not evaluate or endorse any unvented heating devices that utilize fossil fuels, the presence of which sometimes confirms the inadequacy of the primary heating system. However, these and every other fuel burning appliances that are not vented are potentially hazardous. They can include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. The heating\cooling ducting systems are verified for air flow, however, are not tested for volume or efficiency, volume of air flow will vary for a variety of reasons including distance from the air handler. Air condition systems are checked for temperature differential close to the air handler with an infrared laser thermometer for a normal reading of around 14 to 16 degrees below room or return air temperature which will possibly be somewhat lower as registers are further away from the air handler system. We perform a conscientious evaluation of heating and air-conditioning systems, but we are not licensed specialists. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled within the inspection period, or before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Heating\cooling systems in homes built in 1978 or before can possibly contain asbestos materials that are known to cause health problems, we do not test for asbestos and only laboratory testing can verify these materials, recommend that a qualified specialist further evaluate

and advise you on a home in this age period.

Heat and AC - System 1

Type of Fuel

Informational Conditions

¬ The office part of the building is served by a gas-fueled heating system.

Package System Age and Location

Components and Conditions Needing Service

v Central heat and air-conditioning are provided by an approximately 32 year-old, forced-air, package system that is located on the roof top. The gas was off to this unit and the furnace could not be tested, however, the air conditioning was tested and only warm air was produced by the system. Recommend further evaluation and corrections by a qualified heating\cooling specialist.

Service Disconnect at the Coil

Informational Conditions

¬ The electrical disconnect at the condensing coil did not appear to have any damage and was near the unit.

Bathrooms

Our evaluation of bathrooms conforms to state or industry standards. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners. When homes are occupied it is typical for there to be heavy storage under the sink cabinets, the inspector does not move the storage and the visible areas of the cabinet floor, drains and pipes, recommend that you also check these again on the final walk through before the close of escrow when the home is vacant and storage has been removed. The water supply angle stop valves under sinks and toilet are not tested by the inspector for function, the older gate type valves tend to leak when turned and are recommended to be upgraded to the quarter turn ball valves. Over flow drains for the tubs and sinks are not tested by the inspector with the tubs or sinks filled and are recommended to be installed if not in place or carefully fill tested regularly. Bathrooms are subject to water damage around sinks, toilets and tub\showers on a daily basis and should be carefully monitored for any seal failures of leaks on a daily basis. When leaking is found it is recommended to be immediately repaired for leaking and any moisture damage to prevent possible extended damage and moisture problems.

Mens Bathroom

Toilet

Components and Conditions Needing Service

¬ The Men's restroom toilet was loose at the floor, recommend installing a new wax ring seal and re anchoring to the drain flange. The toilet is recommended to be upgraded to a water saver type toilet.

Sink

Informational Conditions

¬ The sink and cabinet in the Mens bathroom did not have any unusual damage. (hot and cold water faucets are reversed)

Electric Outlet

Components and Conditions Needing Service

v Electric outlet did not have GFCI protection, recommend corrections.

Flooring

Informational Conditions

¬ Tile floor did not have any unusual damage.

Vent Fan

Informational Conditions

¬ Vent fan working in the Men's bathroom.

Womens Bathroom

Location

Informational Conditions

¬ Upstairs Womens bathroom located in the hall.

¬ Womens bathroom in hall area.

Toilet

Informational Conditions

¬ Womens bathroom toilet did not have any unusual damage.

Components and Conditions Needing Service

¬ Toilet is not a water saver toilet and is recommended to be upgraded.

Sink

Informational Conditions

¬ The Women's sink was working with no apparent leaking. Both bathrooms. (hot and cold faucets reversed)

Lights

Informational Conditions

¬ The lights were working.

Electric Outlets

Components and Conditions Needing Service

v The electric outlet in the Women's bathroom is recommended to be GFCI protected.

Flooring

Informational Conditions

¬ Tile flooring had no unusual damage.

Vent Fan

Informational Conditions

¬ The vent fan was working.

Commercial

Apartments

Apartments

Warehouse

Informational Conditions

- Roll up metal door in warehouse is working, however, is recommended to be serviced\lubricated\adjusted for easy operation. (back left door)
- Roll up metal door in warehouse is working, however, is recommended to be serviced\lubricated\adjusted for easy operation. (back left door)

Commercial Offices

Office #1

Components and Conditions Needing Service

- Office # 1:
  The main front office laminate flooring was generally in good condition, with some cosmetic dings. There was some exposed, improper wiring to a junction box near the ceiling that is recommended to be further investigated by an electrical specialist for corrections.

Office #2

Components and Conditions Needing Service

- Office #2:
  Back left office: Laminate flooring has some minor dings, door, electric outlets and lights were working.

Office #3

Components and Conditions Needing Service

- Office # 3:
  Front left office, was generally in good condition, with laminate flooring, outlets and lights working. However, one of the registers for the heating\cooling was missing and is recommended to be replaced.

Office # 3 - *Continued*