Property Condition Assessment

Report Date: February 6, 2020

Prepared For: John Doe

Carrollton, TX

Property Address: 1234 Main Street
Garland, TX

Report Number: 1121-1135-1137 S Jupiter Rd

Prepared By: Stafford Inspections
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Dallas, TX 75224

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INSPECTED FOR

John Doe
1234 Main Street
Garland, TX

February 6, 2020

1.0 Summary

Building Description
The building is a one story combination office/open bay type of structure. The foundation is a concrete slab. The exterior is an aggregate concrete tilt wall. The Structure was built in 1974. The wiring is copper. Power is provided by City of Garland Power and Light. The gas is provided by ONCOR. The water and sewage is provided by the City of Garland. Adequate parking appears to be provided. The structure is a metal truss with metal decking supported by the exterior walls and interior metal columns.

Inspection description
The inspection is one of first impressions. The inspection is a visual inspection. All interiors were visually inspected. All available spaces subject to storage were inspected. The exterior of the structure, parking lots and adjacent grounds were inspected. The roof was accessed and visually inspected.

Limitations
An occupied structure will prevent full access for inspection. HVAC equipment was visually inspected and where possible observed while operating.

SUMMARY OF REPAIRS

1.1 SUMMARY OF REPAIRS

RECOMMENDED REPAIRS AND APPROXIMATE COSTS

HVAC
(9) of the 22 units are older and at the end of their expected useful life. Recommend budgeting to replace the units as needed. Approximate cost $15,000 per unit. ($135,000)

ROOF/ATTIC/INSULATION/VENTILATION
Recommend basic repairs to the roof surface as repairs are required.

Parking, Driveway, Sidewalk(s)
Restriping of the parking area is recommended.
Recommend repairs to the spalling concrete. Approximate cost $2500

2.0 Introduction

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, 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.

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 a routine 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 Stafford Inspections 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:			
Building type:	Combination Office/Warehouse/Open bay		
General Appearance:	Very Good Condition		
Main Entrance Faces:	South		
Weather Condition:	Partly cloudy	Temperature:	35-45

BUILDING LOCATION

1234 Main Street Garland, TX

3.0 Structure

3.1 DESCRIPTION

Foundation Type: Concrete Slab

3.2 OBSERVATIONS

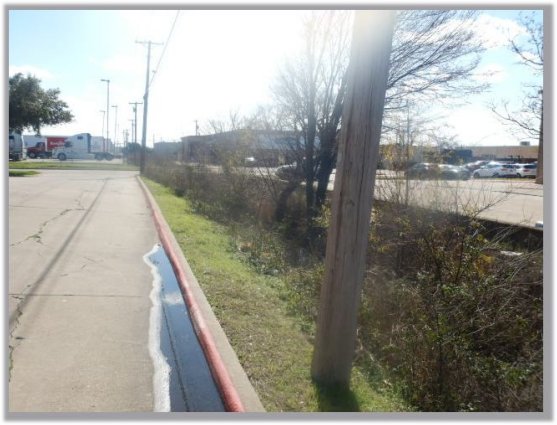
Foundation

The Foundation is in generally Good condition.

Some minor cracking of the slab floor is present--Open Bay-1121. The amount of cracking does not suggest a serious structural problem. This area should be monitored for additional movement and possible future structural repairs.

Grading and Drainage
All components were found to be performing and in satisfactory condition on the day of the inspection.

Grading and Drainage
The general grading of the parking areas slopes to the East and West. The east drains to the City of Garland Storm sewer. The West drains to a storm drainage ditch.



3.3 LIMITATIONS OF INSPECTION

Foundation Inspection Method: Interior and exterior

Client Notice: 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.

4.0 Electrical

4.1 DESCRIPTION

Service Entry Overhead , At the rear of the structure, 120/240 volt 3-phase





Main Panel Box(es)

Type of Distribution/Branch Circuit Wiring: Copper

4.2 OBSERVATIONS

Service Entry
All components were found to be performing and in satisfactory condition on the day of the inspection

Main/Sub panel Distribution Box(es)
All components were found to be performing and in satisfactory condition on the day of the inspection

See Interior Section.

Distribution Wiring
See Interior Section.

Fixtures/Switches/Receptacles
See Interior Section.

4.3 LIMITATIONS OF INSPECTION

ASTM Commercial Inspection standards (ASTM-2018) does not require testing of receptacles, switches or fixtures. Panel boxes will be opened for inspection at the discretion of the inspector.

5.0 Heating

5.1 DESCRIPTION

See cooling section

5.2 OBSERVATIONS

Visual Inspection Only.

See Interior Section.

Units were operating at the time of inspection.

5.3 LIMITATIONS OF INSPECTION

Visual Inspection Only.

5.4 RECOMMENDATIONS AND ESTIMATED COSTS

Annual Servicing of all HVAC equipment is recommended.

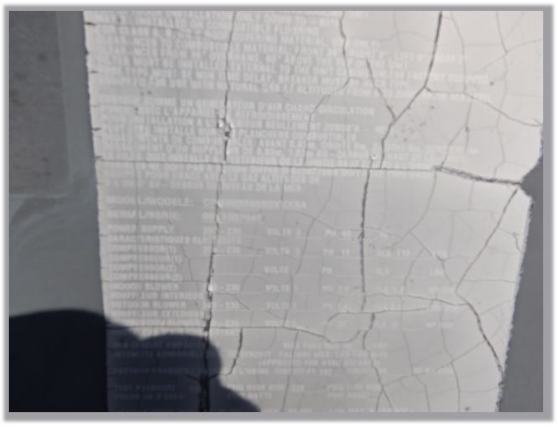
See Cooling section for recommendations.

6.0 Air Conditioning

6.1 DESCRIPTION

Package unit with Electric AC and Gas furnace Unit #1 York
Approximate Condenser Age: **2010/410A refrigerant**
Approximate Condenser Size: **8 ton**

Package unit with Electric AC and Gas furnace Unit #2 Goodman
Approximate Condenser Age: **2009/410A refrigerant**
Approximate Condenser Size: **8 ton**

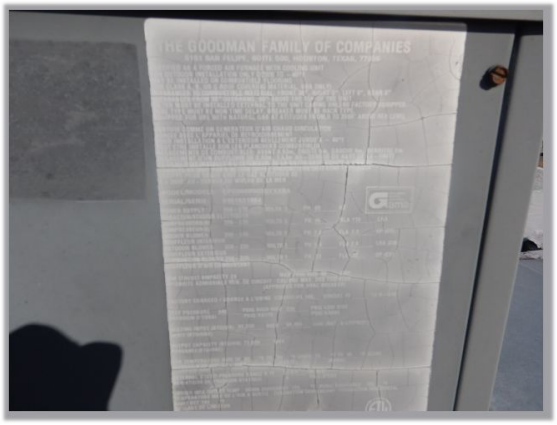


Package unit with Electric AC and Gas furnace Unit #3 Carrier
Approximate Condenser Age: **2015/410A refrigerant**
Approximate Condenser Size: **4 ton**

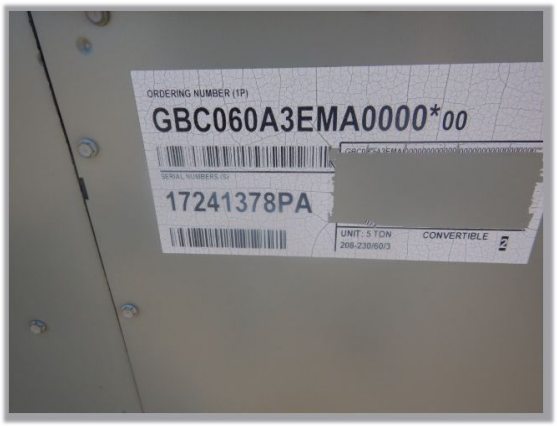

Package unit with Electric AC and Gas furnace Unit #4 Rheem
Approximate Condenser Age: **Missing Tag/Approximate age/1996/R/22 refrigerant**
Approximate Condenser Size: **No Tag/Approximate size/6 ton/8 ton**


Package unit with Electric AC and Gas furnace Unit #5 Goodman
Approximate Condenser Age: **2009/410A refrigerant**
Approximate Condenser Size: **8 ton**


Package unit with Electric AC and Gas furnace Unit #6 Goodman
Approximate Condenser Age: **2009/410A refrigerant**
Approximate Condenser Size: **8 ton**

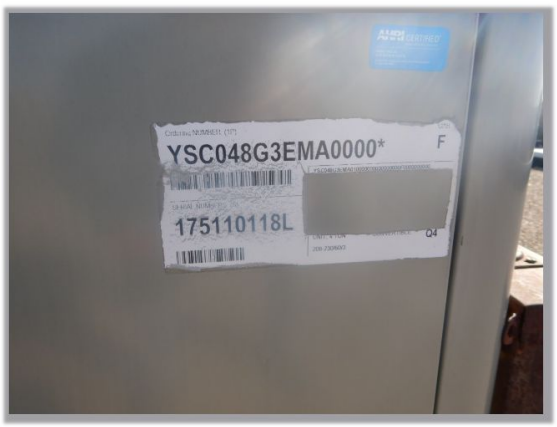


Package unit with Electric AC and Gas furnace Unit #7 Trane
Approximate Condenser Age: **2017**
Approximate Condenser Size: **5 ton**



Package unit with Electric AC and Electric Furnace Unit #8 Trane
Approximate Condenser Age: **2000/R/22 refrigerant**
Approximate Condenser Size: **6 ton/8 ton**

Package unit with Electric AC and Gas furnace Unit 9# American Standard
Approximate Condenser Age: **2010/410A refrigerant**
Approximate Condenser Size: **4 ton/5 ton**



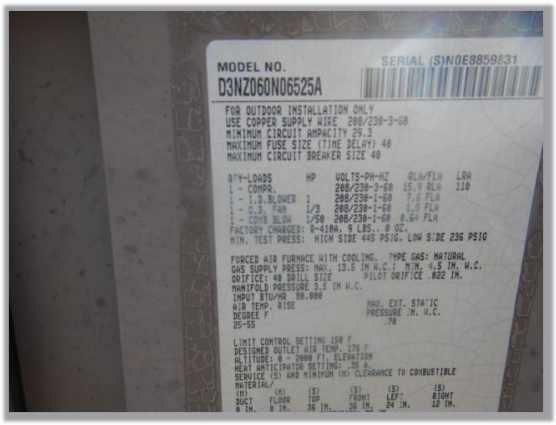
Package unit with Electric AC and Gas furnace Unit #10 Carrier
Approximate Condenser Age: **Missing Tag/Approximate age/1990**
Approximate Condenser Size: **Missing Tag/Approximate size/4 ton**

Package unit with Electric AC and Gas furnace Unit #11 Trane
Approximate Condenser Age: **Missing Tag/Approximate age/1985/R/22 refrigerant**
Approximate Condenser Size: **Missing Tag/8 ton/10 ton**

Package unit with Electric AC and Gas furnace Unit #12 Carrier
Approximate Condenser Age: **2016/410A refrigerant**
Approximate Condenser Size: **4 ton**


Package unit with Electric AC and Gas furnace Unit #13 York
Approximate Condenser Age: **1998/R/22 refrigerant**
Approximate Condenser Size: **5 ton**

Package unit with Electric AC and Gas furnace Unit # 14 York
Approximate Condenser Age: **R/22 refrigerant**
Approximate Condenser Size: **5 ton**



Package unit with Electric AC and Gas furnace Unit #15 York
Approximate Condenser Age: **1998/R/22 refrigerant**
Approximate Condenser Size: **5 ton**

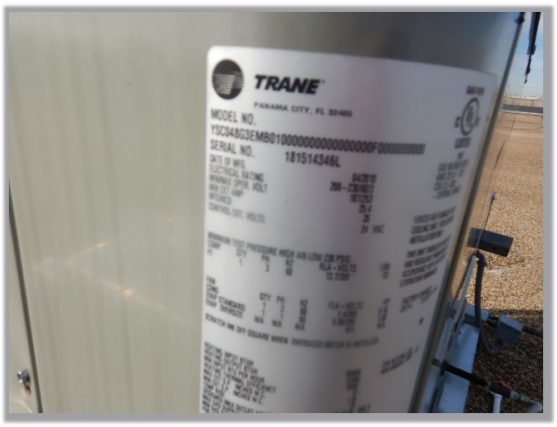
Package unit with Electric AC and Gas furnace Unit #16 York
Approximate Condenser Age: **2014/R/22 refrigerant**
Approximate Condenser Size: **3 ton**

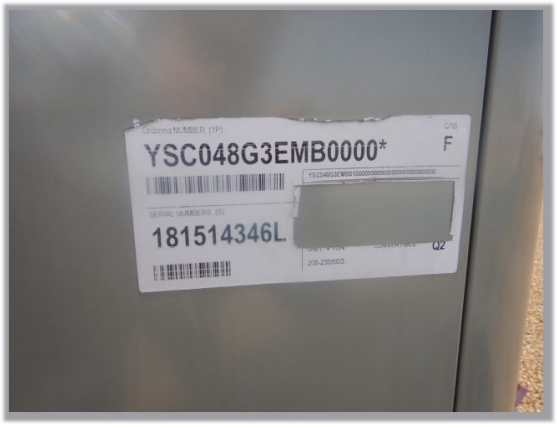
Package unit with Electric AC and Gas furnace Unit #17 Carrier
Approximate Condenser Age: **2007/410A refrigerant/Missing Tag**
Approximate Condenser Size: **4 ton/Missing Tag**

Package unit with Electric AC and Gas furnace Unit #18 GE

Package unit with Electric AC and Gas furnace Unit #19 GE

Package unit with Electric AC and Gas furnace Unit #20 Trane
Approximate Condenser Age: **2018/410A refrigerant**
Approximate Condenser Size: **4 ton**





Package unit with Electric AC and Gas furnace Unit #21 Trane
Approximate Condenser Age: **1998/R/22 refrigerant**
Approximate Condenser Size: **3 ton**

Package unit with Electric AC and Gas furnace Unit #22 Trane
Approximate Condenser Age: **R/22 refrigerant**
Approximate Condenser Size: **3 ton**

6.2 OBSERVATIONS

Unit #1
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #2
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #3
Hail Damaged fins. Recommend repair.

Unit #4
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Unit #5
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #6
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #7
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #8
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Unit #9
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #10
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Disconnected condensate drain. Recommend repair.

Unit #11
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Unit #12
All components were found to be performing and in satisfactory condition on the day of the inspection.

Unit #13
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Hail Damaged fins. Recommend repair.

Unit #14
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Hail Damaged fins. Recommend repair.

Unit #15
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely

review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Hail Damaged fins. Recommend repair.

Unit #16
Disconnected condensate drain. Recommend repair.

Unit #17
Hail Damaged fins. Recommend repair.

Unit #18
Abandoned unit.

Unit #19
Abandoned unit.

Unit #20
Condensate drain disconnected. Recommend repair.

Unit #21
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Unit #22
As is not uncommon for structures of this age, the air conditioning system is older. It may require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

Note: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.
Additional Note: If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

Disconnected condensate drain. Recommend repair.

6.3 RECOMMENDATIONS AND ESTIMATED COSTS

Annual Servicing of all HVAC equipment is recommended.

(9) of the 22 units are older and at the end of their expected useful life. Recommend budgeting to replace the units as needed. Approximate cost $15,000 per unit. ($135,000)

7.0 Plumbing

7.1 DESCRIPTION

Location of Water Meter: Parkway

Location of Building Water Cutoff: at the front of the structure

Type of Supply piping: Copper

Type of Sewer Piping: *Cast Iron, Copper and PVC*

Building Cleanout Location: *at the Exterior of each building*

Gas Meter Location/Type of Gas Piping: Rear of the Structure

7.2 OBSERVATIONS

Supply Piping
All components were found to be performing and in satisfactory condition on the day of the inspection

Sewer/Drain Piping
All or some of the waste piping is the older cast iron. It may be prone to unexpected problems. Replacement is recommended in the long term. Recommend monitoring and repairs as needed in the interim. Ideally, the drain system should be tested by a licensed plumber for possible leaks or blockages prior to closing or the end of any "option" periods.

Plumbing Fixtures
See interior units

Water Heater/Boiler(s)
See interior units

Gas Distribution System/Piping
All components were found to be performing and in satisfactory condition on the day of the inspection

7.3 RECOMMENDATIONS AND ESTIMATED COSTS

Sewer/Drain Piping
Recommend having the cast iron drains tested. Approximate cost of testing. $2000.

Fire Sprinkler System
Recommend verifying the presence of a current inspection tag/sticker.

8.0 Roofing

8.1 DESCRIPTION

Type(s) of Roofing: Built-up Roof Tar and Gravel (membrane)




Roof/Attic Construction: Metal truss framing


Attic Viewed from: No attic space available due to roof strcture design.

***Ceiling Insulation depth*:** 4- 6”

***Ceiling Insulation Type*:** Batt or Blanket Fiberglass

8.2 OBSERVATIONS

Roof Covering
The roof is in generally Good Condition.

The tar and gravel built up roof is considered to be a high maintenance roof. Minimal leaking was present at various locations throughout the building. The roof has approximately 10 years of remaining life remaining assuming normal maintenance and repairs. Recommend monitoring for possible future repairs.

Flashing Details
All components were found to be performing and in satisfactory condition on the day of the inspection

Gutters and Downspouts
All components were found to be performing and in satisfactory condition on the day of the inspection

Attic
No attic due to the type of construction.

Insulation/Ventilation
Insufficient Insulation. (9-10” Minimum Insulation depth in the attic recommended). Recommend installing blown cellulose insulation. Additional Insulation is recommended.

8.3 LIMITATIONS OF INSPECTION

Roof Viewed from: rooftop

Attic Viewed from: No attic space available due to roof strcture design.

Notice: Life expectancy of the roofing material is not covered by this property inspection report. 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. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, *prior to closing*, to fully evaluate the insurability of the roof.

8.4 RECOMMENDATIONS AND ESTIMATED COSTS

Roof
Recommend basic repairs to the roof surface as repairs are required.

9.0 Interior

9.1 DESCRIPTION

Interior Walls & Surfaces
***Description of Interior Cladding*: Painted drywall**

Ceiling Type: Ceiling tile panels

9.2 OBSERVATIONS

Bldg. # 1121-1137
Unit # 1135 (State parole office. Occupied Office space.
Interior Wall(s)
All components were found to be performing and in satisfactory condition on the day of the inspection

Doors
All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling
Ceiling Water staining was noted-- Electrical Closet and the west hallway . The cause of the water damage should be determined and Repairs undertaken if necessary to prevent further damage to the structure.

Flooring
All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition
All components were found to be performing and in satisfactory condition on the day of the inspection

Plumbing Fixtures
All components were found to be in satisfactory condition on the day of the inspection

Water Heater Description and Location: Electric 120 volt 20 Gallons Mechanical Closet/Mechanical Room 2017


Electrical Panel
A
Box Location: 200 amps/120/240 Volt/Single Phase Electrical Closet

All components were found to be performing and in satisfactory condition on the day of the inspection.

Electrical Panel
AC
Box Location: 200 amps/120/240 Volt/Three Phase Electrical Closet

All components were found to be performing and in satisfactory condition on the day of the inspection.

Electrical Panel
Box Location: 200 amps/120/240 Volt/Single Phase Electrical Closet

All components were found to be performing and in satisfactory condition on the day of the inspection.

Electrical Panel
AC-2
Box Location: 200 amps/120/240 Volt/Three Phase Electrical Closet

All components were found to be performing and in satisfactory condition on the day of the inspection.

Electrical Panel
Box Location: 100 amps/120/240 Volt/Single Phase Electrical Closet

Sub Panel Box
Box Rating and/or Main Disconnect Rating: (2)/60 amps
Box Location: Electrical Closet

Distribution Wiring
All components were found to be performing and in satisfactory condition on the day of the inspection.

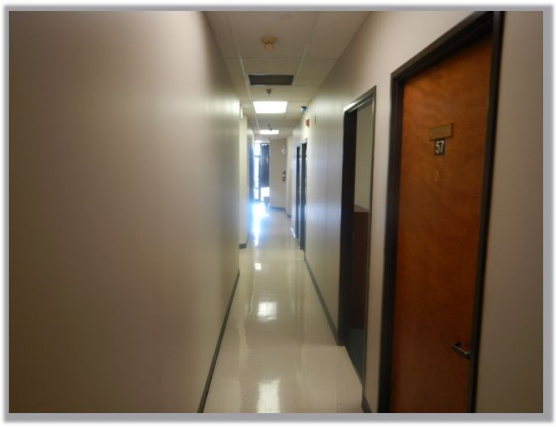
Electrical Fixtures/Outlets
All components were found to be performing and in satisfactory condition on the day of the inspection

HEAT
See HVAC Section
Visual Inspection Only.

COOLING
Central Forced Air
See HVAC Section

Visual Inspection only.

General Photos



Bldg. # 1121-1137
Unit # 1121 Office-retail Storage bay.
Interior Wall(s)
All components were found to be performing and in satisfactory condition on the day of the inspection

Doors
All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling
Roof leak at the Southeast bay. Recommend further evaluation and repair or replacement as needed.

Flooring
All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition
All components were found to be performing and in satisfactory condition on the day of the inspection

Plumbing Fixtures
Improper drain connection at the kitchen sink. Ideally, repairs should be made.

Water Heater Description and Location: Electric 120 volt 6 gallons Storage closet 2000
The unit is not working and is leaking. Recommend replacement.

Electrical Panel
Box Location: 225 amps/120/240 Volt/Three Phase/Single Phase Electrical Closet

The panel box has openings present. Any openings in the panel box should be covered/filled.

Electrical Panel
Box Location: 60 amps/120/240 Volt/Single Phase Electrical Closet

Electrical Panel
Box Location: 100 amps/120/240 Volt/Single Phase North interior wall Bay

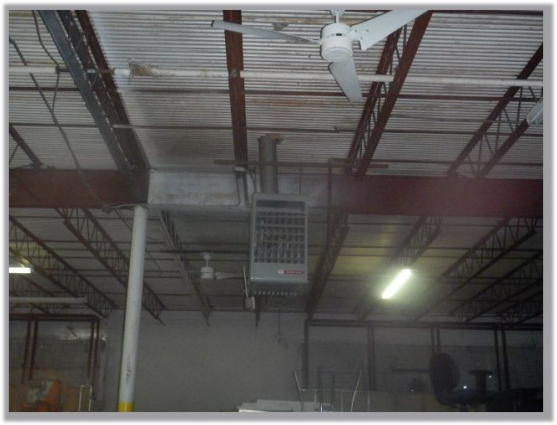
Electrical Panel
Box Location: 100 amps/120/240 Volt/Single Phase North Interior wall Bay

Distribution Wiring
All components were found to be performing and in satisfactory condition on the day of the inspection.

Electrical Fixtures/Outlets
All components were found to be performing and in satisfactory condition on the day of the inspection

HEAT
See HVAC Section
Visual Inspection Only.

Open Bay Heaters (2)

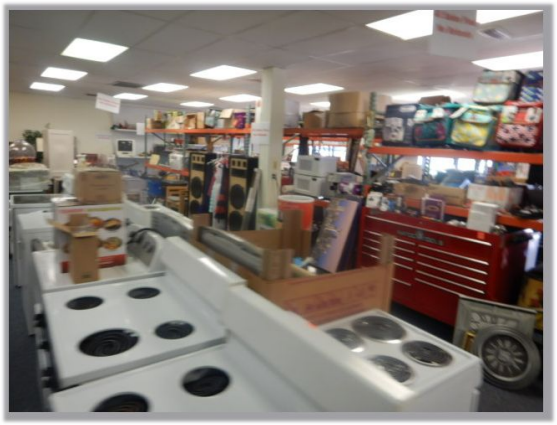



The units are not being used.

COOLING
Central Forced Air
See HVAC Section

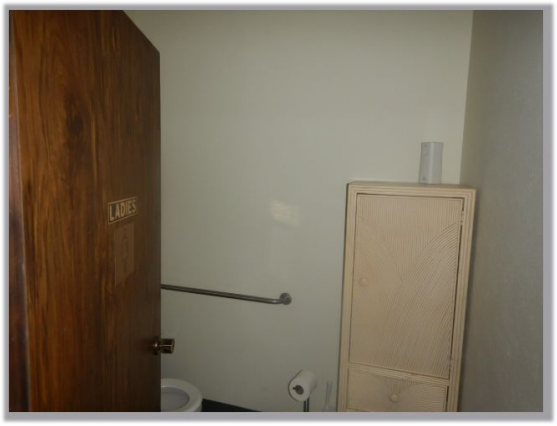
Visual Inspection only.

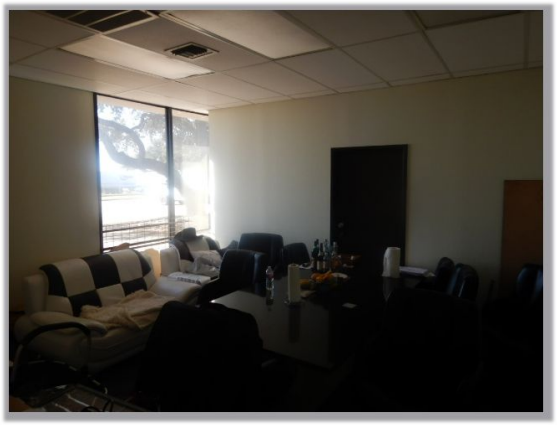
General Photos





EXIT


LADIES



Bldg. # 1121-1137
Unit # 1137 Vacant Office/bay. The unit is being remodeled at the time of inspection.

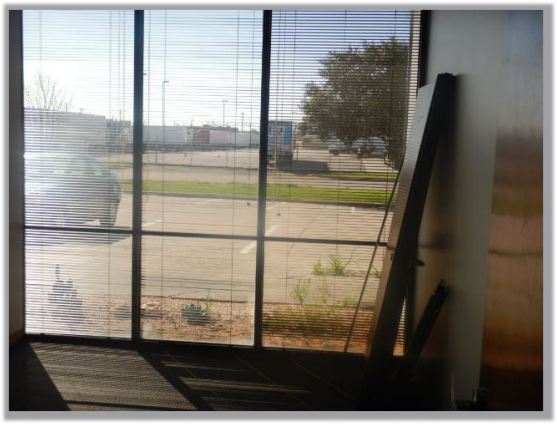
Interior Wall(s)
All components were found to be performing and in satisfactory condition on the day of the inspection

Doors
All components were found to be performing and in satisfactory condition on the day of the inspection

Ceiling
Missing ceiling tiles at many locations. Unit is being remodeled.

Flooring
All components were found to be performing and in satisfactory condition on the day of the inspection

Interior Window Condition



All components were found to be performing and in satisfactory condition on the day of the inspection

Plumbing Fixtures
The plumbing systems are being remodeled at the time of inspection.



Water Heater Description and Location: Electric 240 volt 30 Gallons Storage closet 2015


The unit is not connected to power. Recommend repair.

Electrical Panel

A

Box Location: 200 amps/Three Phase/Fuse(s) Rear Bay Wall

All components were found to be performing and in satisfactory condition on the day of the inspection.

Box Location: 200 amps/120/240 Volt Rear Bay Wall

The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

B
Box Location: 200 amps/Fuse(s) Rear Bay Wall

All components were found to be performing and in satisfactory condition on the day of the inspection.

Box Location: 200 amps/120/240 Volt/Single Phase Rear Bay Wall

The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

Box Location: 200 amps/Fuse(s) Rear Bay Wall

The Panel box is not connected to power.

C
Box Location: 120/240 Volt/Three Phase Rear Bay Wall


The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

D
Box Location: 125 amps/120/240 Volt/Single Phase Rear Bay Wall


The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

Box Location: 200 amps/Fuse(s) Rear Bay Wall

E1
Box Location: 120/240 Volt/Three Phase Rear Bay Wall

The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

E2
Box Location: 120/240 Volt/Single Phase Rear Bay Wall

The structure is being served by an older “Federal Pacific” panel box. Due to the age of the panel box and the problems associated with these types of panel boxes, it is recommended that the owner of the structure consider upgrading this panel box with a more current panel box.

Distribution Wiring
All components were found to be performing and in satisfactory condition on the day of the inspection.

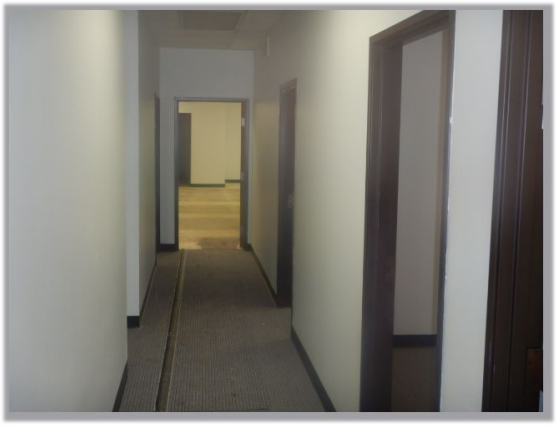
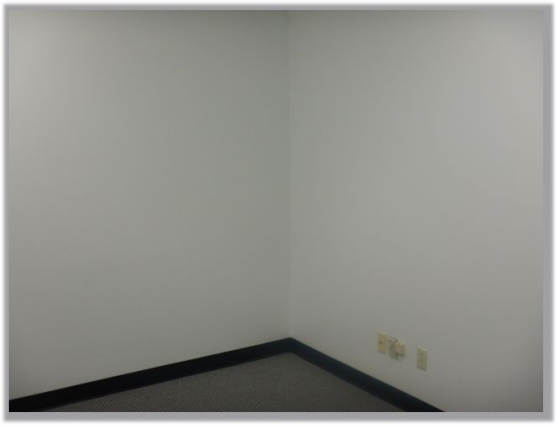
Electrical Fixtures/Outlets
All components were found to be performing and in satisfactory condition on the day of the inspection

HEAT
See HVAC Section
Visual Inspection Only.

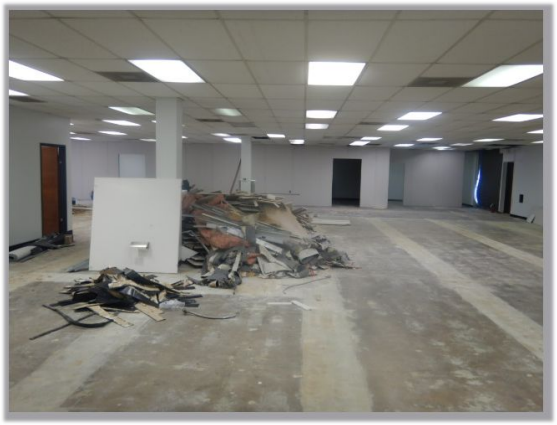
COOLING
Central Forced Air
See HVAC Section

Visual Inspection only.

General Photos





10.0 Exterior

10.1 DESCRIPTION

Exterior Walls & Surfaces: Concrete Tilt Wall with Exposed Aggregate

Parking, Driveway, Sidewalk(s)
☑ Concrete Parking ☐ Asphalt Parking ☐ Gravel/Dirt Parking

Windows
☑ Single Glazed Metal Frame ☐ Double glazed-Metal Frame

Sidewalks
☑ Concrete

Exterior Doors
☑ Metal framed Glass ☑ Metal

Garage Doors
☑ Metal
Unit 1137 (3) garage doors






Trash Disposal
3 Bin(s)

10.2 OBSERVATIONS

Exterior Walls & Surfaces
All components were found to be performing and in satisfactory condition on the day of the inspection

Parking, Driveway, Sidewalk(s)
Minor damage to the loading dock ramps. Recommend monitoring for possible future repairs.



Considerable spalling of the concrete surface. Recommend repair.

Windows
All components were found to be performing and in satisfactory condition on the day of the inspection

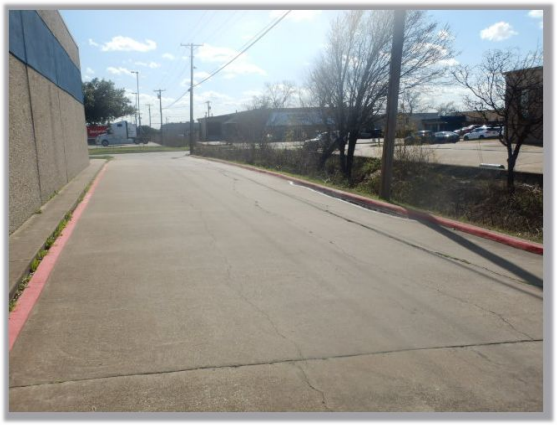
Porch(es)/Stairways
All components were found to be performing and in satisfactory condition on the day of the inspection

Exterior Doors
All components were found to be performing and in satisfactory condition on the day of the inspection

Garage Doors
Minor damage to the garage door at unit 1137. Recommend repair or replacement as needed.

Trash Disposal
All components were found to be performing and in satisfactory condition on the day of the inspection

General Photos



10.3 RECOMMENDATIONS AND ESTIMATED COSTS

Parking, Driveway, Sidewalk(s)
Restriping of the parking area is recommended.
Recommend repairs to the spalling concrete. Approximate cost $2500

