

PORTER VALLEY

Commercial Inspections

1260 Wilbur Ave Suite 102, Northridge, CA, 91326
www.pvsoftware.com

PROPERTY CONDITION ASSESSMENT

Prepared For

John Smith

INSPECTION ADDRESS

1234 Main Street, Los Angeles, CA, 90024

INSPECTION DATE

11/27/2005 at 12:19 PM

REPRESENTED BY

Lucy Alvarez



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.

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

Table of Contents

Item	Page
Table of Contents.	2
General Report Information.	3
The Scope of the PCA.	4
Main Street Office Complex.	9
Common Building Components.	10
Site.	10
Structural.	12
Building Envelope.	12
Electrical.	13
Plumbing.	14
Mechanical.	16
Roofing.	18
Dr. Lane's Medical Group.	19
Commercial Interior.	19
Dr. Fordwick's Dental Group.	23
Commercial Interior.	23
Kaiser Group.	25
Commercial Interior.	25
Vacant Suite #101.	27
Commercial Interior.	27
Remediation Cost Estimate for Building.	29

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

General Report Information

Main Address: 1234 Main Street
Los Angeles, CA 90024

Inspection Date: 11/27/2005 at 12:19 PM

Present at Time of Inspection: Buyer
Buyer's Agent

Client Information: John Smith
8836 Adams Drive
Northridge, CA 90024
(888) 446-8765 - Home
(888) 654-78621 - Office
(888) 685-6543 - Mobile
(888) 368-9287 - Fax

Represented By: Century 24
Lucy Alvarez
99377 First Street
North Hollywood, CA 90024
(888) 452-9984 - Home
(888) 543-8765 - Office
(888) 678-0954 - Mobile
(888) 456-9865 - Fax

Report Name: Main Street Office Building

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

The Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

Termite & Pest Assessment

Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

Code Compliance Assessment

Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment

Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment

Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org, but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment

There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminants that have been described by the Environmental Protection Agency. You can learn more about these on the web at [insert the web address].

Americans with Disabilities Act Assessment

The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment

Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public.

Tele-communications Assessment

Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment

Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment

We will describe the overall condition of recreational equipment. However, we do not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.



Commercial Inspections

1260 Wilbur Ave Suite 102, Northridge, CA, 91326
www.pvsoftware.com

Proposal

Date: 01/28/2006
Client: John Smith
Address: 8836 Adams Drive, Northridge, CA, 90024
Phone: (888) 446-8765 - Home
(888) 654-78621 - Office
(888) 685-6543 - Mobile
(888) 368-9287 - Fax
Inspection Address: 1234 Main Street
Los Angeles, CA 90024

We propose to complete a Property Condition Assessment, or PCA, of the above-referenced commercial property in accordance with the American Standard for Testing Materials, or ASTM, which is an internationally recognized standard for the baseline assessment of commercial buildings, and which is available upon request and can also be viewed and downloaded by visiting www.astm.org. The building consists of [insert information], upon which our fee is based. Any discrepancy between the actual size and use of the building could result in an adjustment of the fee.

Upon completion of the PCA, we will provide you with a report that includes a summary of deficiencies, recommended services or upgrades, and estimated costs, after which we will be available for any consultation that you may need. We require a retainer of one third of the inspection fee with the balance due after you have received and reviewed two hard copies of the report.

If this is the service that you require, please email a signed approval to [insert email address], or fax it to [insert email address].

Yours sincerely,



Commercial Inspections

1260 Wilbur Ave Suite 102, Northridge, CA, 91326
www.pvsoftware.com

Contract

Date: 01/28/2006
Client: John Smith
Address: 8836 Adams Drive, Northridge, CA, 90024
Phone: (888) 446-8765 - Home
(888) 654-78621 - Office
(888) 685-6543 - Mobile
(888) 368-9287 - Fax
Inspection Address: 1234 Main Street
Los Angeles, CA 90024

The contract that appears below is for demonstration purposes only, and has not been endorsed or recommended for use by Porter Valley Software. The contract that you elect to use should be an industry-standard type, or one that has been endorsed by a local real estate attorney to conform to state laws and local ordinances.

At your request, **[insert company name]** proposes to complete a property assessment of the building located at the address above in compliance with ASTM standard E 2018-01, which is included with the report. The purpose of the assessment is to acquaint you with the overall condition of the property and thereby reduce the likely cost of repairs that might affect your evaluation of the property. However, the inspection service is limited. It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms. Similarly, in accordance with the guidelines established in ASTM E 2018-01, **[insert company name]** disclaims any responsibility for evaluating any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, shut-off valves that are not in daily use, solar systems, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, thermostats, timers, clocks, recreational or other free-standing appliances, and low-voltage lighting.

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.

In addition, **[insert company name]** does not tacitly endorse or guarantee the integrity of any structure or component that was built or modified without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What **[inert company name]** provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract. If this is the service that you require, please sign the authorization below, and fax it to **[insert telephone number]**

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein and, in consideration of the fee of \$_____, I authorize [insert name] to complete an inspection of the property in accordance with ASTM standards.

CLIENT'S SIGNATURE _____ DATE _____

Main Address: 1234 Main Street, Los Angeles, CA, 90024
Inspection Date/Time: 11/27/2005 at 12:19 PM

Building: Main Street Office Complex

GENERAL INFORMATION

Site Address: 1234 Main Street
Los Angeles, CA 90024

Inspected By: Keith Swift

Weather: Clear / Dry

Temperature: 70's

Structure Type: Masonry

Number of Floors: 2

Style of Structure: Modern

Structure Orientation: North-East

Approx. Year Built: 1985

Unofficial Sq.Ft.: 4,000 sq. ft.

Main Street Office Complex: Common Building Components

Site

Environmental Issues

Indoor Air Quality

General Comments

Informational

- 1.1.1 We do not test indoor air quality, which the Consumer product safety Commission lists fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene. ertetert

Mold Contamination

General Comments

Informational

- 1.1.2 Mold is a microorganism comprised of tiny seeds, or spores, that are spread on the air, come to rest, and feed on organic matter. Mold has been in existence throughout human history and takes different forms, many of which are benign, like mildew. Some that are characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others that are characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Nevertheless, mold can appear as though spontaneously at any time, so it is essential to monitor all building surfaces. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, we categorically recommend having buildings tested as a prudent investment in environmental hygiene. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," which is available on their web site: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

General Topography

Grading

General Comments

Informational

- 1.1.3 Moisture is a perennial problem. 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 a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

Flat & Level Pad

Informational

- 1.1.4 The building is situated on a flat level pad, which would typically not need a geological evaluation. However, inasmuch as we do not have the authority of a geologist you may wish to have a site evaluation.

Drainage

Drainage Mode

Informational

- 1.1.5 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

Parking Facilities

Ground Level

Parking Spaces

Informational

1.1.6 Based on occupancy status, the current parking space should be adequate.

Surface Condition

Informational

1.1.7 The parking surfaces have been evaluated and found to be in serviceable condition.

ADA Compliant

Informational

1.1.8 There is no provision for handicapped parking, which is typically mandated.

Lights

Informational

1.1.9 The lights are functional.

Outlets

Needs Service

1.1.10 The outlets should be upgraded to have ground fault protection.

Landscape

Vegetation

General Comments

Informational

1.1.11 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

Irrigation

Automatic Sprinklers

Informational

1.1.12 The property is served by automatic sprinklers. The coverage appears to be adequate and, apart from some marginal over spray, they are functional. However, as with all sprinkler systems, the heads will need to be cleaned and adjusted from time to time.

Hardscape

Concrete Paving

Driveways

Needs Service

1.1.13 There are significant cracks or offsets in the driveway, which could prove to be trip-hazards and should be serviced.



Figure 1: parking lot_2

Structural

Foundation Type

Raised Over Parking Structure

General Comments

Informational

- 1.1.14 The building has a foundation raised over a parking structure. Such foundation types permit access, and provide a convenient area for storage and mechanical rooms and the distribution of water pipes, drain pipes, vent pipes, conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the building onto the foundation, but the size and spacing of the bolts vary. Our inspection of these foundations conforms to ASTM standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the hard surfaces. 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

- 1.1.15 We evaluated the raised foundation from within the parking area and the related space.

Specific Observations

Needs Service

- 1.1.16 Any building in excess of three stories should be evaluated by a structural engineer.

Structural Framework

Informational

- 1.1.17 The structural framework is comprised of steel components and masonry.

Superstructure

Wall Type

Steel Framed

Informational

- 1.1.18 The building walls are comprised of structural steel.

Floor Type

Composite (OWSJ)

Informational

- 1.1.19 The building floors are comprised of open-web steel joists with pans and lightweight concrete

Roof Type

Wood Framed

Informational

- 1.1.20 The roof is conventionally framed, with wood rafters, purlins, etc.

Building Envelope

Cladding

Concrete Masonry Unit

General Comments

Informational

- 1.1.21 It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, 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. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

Specific Comments

Informational

1.1.22 The building walls consist of concrete masonry units, or CMU's, that are in acceptable condition.

Openings

Ingress & Egress

General Comments

Informational

1.1.23 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act of 1999. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service that can be provided at an additional cost.

Emergency Signs

Informational

1.1.24 Emergency signs, including escape routes, are posted throughout the building.

Doors

Informational

1.1.25 The main building doors are functional but do not include panic-hardware, which you may wish to consider upgrading.

Windows

Informational

1.1.26 The windows are in acceptable condition. However, in accordance with ASTM standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

ADA Compliant

General Comments

Informational

1.1.27 The use and occupancy of a building dictates ingress and egress requirements, and particularly as they relate to safety. However, provisions for the handicapped must also be taken into account under the standards outlined in the ADA, or Americans with Disabilities Act. As indicated in our proposal, we do not evaluate safety systems, such as fire suppression and compliance with ADA standards, a service which can be provided at an additional cost.

Stairwells

No recommended service

Informational

1.1.28 We have evaluated the stairwells, and found them to be in acceptable condition.

Electrical

Single Phase Power

Main Service Panels

General Comments

Informational

1.1.29 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. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six 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. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

Size & Location

Informational

1.1.30 The building is served by a single-phase power, and a 400 amp, 220 volt panel, at the meter face in the rear.

Service Entrance

Informational

1.1.31 The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Specific Comments

Informational

1.1.32 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition.

Sub Panels

General Comments

Informational

1.1.33 Sub-panels are commonly located inside buildings but they should not be located inside clothes closets, where they would not be obvious or readily accessible. However, when they are located outside, they are required to be weatherproof, unobstructed, and easily accessible, and their circuits should be clearly labeled.

Size & Location

Informational

1.1.34 The system includes a 200 amp, 110 volt sub panel, adjacent to the main panel.

Specific Comments

Informational

1.1.35 We have evaluated the sub panel in accordance with ASTM standards and found it to be in acceptable condition.

Plumbing

Fuel Supply Type

Natural Gas

General Comments

Informational

1.1.36 Gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill, so that you can establish a norm and thereby be alerted to any potential leak.

Main Shut-off Location

Informational

1.1.37 The gas main shut-off is located at the rear of the building.

Gas Pipe Comments

Informational

1.1.38 The visible portions of the gas pipes appear to be in acceptable condition.

Water Distribution System

Copper Pipes

General Comments

Informational

1.1.39 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. The best and most dependable water pipes are copper, because they are not subject to the 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 there would be no remedy other than 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.

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, and even 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 damage, although some rare batches 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.

Main Shut-off Location

Informational

1.1.40 The main shut-off valve is located at the rear of the building.

Potable Water Pipes

Informational

1.1.41 The building is plumbed with copper water pipes, which appear to be in acceptable condition.

Pressure Regulator

Informational

1.1.42 A functional water pressure regulator is in place.

Pressure Relief Valve

Informational

1.1.43 There is a pressure relief valve on the plumbing system, as required.

Water Heating System

Gas-fueled Boiler

General Comments

Informational

1.1.44 There are a variety of commercial water heating systems, ranging from boilers to electrical and gas-fired water heaters. The latter are the most common, and can range in capacity from fifteen to one hundred gallons. They are 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 always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve, and in some parts of the country they are required to be seismically secured.

Age Capacity & Location

Informational

- 1.1.45 Hot water is provided by 20 year old, gas-fired boiler, located on the roof. Such boilers need very little maintenance, and are expected to last for approximately twenty years. However, they and the area around them, including the combustion-air vents, must be kept clear and clean at all times.

Waste Disposal System

Public

General Comments

Informational

- 1.1.46 The material from which waste pipes are made varies from a modern acrylonitrile butadiene styrene [ABS] to older cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. Therefore, the condition of waste 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 damage, although some rare batches 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.

Type of Material

- 1.1.47 The drainpipes are a combination of older caste iron type and a modern ABS.

Main Sewer Pipe

Needs Service

- 1.1.48 We recommend having the main sewer pipe video-scanned to determine its condition, without which its condition can only be inferred, and replacement and repairs can be costly.

Waste Pipes

Informational

- 1.1.49 We have evaluated the waste pipes by flushing water at various fixtures and observing the draw, and have not noted any deficiencies.

Mechanical

Heat & A-C

FAU Package Systems

General Comments

Informational

- 1.1.50 The components of package system, or dual-packs, have a design-life ranging from ten to twenty years, but in humid climates where the cooling cycle runs more or less continuously they should only be expected to last for a maximum of ten years, and that's with optimum maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any concealed components. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled 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.

Age & Location

Informational

- 1.1.51 The building is served by means of roof-mounted, forced-air package systems. They are approximately twenty years old, and their components should last for twenty years if the systems are well-maintained and inspected as part of a regularly scheduled maintenance program.

Specific Comments

Needs Service

- 1.1.52 The systems have not been well maintained: the filters are completely clogged, and poor maintenance has contaminated the coils, which will need to be cleaned; the original ducts were a light-gray, u-v susceptible type, and although many of them have been replaced with a u-v resistant type, portions of the ducts are uninsulated and there are several openings in the ducts and plenums, where energy is being lost into the attic area. Neither system responded well on the cooling cycle, and both will need to be charged when they have been cleaned. However, you should ascertain the cost of the repairs, so that you can decide whether you wish to invest the amount in old systems or apply it to the cost of new ones. Regardless, we will indicated the cost of replacing the systems.



Figure 1: HVAC-open duct_02



Figure 2: HVAC-open duct_05



Figure 3: HVAC-open duct_01

Ventilation

Attics

Passive Ventilation

Informational

- 1.1.53 Attic ventilation is adequate and facilitated by eave, dormer, turbine, or gable vents.

Commercial Bathrooms

Intake & Exhaust

Informational

- 1.1.54 Exhaust ventilation is powered by individual fans ducted to the exterior.

Habitable Areas

Intake & Exhaust

Informational

- 1.1.55 Exhaust and fresh air ventilation is provided by openable windows.

Fire Suppression

Fire sprinklers

Specific Comments

Needs Service

- 1.1.56 We did not evaluate fire suppression systems as part of our service, but it should be evaluated by a specialist.

Roofing

Specific Roof Type

Flat or Built-Up

General Comments

Informational

- 1.1.57 Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen 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 than other roofs, they can end up costing more if they are not maintained. This is important, because our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history, and then schedule a regular maintenance service.

Method of Evaluation

Informational

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

Estimated Age

Informational

- 1.1.59 The roof appears to be the same age as the building, or twenty years old.

Scuppers & Drains

Needs Service

- 1.1.60 The drains and scuppers need to be cleaned and serviced to drain properly. However, see the general recommendation for more extensive service

Main Street Office Complex: Dr. Lane's Medical Group Commercial Interior

Common Areas

Entry & Lobby

Doors

Informational

1.2.1 The front door is in acceptable condition.

Floors

Informational

1.2.2 The finished floor has no major defects.

Walls & Ceilings

Needs Service

1.2.3 There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.



Figure 1: exam room 0_05

Lights

Informational

1.2.4 A representative number of lights were tested, and found to be functional.

Outlets

Informational

1.2.5 We have tested the unobstructed outlets and found them to be functional.

Corridors & Hallways

Doors

Informational

1.2.6 The door does not include panic-hardware.

Floors

Informational

1.2.7 The finished floor has wear or damage and stains that are commensurate with its age.



Figure 1: Hallway



Figure 2: Hallway2

Walls & Ceilings

Informational

1.2.8 The walls and ceiling are in acceptable condition.

Lights

Informational

1.2.9 A representative number of lights were tested, and found to be functional.

Outlets

Informational

1.2.10 We have tested the unobstructed outlets and found them to be functional. However, one coverplate is missing.



Figure 1: exam room 3_01

Standard Kitchen

Doors

Informational

1.2.11 The doors are functional.

Flooring

Informational

1.2.12 The floor has no significant defects.

Walls & Ceiling

Needs Service

1.2.13 There is evidence of moisture intrusion with efflorescence that we will identify, but you should ask the sellers about this or have the condition evaluated by a grading and drainage contractor. The cost of renovating the walls will obviously vary depending upon the



Figure 1: kitchen1



Figure 2: kitchen2

Single-Glazed Windows

Informational

1.2.14 The windows are functional.

Cabinets

Informational

1.2.15 The cabinets have typical, cosmetic damage, or that which is commensurate with their age.

Pantry

Informational

1.2.16 The pantry is in acceptable condition.

Valves and Connectors

Informational

- 1.2.17 The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Informational

- 1.2.18 The trap and drain are functional.

Built-in Microwave

Informational

- 1.2.19 The microwave is old, and will obviously not be as efficient as a newer one.

Lights

Informational

- 1.2.20 The lights are functional.

Outlets

Needs Service

- 1.2.21 All of the countertop outlets should be upgraded to have ground fault protection, which is an essential safety feature that is mandated by current standards.

Conference Rooms

No Recommended Service

Informational

- 1.2.22 We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition.

Offices

Office 1

Doors

Informational

- 1.2.23 The doors are functional.

Flooring

Informational

- 1.2.24 The floor has no significant defects.

Walls & Ceiling

Informational

- 1.2.25 The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational

- 1.2.26 The windows are functional.

Closets

Informational

- 1.2.27 The closet is in acceptable condition.

Lights

Informational

- 1.2.28 The lights are functional.

Outlets

Informational

- 1.2.29 We have tested the unobstructed outlets and found them to be functional.

Bathrooms

Men's Bathrooms

Doors

Informational

1.2.30 The door is functional.

Flooring

Informational

1.2.31 The floor has no significant defects.

Walls & Ceiling

Informational

1.2.32 The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Drain

Informational

1.2.33 The sink and its components are functional.

Toilet

Needs Service

1.2.34 The toilet pedestal is cracked but not leaking, and should be replaced or closely monitored.

Main Street Office Complex: Dr. Fordwick's Dental Group

Commercial Interior

Common Areas

Entry & Lobby

Environmental Observations

Needs Service

- 1.3.1 We have detected a mold-like substance on the south wall within the entry which should be evaluated by a mold specialist or environmental hygienist. However, you can learn more about mold from a document issued by the Environmental Protection Agency entitled "A Brief Guide to Mold, Moisture and Your Home, by visiting their web site at <http://www.epa.gov/iaq/molds/moldguide.html/>, which can be downloaded.

Corridors & Hallways

Doors

Informational

- 1.3.2 The front door is in acceptable condition.

Floors

Informational

- 1.3.3 The finished floor has wear or damage that is commensurate with its age.

Walls & Ceilings

Informational

- 1.3.4 The walls and ceiling are in acceptable condition.

Lights

Informational

- 1.3.5 A representative number of lights were tested, and found to be functional.

Outlets

Informational

- 1.3.6 We have tested the unobstructed outlets and found them to be functional.

Offices

Office 1

Name and/or Location

Informational

- 1.3.7 Office 1: Dr. Fordwicks office

No Recommended Service

Informational

- 1.3.8 We have evaluated the office, and found it to be in acceptable condition.

Office 2

Name and/or Location

Informational

- 1.3.9 Office 1: First exam room.

No Recommended Service

Informational

- 1.3.10 We have evaluated the office, and found it to be in acceptable condition.

Office 3

No Recommended Service

Informational

- 1.3.11 We have evaluated the office, and found it to be in acceptable condition.

Main Address: 1234 Main Street, Los Angeles, CA, 90024
Inspection Date/Time: 11/27/2005 at 12:19 PM

Bathrooms

Representative Sampling

Specific Comments

Informational

- 1.3.12 We evaluated the bathrooms using a representative sampling technique and found them to be in serviceable condition.

Main Street Office Complex: Kaiser Group

Commercial Interior

Common Areas

Entry & Lobby

No Recommended Service

Informational

1.4.1 We have evaluated the entry in compliance with ASTM standards, and found it to be in acceptable condition.

Corridors & Hallways

No Recommended Service

Informational

1.4.2 We have evaluated the corridors or hallways in compliance with ASTM standards, and found it to be in acceptable condition.

Offices

Office 1

Name and/or Location

Informational

1.4.3 Office 1: Main exam room

Doors

Informational

1.4.4 The door is functional.

Flooring

Informational

1.4.5 The floor has no significant defects.

Walls & Ceiling

Informational

1.4.6 The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational

1.4.7 The window is functional.

Lights

Informational

1.4.8 The lights are functional.

Outlets

Needs Service

1.4.9 An outlet on the west wall has reversed polarity, and should be serviced.

Office 2

Name and/or Location

Informational

1.4.10 Office 1: Small exam room

Doors

Informational

1.4.11 The door is functional.

Bathrooms

Men's Bathrooms

No Recommended service

Informational

1.4.12 We have evaluated the Men's bathroom, and found it to be in acceptable condition.

Main Address: 1234 Main Street, Los Angeles, CA, 90024
Inspection Date/Time: 11/27/2005 at 12:19 PM

Public Bathroom 1

No Recommended Service

Informational

1.4.13 We have evaluated the bathroom, and found it to be in acceptable condition.

Main Street Office Complex: Vacant Suite #101

Commercial Interior

Common Areas

Corridors & Hallways

Walls & Ceilings

Needs Service

1.5.1 There is a moisture stain on the ceiling, which you should ask the sellers to explain or have explored further.



Figure 1: exam room 0_05

Conference Rooms

No Recommended Service

Informational

1.5.2 We have evaluated the conference room in compliance with ASTM standards, and found it to be in acceptable condition.

Offices

Office 1

Name and/or Location

Informational

1.5.3 Office 1: First on left.

Doors

Informational

1.5.4 The door is functional.

Flooring

Informational

1.5.5 The floor has no significant defects.

Walls & Ceiling

Informational

1.5.6 The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational

1.5.7 The windows are functional.

Lights

Informational

1.5.8 The lights are functional.

Outlets

Informational

1.5.9 We have tested the unobstructed outlets and found them to be functional.

Office 2

Name and/or Location

Informational

1.5.10 Office 1: First on right.

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the Inspection Company.

Doors

Informational

1.5.11 The door is functional.

Flooring

Informational

1.5.12 The floor has no significant defects.

Walls & Ceiling

Informational

1.5.13 The walls and ceiling are in acceptable condition.

Single-Glazed Windows

Informational

1.5.14 The windows are functional.

Lights

Informational

1.5.15 The lights are functional.

Outlets

Informational

1.5.16 We have tested the unobstructed outlets and found them to be functional.

Main Address: 1234 Main Street, Los Angeles, CA, 90024
Inspection Date/Time: 11/27/2005 at 12:19 PM

Cost Estimates

Main Street Office Complex

Description	Units	Cost per Unit	Total Cost
There are significant cracks or offsets in the driveway that you may wish to have serviced	10000	\$4.00	\$40,000.00
The system has not been well maintained	2	\$15,000.00	\$30,000.00
There is evidence of moisture intrusion	1	\$1,000.00	\$1,000.00
The outlets should be upgraded to have GFCI protection	2	\$65.00	\$130.00
Total estimated repairs for this building:			\$71,130.00

This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.
All printed comments and the opinions expressed herein are those of the Inspection Company.