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PROPERTY CONDITION REPORT

Prepared For: Jane Doe Industries, LLC
(Name of Client)

Concerning: Sample Commercial Inspection Report
(Address or Other Identification of Inspected Property)

By: GreenWorks Inspectors

(Name and License Number of Inspector) (Date)

N/A
(Name, License Number and Signature of Sponsoring Inspector, if required)

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PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This is a limited Property Condition Report "PCR" to describe the condition of a building or buildings for the property inspected. The Property Condition Assessment follows several of the guidelines of the ASTM E 2018-01 standards, and has been supplemented as needed.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. Green Works recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. **Comments may be provided by the inspector whether or not an item is deemed in need of repair.** Additional information may be obtained at our website: www.GreenWorksInspections.com

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified and licensed (if applicable) service professionals. Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Report Identification:

The comments that follow the “**Comments**” section are deficiencies. The comments within the ‘Additional Comments’ section are further comments provided by the inspector.

NOTE: Pictures are a representative sample, and do not display every defect.

- Inspection Scope: Full (All Utilities Were Turned On)
 Limited – Reason
- Gas Was Not Turned On to Property
 - Water Was Not Turned On to Property
 - Electricity Was Not Turned On to Property
 - Request

- Property Inspected Was: Occupied (Viewing Restricted)
 Vacant

This structure is a: Office Building

- Parties Present at Inspection: Buyer
 Seller
 Listing Agent
 Buyers Agent
 Property Manager
 Employees

- Documents Provided to Inspector: Sellers Disclosure
 Engineers Report
 Previous Inspection
 Amendment

Weather Conditions & Temperature During Inspection: Arrival: 76°F Departure: 86°F

- Sunny
- Overcast
- Raining
- Snowing

Report Identification:

Additional Written Information Provided with this Inspection Report: Yes No

Property Faces:

- | | |
|---|------------------------------------|
| <input type="checkbox"/> North | <input type="checkbox"/> Northeast |
| <input type="checkbox"/> East | <input type="checkbox"/> Northwest |
| <input checked="" type="checkbox"/> South | <input type="checkbox"/> Southeast |
| <input type="checkbox"/> West | <input type="checkbox"/> Southwest |

Year Property Was Constructed: 1986

Approximate Square Footage: 56,000

Inspection Start Time at Inspection Location: 9:00 am

Inspection Finish Time at Inspection Location: 2:00 pm
(Not Including Time Generating Report)

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|--|---|
| <input type="checkbox"/> Sub Flooring | <input checked="" type="checkbox"/> Attic Space is Limited – Viewed from Accessible Areas |
| <input checked="" type="checkbox"/> Floors Covered | <input checked="" type="checkbox"/> Plumbing Areas – Only Visible Plumbing Inspected |
| <input type="checkbox"/> Walls/Ceiling Covered or Recently Painted | <input type="checkbox"/> Siding Over Older/Existing Siding |
| <input checked="" type="checkbox"/> Behind/Under Furniture and/or Stored Items | <input type="checkbox"/> Crawl Space is Limited – Viewed from Accessible Areas |

I. STRUCTURAL SYSTEMS

A. Foundations

Note: Specific Limitations. The inspector is not required to:
(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
(B) provide an exhaustive list of indicators of possible adverse performance; or
(C) inspect retaining walls not related to foundation performance.
The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

Type of Foundation(s): Slab Pier and Beam Post and Beam

Foundation Perimeter: Fully Visible Partly Visible Not Visible

Retaining walls present: Yes No

Condition: **Good** **Average** **Fair** **Poor**

Comments:

Seasonal expansion and contraction observed which is considered normal for age, location and soil conditions. No major movement noted at the time of inspection.

B. Grading and Drainage

Note: Specific Limitations. The inspector is not required to:
(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
(B) determine area hydrology or the presence of underground water; or
(C) determine the efficiency or performance of underground or surface drainage systems.
During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. **Client is advised to keep soil levels 6"-8" from top of slab** and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects

Slope of Property (Side orientation is the left/right side of the property when facing the front door.):

- | | | | | |
|--------|-----------------------------------|--|---------------------------------|--------------------------------|
| Front: | <input type="checkbox"/> Negative | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Medium | <input type="checkbox"/> Steep |
| Right: | <input type="checkbox"/> Negative | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Medium | <input type="checkbox"/> Steep |
| Back: | <input type="checkbox"/> Negative | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Medium | <input type="checkbox"/> Steep |
| Left: | <input type="checkbox"/> Negative | <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Medium | <input type="checkbox"/> Steep |

Ground drains away from property: Yes No

Evidence of water penetration: Yes No

Area Drains Observed: No Yes (Drains Not Tested, Termination Points are Not determined.)

Condition: Good Average Fair Poor

Comments:

All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on ALL sides.

Report Identification:

C. Parking and Paving

Condition: Good Average Fair Poor

Comments:
Areas of cracking and uplift in the parking lot areas.



Report Identification:

D. Flatwork, Sidewalks, Curbs

Condition: Good Average Fair Poor

Comments:

There was cracking at sidewalks. (top left picture below)

There was cracking and damage to some curbs. (top right picture below)

There was cracking at parking bumpers. (2nd left picture below)

Areas of cracking and damage to the curbs around the drain lines (2nd right picture below)



E. Roof Covering Materials

Note: Specific Limitations. The inspector is not required to:
(A) determine the remaining life expectancy of the roof covering;
(B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
(C) determine the number of layers of roof covering material;
(D) identify latent hail damage;
(E) exhaustively examine all fasteners and adhesion, or
(F) provide an exhaustive list of locations of deficiencies and water penetrations. Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

Weather: Clear Overcast Light Rain/Drizzle
 Rain Sleet Snow
 Ice

Wind: Calm Breezy Windy

Roof Observed from: Roof Ladder Ground

Type of Roof Covering: Asphalt composition Metal Tile
 TPO Built Up /Modified / Bitumen

Exposed Fasteners Yes No Not Observed

Evidence of previous repairs to flashing / skylights / other penetrations

Condition: Good Average Fair Poor

Comments:

Roof drains should be kept clear of debris. Blockage found on all roofing levels. (1st row pictures below)
Condensate drain lines should extend to the roof scupper at minimum. Found on top roof. (2nd row pictures below)
A/C units should be placed on platforms or on lumber over pads. (3rd row pictures below)

Report Identification:

Additional comments:

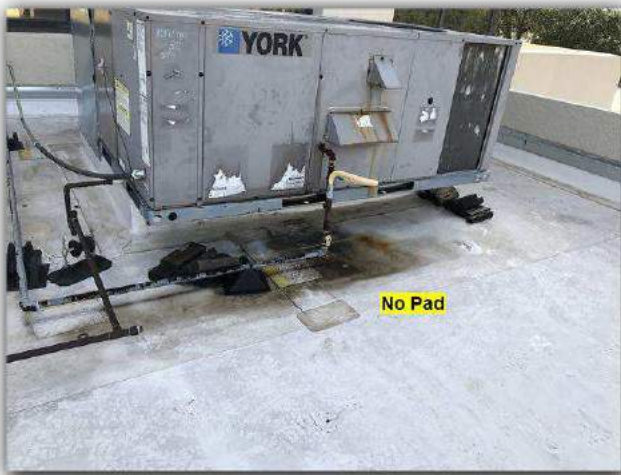
Caulking on parapet wall cracks should be monitored and periodically reapplied to prevent leaks. (4th row pictures below)

Drain lines should be supported by braces on pads at regular intervals. (5th row picture)

If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.



Report Identification:



F. Roof Structures and Attics

Note: Specific Limitations. The inspector is not required to:
(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
(B) operate powered ventilators; or
(C) provide an exhaustive list of locations of deficiencies and water penetrations.
The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point. Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-49 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Framing Type: Conventional
 Metal Truss
 Not Observed

Decking Type: Metal
 Plywood
 Wood Plank
 Radiant Barrier Board
 Wafer Board

Ventilation: Yes No

Attic ventilation: Soffit Gable Ridge Vents
 Wind Turbine(s) Power Turbine(s) Passive Vent
 Solar Vent None Evident

Drop Ceiling Inspected: Yes No

From randomly selected ceiling tile spaces in the property ONLY

Some areas obstructed Some areas inaccessible

Attic Insulated: Yes NO

Insulation Type: Fiberglass
 Mineral Wool
 Cellulose
 Other

Report Identification:

Approximate Depth of Insulation At Attic Floor:

- 0 – 6 inches 6 – 12 inches
 12 – 18 inches 18 – 28 inches

Approximate R-Value of Insulation: R-19

Condition: Good Average Fair Poor

Comments:

There were areas of missing and displaced insulation in the drop ceiling space. (see pictures below)

Additional Comments:

Attic observed from safe walk boards only. Entered attic and performed an incomplete limited visual inspection due to obstructions and inaccessible areas. The level of ventilation should be improved. It is generally recommended that 1 square foot of free vent area be provided for every 150 square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of the roofing materials.



G. Walls (Interior and Exterior)

Note: Specific Limitations. The inspector is not required to:
(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
(B) provide an exhaustive list of locations of deficiencies and water penetrations,
(C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or
(D) determine the cosmetic condition of paints, stains, or other surface coatings.
The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

- Prevalent Exterior Cladding:**
- Brick
 - Concrete
 - Stucco/ Stucco Like
 - Siding (Metal or Vinyl)
 - Stone

- Water Stains Damage Small Cracks Large Cracks
- Weep Holes Missing / Blocked Rotted / Exposed Wood
- Previous Repairs Paint Chipping
- Damage to Trim, Siding, Door Penetrations

Condition: Good Average Fair Poor

Comments:

There were cracks in the exterior veneer. Water damaged was visible in some areas. (Top 6 Pictures Below)
The wall penetration for the exterior faucets should be sealed. (5th Left Picture Below)
Areas of water staining at the exterior veneer.
There was siding installed with insufficient clearance to grade.
There was damage to the street numbers at the front of the building. (5th Right Picture Below)

Additional Comments:

Vines were growing on the exterior veneer of the property. Vines can cause damage to stucco, as well as deteriorate the trim, and wall pieces, due to the amount of water they hold. It is recommended that the vines be removed to ensure proper dryness of the wall, as well as to deter pests and insects from entering the property.

Report Identification:



Report Identification:



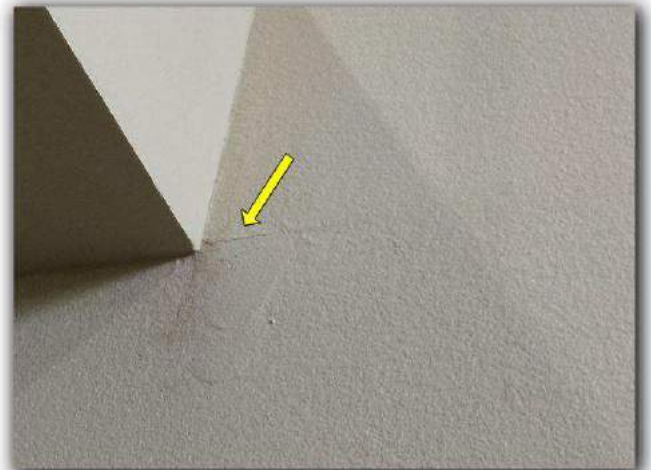
Report Identification:

Interior: Sheet Rock Plaster Wood
 Water Stains Damage Small Cracks Large Cracks
 Separations Small Holes Large Holes

Condition: Good Average Fair Poor

Comments:

There were minor cracks and small holes in the walls in suite 200.
There was evidence of previous water loss at a wall in suite 205.
There were cracks and repaired cracks at the interior walls near window sills in suites 300, 310 and 400.
There are areas of previous water penetration at and near window sills at the northwest corner office of suite 310.
There are areas of previous water penetration at and near window sills at the east wall windows of suite 320.
The wood backing for the cabinet under the kitchen sink has a large hole in it in Suite 108.
The backsplash at the kitchen sink needs to be re-caulked in Suite 108.
There is a hole cut out of the wall in one of the offices in the suite next to the admissions office.
There was wet areas at the cove base and inside the exterior walls in Suite 112 as observed by the infrared camera.(Bottom Pictures Below)
There is joint separation at the balcony wall connection in the first floor main hallway left side. (Top Right Picture Below)
There are nicks and missing paint in various areas.
There were cracks and repaired cracks at the 1st floor hall interior wall.



Report Identification:



H. Ceilings and Floors

Note: Specific Limitations. The inspector is not required to:
(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
(B) provide an exhaustive list of locations of deficiencies and water penetrations;
or
(C) determine the cosmetic condition of paints, stains, or other surface coatings. The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Ceilings

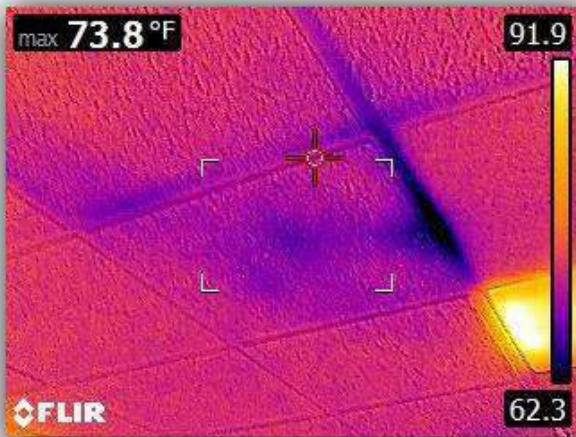
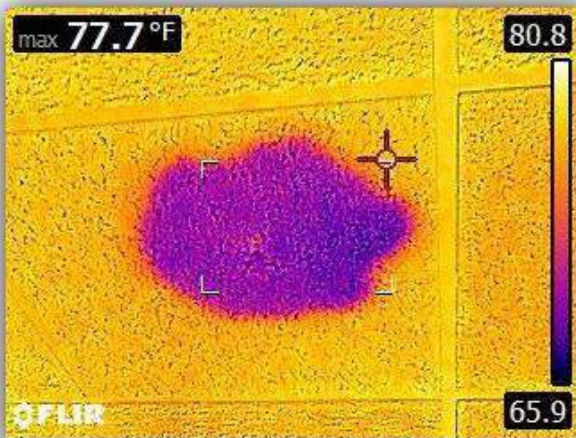
- Water Stains Damage Small Cracks Large Cracks
 Separations Small Holes Large Holes

Condition: Good Average Fair Poor

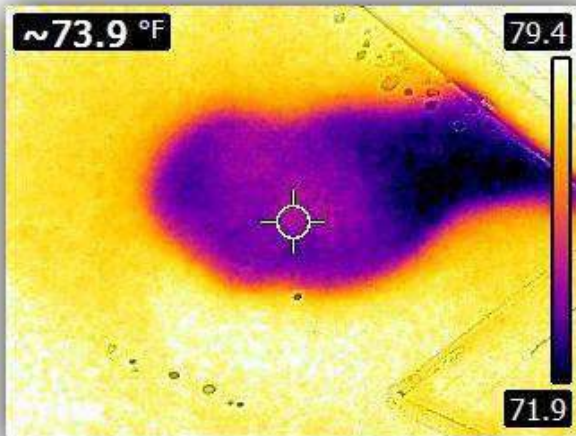
Comments:

Areas of previous water penetration at ceiling tiles in multiple areas of suite 400. (top left picture below)
Various areas of damaged and missing ceiling tiles on floors 3 and 4. (top right picture below)
There are several cracked ceiling tile in Suite 108.(Left Picture Below)
Several ceiling tiles are missing, several are cracked in the Suite between Suite 101 and 102. (Right Picture Below)
Several ceiling tiles show signs of water penetration in the Suite between Suite 101 and 102. (2nd Left Picture Below)
Water stains on the ceiling tiles in the conference room in Suite 110.(2nd right picture below)
One ceiling tile is missing in Suite 110.(3rd left picture below)
There are water stains on the ceiling in the kitchen area in Suite 110.
There are several cracked and broken ceiling tiles in Suite 110.
There are several missing ceiling tiles in Suite 109.
There are water stains on the ceiling in the janitors office. (3rd right picture below)
There is a wet tile in the ceiling in Suite 115 as observed by the infrared camera. (2nd Row Pictures Below)
There was an area of water penetration present at the ceiling of suites 101, 104, 106, and 115.
Water dripping from ceiling in 115.
There were water stains at the ceilings in all of the equipment service rooms.(Top Pictures Below)
There was an area of water penetration present at the ceiling of the 4th floor west stairwell. Water penetration was confirmed with a moisture meter and infrared camera. (2nd pictures and 3rd Row Pictures Below)
There were water stains at the ceilings in all of the equipment service rooms.(4th Row Pictures Below)
There was an area of water penetration present at the ceiling of the 4th floor west stairwell. Water penetration was confirmed with a moisture meter and infrared camera. (5th Row Pictures Below)

Report Identification:



Report Identification:



Report Identification:

Floors

Water Stains Damage Slight Sloping Cracks

Condition: Good Average Fair Poor

Comments:

The toilets were not caulked at the base/floor connection point in the 2nd floor bathrooms.

Grout is cracked and damaged between the tiles in the mens bathroom on floor 4. (top left picture below)

There are several areas of damaged, stained and uplifting carpet in suite 400. (top right picture below)

There were areas of damaged, stained and torn carpet in areas of suite 320.

There are large stains in the carpets in a few of the offices in the Suite between Suite 101 and 102.

There are large stains in the carpets in a few of the offices in the Suite 107.

One toilet was not caulked at the base/floor connection point in the mens restroom on the first floor.



I. **Doors (Interior and Exterior)**

Note: Specific Limitations. The inspector is not required to:
(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
(B) determine the cosmetic condition of paints, stains, or other surface coatings;
or; (C) operate a lock if the key is not available,
(D) provide an exhaustive list of locations of deficiencies and water penetrations.
The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.
We do NOT inspect for Safety Glass or Storm Doors.

Entry Door Type: Wood Wood/Fiberglass Metal
 Glass (Sliding Patio, etc.)

Condition: Good Average Fair Poor

Comments:

The doorknob in Suite 200, office 1 door was loose.
Office 2 door lock was damaged in suite 201 and the latching hardware was missing. (top left picture below)
The suite 204 storage door and knob are damaged. (top right picture below)
The suite 205 office 2 door lock was broken.
Various loose and damaged door knobs on floors 3 and 4.
The break room door binds at the jamb in suite 400.
The lock doesn't work on the door knob to the conference suite in Suite 110.
There are doors that rubs against the carpet in the suite next to the admissions office.
Two doors didn't have doorknobs or striker plates in the suite next to the admissions office.
The door knob is missing off of one door in Suite 109. (2nd Left Picture Below)
One of the office doors didn't latch in Suite 109.
The facing on one of the doors in the service hall is coming off. (2nd Right Picture Below)
The interior office doors in suite 104's large center and rear left offices binds at the jamb.
The interior office door in suite 101 opens by itself when left in a fixed position.
The middle right office door in suite 104 opens by itself when left in a fixed position.
Missing door knob on first floor suite 106 utility room.

Report Identification:



J. Windows

Note: Specific Limitations. The inspector is not required to:
(A) exhaustively inspect insulated windows for evidence of broken seals;
(B) exhaustively inspect glazing for identifying labels; or
(C) identify specific locations of damage.
The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect.

Type: Metal Vinyl Wood

Style: Single pane Double pane insulated Triple pane insulated

Condition: Good Average Fair Poor

Comments:

The interior caulk is cracked at the suite 200 office 2 window.

Dents in the suite 200 office 2 window frame.

There were areas of previous water penetration at the office 3 window sill. (top left picture below)

Rusting noted on exterior window frame in suite 205 office 3. (top right picture below)

The interior caulk is separating and incomplete around the various windows in suite 400. (2nd right picture below)

There are areas of previous water penetration at and near window sills at the northwest corner office of suite 310. (2nd left picture below)

There are areas of previous water penetration at and near window sills at the east wall windows of suite 320.

Damaged window trim in suite 104 rear left office. (3rd Left Picture Below)

There were visibly fogged windows around the perimeter of the structure. (3rd Right Picture Below)

Additional Comments:

Some light bulbs appear to be out or missing and in need of replacement. Due to this, inspector cannot confirm if all fixtures are operating properly.

Report Identification:



Report Identification:

K. Stairways (Interior and Exterior)

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

Condition: Good Average Fair Poor

Comments:

Loose handrails at the 4th floor west stairwell.

The interior center handrails are a type that is not currently allowed for proper gripping.

The upper roof level access stairway tread length does not conform to current standards. (see picture below)



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Note: Specific Limitations. The inspector is not required to:
(A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
(B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
(C) conduct voltage drop calculations;
(D) determine the accuracy of overcurrent device labeling;
(E) remove covers where hazardous as judged by the inspector;
(F) verify the effectiveness of overcurrent devices; or
(G) operate overcurrent devices.
The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

- Service Entrance: Overhead
 Underground
- Main Panel Location: Exterior
 Main Electrical Room
- Main Panel Brand: Cutler - Hammer General Electric
 Square D Siemens
 Federal Pacific *Zinsco/Sylvania*
 Eaton Other
- Main Service Conductors: Copper
 Aluminum
 Undetermined
- Breakers labeled: Yes
 No
 Partially
- System Voltage: 110 / 120
 220 / 240
- Main Disconnect Appears to Be 6 Throws: Yes
 No (Unsafe)
- Main Panel Over Current Protection: Breakers
 Fuses

Report Identification:

Sub-Panel(s) Observed At: Exterior Roof
 Office Suites
 Mechanical Room
 Main Electrical Room

Grounding Connection Observed At: Main Panel
 Grounding Rod
 Cold Water Pipe
 Ufer
 Gas Line
 Unknown

Condition: Good Average Fair Poor

Comments:

One of the upper roof panel covers was disconnected and the other was damaged. (top left picture below)
There are knockouts missing on the dead front cover at one of the upper roof level electrical panels. (top right picture below)
The roof level electrical panels were not completely labeled.
There are knockouts that were damaged or missing on the dead front cover at the lower left roof level electrical panel. (2nd left picture below)
There was not visible anti-oxidants on aluminum conductor terminations within the lower roof level panels.
There is double lugging evident at one of the circuit breakers in the lower left roof level electrical panel. (2nd right picture below)
The lower rear roof level panel dead front cover is missing screws.
There are knockouts missing on the dead front cover in the 4th floor electrical panel labeled Panel A .
The panel dead front covers are missing screws on the 4th floor in panels 3 and 4. Three screws that hold the electrical panel cover on are missing in the Suite between Suite 101 and 102.
The electrical panel is not labeled in the Suite between Suite 101 and 102.
There was not a main disconnect present at the service panel. in Suite 100.
Corrosion at main service conductor connections in suite 106. (3rd Left Picture Below)
There is double lugging evident at a circuit breaker in the electrical room left panel. The electrical room left panel dead front covers are missing screws.
There was double lugging present at the neutral bar in the electrical room left panel.
There is double lugging evident at a circuit breaker in the electrical room right panel. (3rd right picture below)
The panel dead front cover is missing screws in the electrical room right panel. There was double lugging present at the neutral bar in the electrical room right panel.
There is double lugging evident at a circuit breaker in the 2nd floor building services right electrical panel.
The 2nd floor building serves left panel dead front cover is missing screws.
There is double lugging evident at the circuit breakers in the 2nd floor building services right electrical panel.
The 3rd floor building services right panel dead front cover is missing screws.
There is double lugging evident at the circuit breakers in the 3rd floor building services right electrical panel.

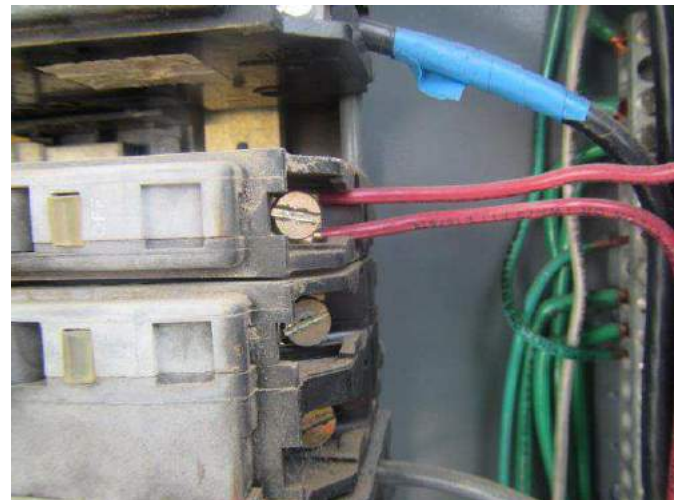
Report Identification:

There is double lugging evident at a circuit breaker in the 3rd floor building services left panel electrical panel.
There was double lugging present at the neutral bar in the 3rd floor building services left panel.

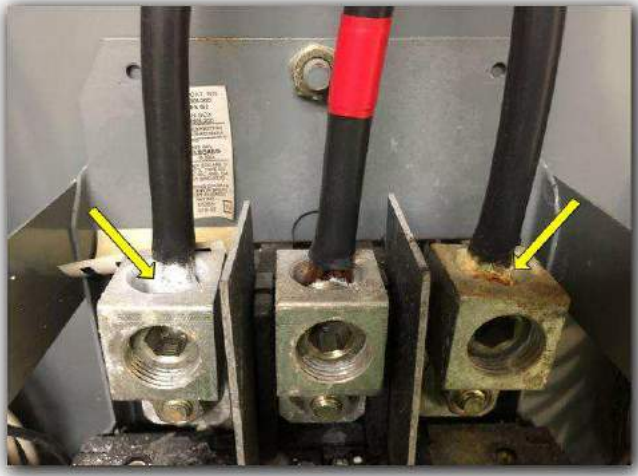
Additional Comments:

The main neutral wire was not taped white in the roof level panels.

It is highly recommended that the panel be fully evaluated by a licensed Electrician.



Report Identification:



B. Branch Circuits, Connected Devices and Fixtures

Note: Specific Limitations. The inspector is not required to:
(A) inspect low voltage wiring;
(B) disassemble mechanical appliances;
(C) verify the effectiveness of smoke alarms;
(D) verify interconnectivity of smoke alarms;
(E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
(F) verify that smoke alarms are suitable for the hearing-impaired;
(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.
The inspector will report as in need of repair the lack of ground fault circuit protection where required.
**Properties built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

Branch circuit wiring:

- Copper
- Aluminum
- Undetermined

Branch circuit wiring is: Grounded 3 wire

- Ungrounded 2 wire

GFCI protection at:

Kitchen: Present Missing Not Tripping

Bathrooms: Present Missing Not Tripping

Exterior outlets (below 5'6"):

- Present Missing Not Tripping
- N/A

Condition: Good Average Fair Poor

Comments:

Some lights did not respond to testing.
The dead front cover was not present at the upper roof level exterior condensing unit disconnect for Unit 7, 10 or 13. (top left picture below)
In-use weather proof covers were not present at all exterior outlets. (2nd left picture below)
The upper roof level GFCI outlet was loose and not mounted in place. (top right picture below)
There is an electrical junction box in the Unit 115 drop ceiling that does not have a cover. (2nd right picture below)
Hand held tester had open ground readings in Suite 200 office 3 and 4.

Report Identification:

Various loose outlets in the suite 201 lobby.
Missing outlet cover present in the suite 205 lobby.
Not all TREC required areas were GFCI protected. The outlets in the bathrooms on floors 3 and 4 as well as the break rooms in suites 310, 320, 330 and 400 were not protected .
There were several damaged and missing outlet covers in various areas of the 3rd and 4th floor suites. (4th left picture below)
There were damaged outlets in suite 320.
Various loose outlets in the 3rd and 4th floor.
Some lights did not respond to testing in suite 400.
There are visible electrical junction boxes in suite 400 that do not have covers. (4th right picture below)
Hand held tester had reversed polarization reading at the mid wall outlet in the breakroom of suite 310. (5th left picture below)
Various loose outlets in Suite 108.
The outlet at the sink in the kitchen is not GFCI protected in Suite 108.
The outlet at the sink in the kitchen is not GFCI protected in the Suite between Suite 101 and 102.
I could not find a light switch for the hall light in the Suite between Suite 101 and 102.
Various loose outlets in Suite 110.
There is a broken outlet in one of the offices in Suite 110.
Two outlets in the conference room had no power in Suite 110
The outlet at the sink in the kitchen is not GFCI protected in Suite 110..
There is one loose outlet in the wall in Suite 107.
There are loose outlets in the wall in the suite next to the admissions office.
I could not find the light switch for the hall in Suite 109.
The ceiling fluorescent light cover is missing in the storage room in Suite 109.
The outlet at the sink in the kitchen is not GFCI protected in Suite 109.
One outlet in one office is implied ground (open ground) in Suite 107.
One floor outlet needs a cover in Suite 112.(5th Right Picture Below)
The outlet at the sink in the kitchen is not GFCI protected in Suite 107.
One outlet in one office needs a cover in Suite 107.
The outlet in the women's restroom on the first floor, was not GFCI protected.
Not all TREC required areas were GFCI protected.
No GFCI's in the first floor breakrooms except suite 115 and 107.
Light fixture flickering in first floor suite 106 utility room.
Missing outlet cover in first floor main hallway right side by stairwell.
Damaged outlet in 1st floor hallway by coke machine.
There was an open junction box in the drop ceiling at the 1st floor mechanical room.
There are visible electrical junction boxes in the main electrical room, 4th floor building services room, 3rd floor building services rooms, and the fire suppression room that do not have covers or the covers are not properly installed. (6th left picture below)
Conduit has slipped and wiring is exposed at the front of the building. (7th right picture below)
Conduit has slipped and is damaged near the power pole near the back fence line.
Wiring is exposed. (7th left picture below)
The exterior soffit and parking lot lights are not in working order. Duct tape has been used to cover the soffit light fixtures. (6th right picture below)
There were damaged outlets at the 1st floor common area.
Missing outlet covers present in the 1st floor common area.

Report Identification:

Additional Comments:

There was rust at various upper roof level exterior condensing unit disconnects.

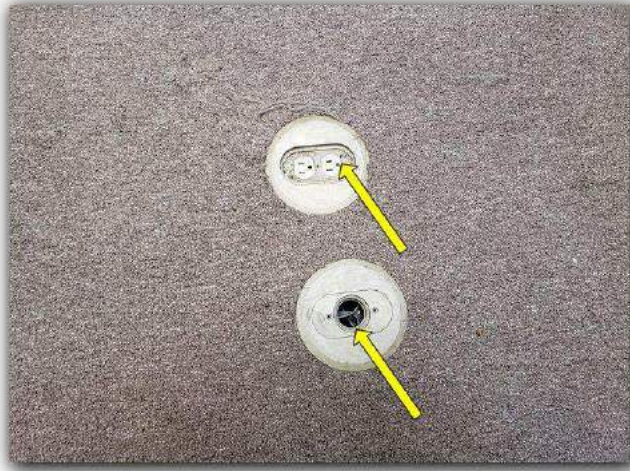
The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.

Recessed luminaries/light fixtures can pose a possible fire hazard if they are not I-C rated and specifically designed for installation in an insulated ceiling. Further evaluation is recommended.

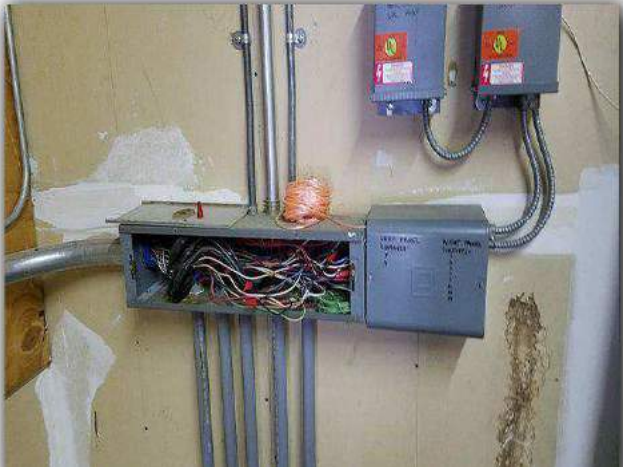
It is recommended that the branch circuits be fully evaluated by a Licensed Electrician.



Report Identification:



Report Identification:



Report Identification:

C. Elevators / Escalators

Condition: Good Average Fair Poor

Comments:

1st floor hydraulic elevator unit was leaking fluid at the time of inspection. (Pictures Below)

Additional Comments:

Responded to testing.

Elevator tested for functionality only. If you have concerns about the elevator systems a professional elevator service company should be consulted.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Note: Specific Limitations.

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. **Recommend annual cleaning and service by licensed HVAC technician.** The inspector will describe the type of heating system and its energy sources and inspect each unit.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Type and Energy Source: Gas
 Electric
 Propane

Units: Central (1)
 Zoned 49 Units

Type: Forced Air Gas Fired Electric Heat Pump

Furnace is: Fully accessible Partially accessible Not accessible

Location: Closets Drop Ceiling Roof

Manufacture dates per unit label are

1983
1984
1995
2002
2003
2004 X 3
2005 X 7
2006 X 2
2007
2015 X 6
2016 X 5
Undetermined X 21

Report Identification:

Condition: Good Average Fair Poor

Comments:

The temperature differentials indicate a problem with the suite 201, 202 and 204 heating systems or system ducting. This system should be inspected and repaired by a licensed H.V.A.C. professional.

The thermostat marked RTU-1 in suite 400 did not respond in heat mode.

The temperature differentials indicate a problem with the heating system or system ducting in both thermostats in suite 310, Northeast suite 320 and Southeast suite 320.

The heating on one side in Suite 109 is 75 degrees and not heating properly.

Half the vent registers in Suite 100 was 75 degrees and not heating properly.

One office in the conference room was 75 degrees and not heating properly.

One office and the kitchen in the Suite between 101 and 102 was not heating properly.

The atrium was not heating properly.

The temperature differentials indicate a problem with the suite 115 heating system or system ducting. This system should be inspected and repaired by a licensed H.V.A.C. professional.

Additional Comments:

The electric heating units located in the drop ceiling areas were not observed.

Various roof unit labels were faded and could not be read.

There was rust at the roof level gas supply piping to the furnaces.

The expected life span (on average) of gas-fired heaters is about 18 years. Take this into consideration when noting the manufacture date listed above for the unit at this property. Further evaluation and cleaning is recommended to verify that the heat exchanger is not cracked or rusted through. If not damaged, the H.V.A.C. technician should furnish a receipt and a statement as to the condition of the heat exchanger.

The expected life span (on average) of electric heaters is about 15-20 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.

It is recommended that a licensed HVAC technician further evaluate the heating equipment and make all necessary repairs/replacements.

B. Cooling Equipment

Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. **Recommend annual cleaning and service by licensed HVAC technician.** The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit.

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory.

The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

Approximate Outdoor Temperature During the Inspection:

- 30s or below 40s 50s 60s
 70s 80s 90s 100 or Above

Cooling Equipment was not operated due to the ambient temperature being below 60°F.

Type: Forced Air Electronic Compressed Refrigerant

Units: Central (1)
 Zoned 49 Units

Evaporative Coil

The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The "indoor" coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

Manufacture dates per unit labels are

1983
1984
1995
2002
2003
2004 X 3
2005 X 7
2006 X 2
2007
2015 X 6
2016 X 5
Undetermined X 21

The evaporator coil units located in the drop ceiling areas were not observed. Various roof unit labels were faded and could not be read.

The expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed above for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will 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 equipment is virtually impossible.

Condensing Unit

Manufacture dates per unit labels are

- 1984
- 1995
- 2002
- 2003
- 2004 X 3
- 2005 X 7
- 2006 X 4
- 2007
- 2010
- 2014 X 3
- 2015 X 6
- 2016 X 3
- 2017
- Undetermined X 16

The expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.

Condition: **Good** **Average** **Fair** **Poor**

Comments:

The thermostat in the breakroom in suite 400 had no power and did not respond when tested.

The temperature differentials indicate a problem with the cooling system or system ducting in both thermostats in suites 310, 320 and 330.

The temperature differentials indicate a problem with the unit suite 200, 201, 202, 204 & 205 cooling systems or system ducting. This system should be inspected and repaired by a licensed H.V.A.C. professional.

The kitchen and one office didn't have any air coming out of the vent registers in Suite 110.

The temperature differentials indicate a problem with the suite 108 and 115 cooling systems or system ducting. This system should be inspected and repaired by a licensed H.V.A.C. professional.

Several vent registers were not working in the Suite between Suite 101 and 102.

Only the fan worked for the cooling system in Suite 106.

The temperature differentials indicate a problem with the suite 105 cooling system or system ducting. This system should be inspected and repaired by a licensed H.V.A.C. professional.

No drain lines present on HVAC unit in first floor elevator room. (4th Left Picture Below)

Open air handler at the 3rd floor unit at the time of inspection. (4th right picture below)

The condensing coils on various air conditioning compressors need to be cleaned. (2nd row pictures below)

Insulation is damaged and separating or missing on the large Freon suction line at various air conditioning compressors. (top row pictures below)

The condensing coils fins on various air conditioning compressors are damaged. (3rd row pictures below)

Report Identification:

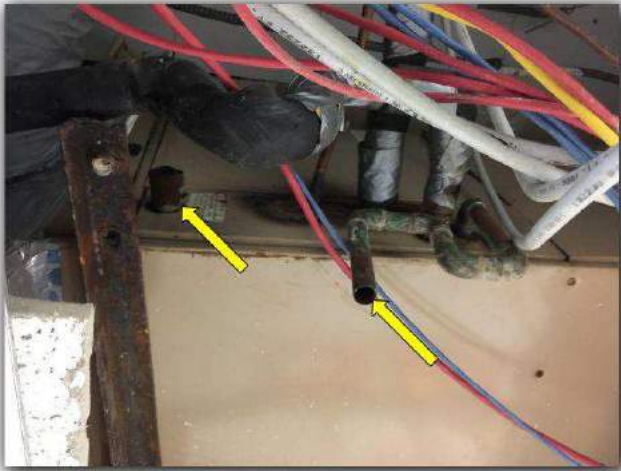
Additional Comments:

Various roof unit labels were faded and could not be read.

It is recommended that a licensed HVAC technician further evaluate the cooling equipment and make all necessary repairs/replacements.



Report Identification:



C. Ducts, Systems, Chases and Vents

Note: Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. **Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.**

Filter(s) – Type:

- Disposable
- Permanent Washable
- Electronic

Clean:

- Yes
- No (Change or Clean Monthly)

Filter Location:

- At Unit(s) on Roof At Unit(s) in Closet
- Ceilings Unknown

Filter sizes: 12X24X1

- 14X20X2
- 14X25X2
- 16X16X2
- 16X20X2
- 16X25X2
- 20X20X1
- 20X25X2
- 24X24X2

Ducts & Vents – Location: Drop Ceiling

Condition: Good Average Fair Poor

Comments:

At the time of inspection the unit 10 and unit 18 filters were dirty. (top pictures below)
There were disconnected ducts in the drop ceiling spaces. (2nd row pictures below)
There were disconnected ducts and registers missing at the ceiling in suite 305. (4th right picture below)
There were missing registers at the ceiling in suite 310. (4th left picture below)
One vent register is setting on the floor in the reception area and not installed in the Suite between Suite 101 and 102.
There are several damaged vent registers in the Suite between Suite 101 and 102.
Several vent registers are broken in Suite 110.
There is one missing vent register in the suite next to the admissions office.
There is duct work hanging down from the ceiling in one of the offices in Suite 112.
One office is missing a vent register in Suite 112.
Duct disconnected from first floor HVAC unit.

Report Identification:

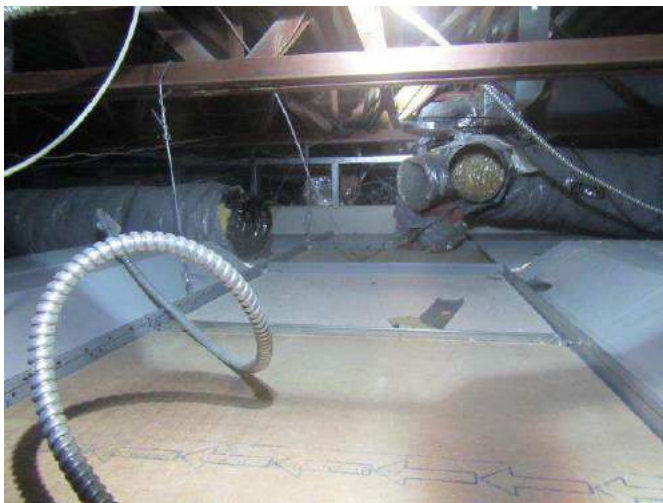
There was an excessive temperature difference at some registers when ducts were in use. It is recommended that an HVAC technician further evaluate this temperature difference.

Additional Comments:

Air filters are recommended to be changed monthly for 1" filters and every 3-6 months for 4" filters.

Various filter compartments at roof level HVAC units were mastic sealed or taped in place. These filters were not observed. (3rd row pictures below)

It is recommended that a licensed HVAC technician further evaluate the ducting and vents, and make all necessary repairs/replacements.



Report Identification:



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Note: Specific Limitations. The inspector cannot operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect the quality or the volume of the water; determine the potability of any water system; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; determine the effectiveness of anti-siphon devices, operate free standing appliances; inspect the inaccessible gas supply systems for leaks, inspect for the presence or performance of private sewage disposal systems.

Location of Water Meter: Curb
 Alley
 Other
 Undetermined

Location of Main Water Supply Valve: Undetermined

Static Water Pressure Reading – 100 PSI
(It should be noted that pressure can sometimes fluctuate throughout the day.)

Prevalent Waste Piping – Cast Iron

Prevalent Drain Piping at Sinks - PVC and Galvanized Steel

Condition: Good Average Fair Poor

Report Identification:

Exterior Faucets:

Missing handle at the rear exterior fixture. (Picture Below)

For safety reasons, an anti-siphon valve should be added to the left side exterior faucets to prevent cross contamination of the water supply.

The exterior faucet drips constantly when turned off.



Report Identification:

Kitchen Sink:

The hot water faucet handle leaked in the breakroom of suite 400.

The sink is loose at the cabinet in the break room of suite 310.

The shut off valve handles are damaged and missing at the break room sink in suite 310. (left picture below)

The break room sink faucet was loose.

There is a leak from the drain piping at the sink in suite 320. (right picture below)

The knob for the cold water supply line to the kitchen sink is missing in Suite 110.

Accordion piping was present at the kitchen sink. Drainage piping should be smooth walled in the suite next to the admissions office.

Accordion piping was present at the sink. Drainage piping should be smooth walled in Suite 107(2nd Left Picture Below).

Accordion piping was present at the suite 102 breakroom sink. Drainage piping should be smooth walled. (Left Picture Below)

There were temporary repairs observed. There were rubber transition coupler/boots at drain lines within suites 102 and 107. This should be considered a temporary fix. (2nd Right Picture Below)

The sink in suite 115 drains slowly and should be checked for possible blockage.

Sink in suite 103 is disabled.



Report Identification:

Bathroom Sinks:

The 2nd floor men's room sink fixture is loose.

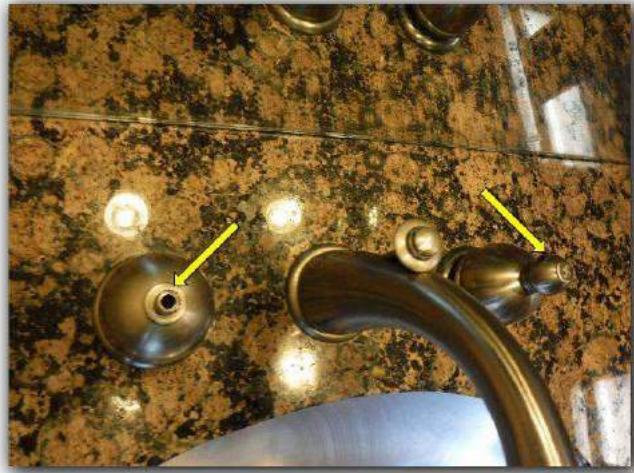
The 2nd floor woman's room sink does not drain.

The suite 205 sink did not respond to testing.

Sink faucet handles were missing at the left sink in the 4th floor men's bathroom.

(picture below)

The right sink in the 4th floor women's bathroom drains slowly and should be checked for possible blockage.



Gas Supply System Comments:

Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber. All gas lines within the structure and/or buried under ground were not inspected for condition and/or possible leakage. Only readily accessible gas line connections at the individual mechanical equipment are inspected for possible gas leakage. A Combustible Gas Leak Detector was used to check possible gas leaks at connections to any gas ranges, gas water heaters and gas central furnaces that might be present at the time of the inspection. If any concerns exist about possible gas line failure and/or deficiencies, it is recommended that the complete gas system be evaluated by the local controlling gas supplier and/or a licensed plumber. The gas utility company routinely performs gas leak tests as a part of establishing service.

Gas Supply Systems Present: Yes No

Prevalent Gas Supply Piping: Black Iron CSST

Areas of Rusting/Damage Present: Yes No

Obstructed Gas Lines Present that could not be observed / inspected:

Yes No

Report Identification:

Comments:

There was rust at the upper roof level valve handle. (top left picture below)
There was excessive rust at some roof level gas lines. (top right picture below)
The water pressure to the home was 100 PSI at time of inspection. Normal pressure is below 80 PSI. A pressure reducing valve should be installed by a licensed plumber to avoid damage.

Additional Comments:

It is recommended that a licensed plumber further evaluate the water supply system, fixtures, and drainage system, and make all necessary repairs/replacements.



B. Drains, Wastes and Vents

Note: Specific Limitations. The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, Visible areas ONLY.

Comments:

See above comments.

C. Water Heating Equipment

Note: Specific Limitations. The inspector is not required to:
(A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
(B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or (C) determine the efficiency or adequacy of the unit.
FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.
*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Type and Energy Source: Gas Electric Other

Tank size: 20 30 40 50 65 80 Tankless

Location: Garage Attic Closet Exterior

T & P Valve: Operated Not operated because would cause leaks, or is not safe.

T & P Material: Copper CPVC Galvanized Steel Other

T & P Terminates within 6 inches from ground: Yes No
 Not Observed / Visible

T & P Gravity Drains: Yes No Not Present

Manufacture date per unit labels are 2004 X2.
2007
2014

Condition: Good Average Fair Poor

Comments:

Responded to testing.

Additional Comments:

Hot water is tested at the fixtures to determine presence only. The hot water is not run for an extended period of time.
Expansion tanks and recirculating pumps are not inspected.
The inspector did not operate the Temperature and Pressure Relief (TPR) Valve due to one or more of the following issues: the apparent age of the valve, concerns about the "actual" path or termination point of the drain line, improper installation of the Temperature and Pressure Relief (TPR) Valve, inappropriate drain line materials and/or the possibility of the valve not reseating.

The expected life span of electric water heaters (on average) is about 11 years. Take this into consideration when noting the manufacture date listed above for the unit at this property.

V. APPLIANCES

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

A. Dishwashers

Back flow prevention: Visible Not visible

Runs through cycle: Yes No

Evidence of leaks: Yes No

Comments:

The suite 320 and 400 dishwasher drain lines terminate at the drain piping and needs backflow prevention. A check valve could be installed on the drain line. The dishwasher drain line terminates at the garbage disposal, and needs backflow prevention. A check valve could be installed on the drain line in suite 115.

Additional Comments:

Responded to testing.

VI. ADDITIONAL SYSTEMS

A. Life Safety / Fire Protection

Note: Specific Limitations. The inspector is not required to test life safety and fire protection equipment. Inspector will only comment on the presence and type of life safety / fire protection equipment.

Exit Signs: Yes No Not Observed

Smoke Detectors: Yes No Not Observed

Fire Suppression Sprinkler System: Yes No Not Observed

Fire Extinguishers: Yes No Not Observed

Carbon Monoxide Detectors: Yes No Not Observed
(If gas appliances are present, it is suggested that a carbon monoxide detector be installed.)

Emergency Lighting: Yes No Not Observed

Comments:

The fire hose was missing at floors 3 and 4 at the fire extinguisher panels near the east and west stairwells. (left picture below)

There were fire extinguishers in suites 400 and 310 that were outdated and need to be serviced. The last service noted was in 2013 on several fire extinguishers. (right picture below)

There were areas of extensive rusting, and corrosion present at the cast iron piping at the fire suppression system. It is highly recommended that a licensed plumber further evaluate these areas and make all necessary repairs/replacements.

Active leak was observed at the cast iron piping at the fire suppression system. (2nd and 3rd Pictures Below)



Report Identification:



B. Landscape Irrigation (Sprinkler) Systems

Note: Specific Limitations. TREC Limitations. The inspector is not required to inspect the automatic function of the timer or control box; the rain sensor; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

The inspector will operate all zones or stations on the system in the manual mode.

Control Panel located in: Garage Utility Room Outside

Full yard coverage: Yes No Not Able to Test

All heads working: Yes No Not Able to Test

Rain Sensor Observed: Yes No Not Able to Test

Comments:

There was a damaged sprinkler head in zone 1.(Top Left Picture Below)

There were sprinkler heads that pooled water when tested in zone 5. (Bottom Picture Below)

Water pressure was low at various heads in zone 6. (Top Right Picture Below)

Additional Comments:

The sprinklers spray the sidewalk, driveway, road, house, and fence and should be redirected or another head installed.

Several heads need adjusting to provide a more efficient use of the watering system. Sprinklers around the perimeter of the building spray water up, instead of over the grass at a lower level. This condition will allow more water to evaporate.

It is recommended that a qualified sprinkler technician further evaluate the lawn sprinklers and make all necessary repairs/replacements.

Report Identification:



Report Identification:

Miscellaneous:

The fence is in need of repair. (top left picture below)

There was previous water damage at the suite 201 and 205 sinks.

There was previous water damage under the sinks in Suites 400, 300, 310 and 330.

There were 2 rooms in suite 400 that were inaccessible at time of inspection. Supply room and office supply room were locked with no access.

There were areas of possible wood destroying insect activity within the main electrical room and fire suppression room. It is recommended that a treatment be performed. (2nd and 3rd Row Pictures Below)



Report Identification:



Refrigerators Are Not Inspected.

Expansion tanks and recirculating pumps are not inspected.

Water filtration or softening systems are not inspected.

Instant hot water dispensers are not inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

Full integrity of the heat exchanger requires dismantling of the heat exchanger and is beyond the scope of a visual inspection. Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.

Tub and sink overflows, and extermination points were not inspected.

IMPORTANT AGREEMENTS AND LIMITATIONS

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not inspect for compliance with the ADA (Americans with Disability Act) or TAS (Texas Accessibility Standards).

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

PLEASE NOTE: Green Works does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

For more information visit us at www.greenworksinspections.com

Thank you for using Green Works Inspections!