



08/16/2006

Re: 9601 N. Black Canyon Hwy, Phoenix, AZ 85021-2702

Dear

At your request, a visual inspection of the above referenced property was conducted on 08/14/2006 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the commercial structure was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction.

Please note that the following comments are arranged not in order of importance, but rather in the order in which they appear in the inspector's report. .

SECTION A:

The following items are building deficiencies or safety concerns that require further evaluation and or repair. We always recommend using licensed contractors.

FOUNDATION - STRUCTURE - EXTERIOR

EXTERIOR WALLS:

Evidence of Cracking:

1. Vertical settling cracks are seen at juncture points of some walls of west wall next to sign and north west corner.

Recommend patch/repair to prevent further cracking.

ROOFING SYSTEM

Overall Condition:

2. At Several areas of upper and lower roof, bubbles and water ponding noted at east and north side of roof areas.

A licensed roofing contractor should be called in to make further evaluation and repairs as needed.

PLUMBING SYSTEM

PLUMBING FIXTURES: Total of Four (4) Bathrooms

Toilets:

3. West Hall Women's bath room, Handicapped toilet was drained. Not operation.

Noted odor at drain. Further evaluation and repair as required by a licensed plumbing contractor is recommended.

ELECTRICAL

BRANCH CIRCUIT WIRING:

Areas of Concern:

4. Cut wires and missing junction box cover noted at north side of roof A/C units.

While this appears to be old wiring and does not appear to be in use, we recommend reviewing with seller for the history of electrical and repair if needed



OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition:

5. Exposed wires at a few electrical outlets at south room next to board room.
Recommend installing outlet plates to cover exposed wires. Safety concern.

Switches: Overall Condition:

6. At north center room and north east rooms there are no wall switches for ceiling lights.
Lights switches for these two rooms are at the hallway.
Recommend installing room wall switches as required.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

7. No GFCI'S installed at kitchen; east men's bathroom, and board room next to sink.
Installation of these protective electrical safety devices is recommended.

SMOKE ALARMS/FIRE SPRINKLER SYSTEM:

8. No Fire Sprinkler System or Smoke Alarms are installed.
Installation of fire safety devices is recommended. Safety concern.

AIR CONDITIONING & HEATING SYSTEMS

Units #1 and #2 are for

Front bank room.

Overall Condition:

9. South unit condensate drain line was loose at the unit and draining on top of roof.
Further evaluation and recommendation for repair is needed by a licensed air conditioning contractor.

Unit #3 marked "D"

Unit #4 marked "G" servicing NW and SW rooms.

Overall Condition:

10. Total of five, 4 ton units
2002 model year dated units

a: Unit #3, marked "D " at north west rooms failed to respond where operated in the cooling mode.

b: Unit #4 marked "G" at south room thermostat failed to respond to controls when tested.
Further evaluation is needed by a licensed air conditioning contractor, repair as needed.

Unit B.

Overall Condition:

11. Two 3 ton units.

1988 dated units, 18 years old. Units are at end of normal life. (Average life is 15 years)

Condensate leak noted all around the unit on top of roof.

Further evaluation is needed by a licensed air conditioning contractor. You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

INTERIOR AREAS

CEILINGS:

12. Noted that a number of acoustic ceiling tiles are out of place, missing or stained throughout the building.



Recommend replacing all missing and damage ceiling tiles.
Note: Missing tiles are a source treated air loss.

SECTION B:

The following items are building deficiencies that should be repaired but do not effect the safety or habitability of the commercial structure.

FOUNDATION - STRUCTURE - EXTERIOR

GRADING & LANDSCAPE:

Landscape:

1. At west yard noted a number of ground areas that show signs of erosion.
Recommend fill and monitor.

DOORS:

Rear Entry Doors:

2. West door on south wall is not self latching. Adjustment is recommended.

TRIM:

3. Paint is deterioration observed at Wood trim boards at the north side of the building.
Recommend paint to prevent further deterioration and possible damage to wood surface.
Maintenance type repair.

PARKING AREAS:

Condition:

4. Some expansion cracking is present. Damaged/hole noted at center parking lot.
Appearance of parking area would be improved by seal-coating.
Recommend repair/patch to prevent further cracking and deterioration.

STORAGE ROOM

5.

- a: Missing section of ceiling panels/tiles at east storage room with exposed insulation.
- b: Moisture stain at wall and ceiling at west wall through the opening/wall hole.No active leak noted.

ROOFING SYSTEM

GUTTERS & DOWNSPOUTS:

Type and Condition:

6. Roof drains are full of debris at the north side of structure.
Draining is restricted due to debris and should be cleaned. Typical maintenance repair.

ROOF MOUNTED EQUIPMENT:

Utility Vents:

7. Missing vent/Rain Cap at south west roof. Recommend replacing to prevent roof leaks.

AIR CONDITIONING & HEATING SYSTEMS

Unit #3 marked "D"

Unit #4 marked "G" servicing NW and SW rooms.

Return and Filter

8. Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.



Unit B.

Return and Filter

9. Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.

Unit C.

Return and Filter

10. Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.

SPRINKLER SYSTEM

VISIBLE SUPPLY LINES:

Minor Leaks?

11. Line Leaks observed at north west corner of building. Repair recommended.

SECTION C:

The following are either notes for your general information or items that should be reviewed with the seller for more information prior to closing.

ROOFING SYSTEM

ATTIC:

Evidence of Leaks:

1.

-Ceiling stains noted at west hall area by the men and women's bathroom.

These stains appear to be Air Conditioning related.

Observed signs of past duct repairs at these same areas.

-Stain noted at ceiling area at the area at south room, next to board room.

This stain appears to be caused by roof drain.

All of these above noted stains appear to have been caused by conditions that have since been repaired by the seller.

No active leak was present at the time of the inspection.

Recommend reviewing history of past repairs with seller prior to close.

PLUMBING SYSTEM

GENERAL COMMENTS:

2. At west exterior of the building noted three main water meters.

Unable to determine which meter belonged to this operation and the purpose of having all three meters.

Recommend reviewing water meter setup with seller and or utility company prior to close.

We request that in addition to reviewing this report summary of your home inspection, that you also read the inspection report in its entirety since it contains the complete review of the house along with any pictures taken. The sole purpose of this report summary is to help you easily identify areas that need further review or recommended repair. If you have any questions regarding the inspection report please contact us at 480-970-5446, or our toll free number 888-677-3287, or by e-mail: homespecaz@qwest.net

Thank you for selecting HomeSpec Inspection Services to do your pre-purchase home inspection. Again, if you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



HomeSpec Inspection Services

Nori Shirvanian, Lead Inspector AZ Certification # 38976

480-970-5446/Toll Free Phone: 888-677-3287

Attachments - Complete Inspection Report



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SECTION/COLOR LEGEND:

Section A (Red report items): Denote conditions that are either safety related and/or need professional evaluation and repair by a licensed trade professional.

Section B (Green report items): Denote conditions that are primarily maintenance-type or monitoring issues that do NOT require professional repair or evaluation, and do NOT affect safety.

Section C (Blue report items): Denote conditions that we suggest further review with the seller and/or areas of the home we were not able to access at time of inspection.

FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

GENERAL COMMENTS:

Structure observed in good condition with no evidence of any structural damage.

Foundation observed in good condition.

See exterior wall comments.

FOUNDATIONS:

Spread footings. Floor is a concrete slab. Observed in good condition.

Evidence of

Settlement:

None noted.

Crawl Space:

N/A.

GRADING & LANDSCAPE:

Grading:

Flat Site. Good condition.

Landscape:

Good condition with the exception of:

At west yard noted a number of ground areas that show signs of erosion. Recommend fill and monitor.



Holes at west side

EXTERIOR WALLS:

Predominant materials:

Masonry.

Overall Condition:

Good.

Evidence of Cracking:



Cracks at masonry wall

Vertical settling cracks are seen at juncture points of some walls of west wall next to sign and NW corner. Recommend patch/repair to prevent further cracking.

WINDOWS:

Predominant Type:

Fixed glass.

Overall Condition:

Good.

Type and Condition of Sills/Lintels:

Masonry. Good overall condition.

DOORS:

Front Entry Doors: Good condition. Tested Operable.

Rear Entry Doors: Good condition, tested operable with the exception of:

West door on south wall is not self latching. Adjustment is recommended.

Overhead/Sliding

Doors: Good condition.

TRIM:

Paint is deterioration observed at Wood trim boards at the north side of the building.

Recommend paint to prevent further deterioration and possible damage to wood surface. Maintenance type repair.

PARKING AREAS:

Surfacing Material: Asphalt.

Condition:



Damaged and cracks

Some expansion cracking is present. Damaged/hole noted at center parking lot.
Appearance of parking area would be improved by seal-coating.

Recommend repair/patch to prevent further cracking and deterioration.

FENCING/STAIRS:

Fencing: N/A.

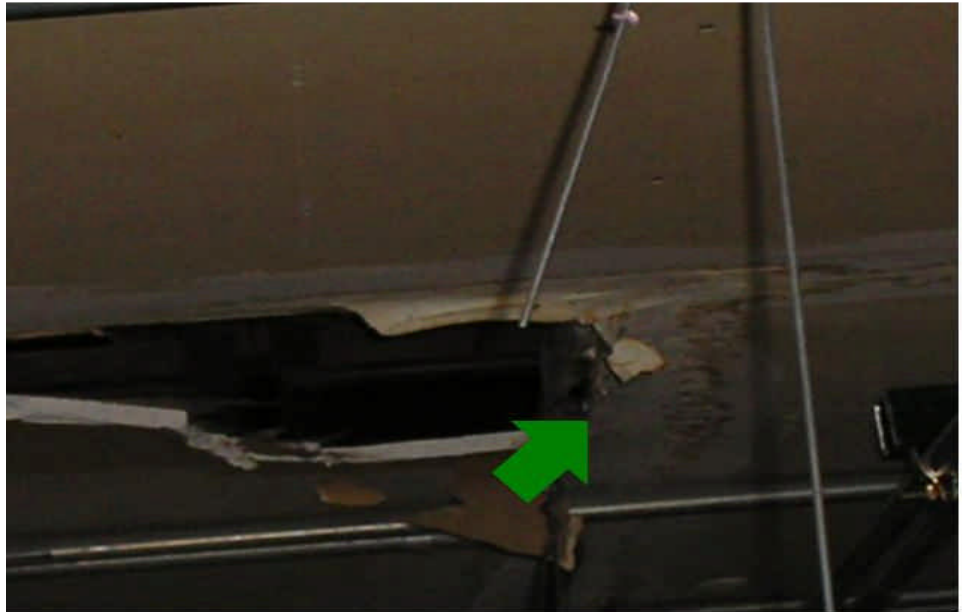
Stairs: N/A.

FRONT ENTRY:



Front entry at time of inspection
Good condition.

STORAGE ROOM



Misture stain and Missing ceiling panel

a: Missing section of ceiling panels/tiles at east storage room with

exposed insulation.

b: Moisture stain at wall and ceiling at west wall through the opening/wall hole.No active leak noted.

Approximate Year of Construction:

1970'S.

Additions:

2002.

ROOFING SYSTEM

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

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FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

GENERAL COMMENTS:

Type:	Foam roof.
Roof Access:	Flat roof with low pitch to scuppers.
Roof Covering:	Inspectors Walked on all roof surface areas to view roof. Foam type.

Overall Condition:



Water ponding and foam bubbles

Overall in good condition with the following noted exceptions:

Several areas of upper and lower roof, bubbles and water ponding noted at east and north side of roof.

A licensed roofing contractor should be called in to make further evaluation and repairs as needed.

VALLEYS/FLASHING:

Valleys: None present.
Flashing: Good condition.

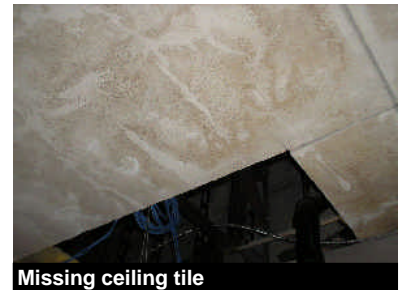
OVERHANGS/ROOF EDGE:

Type: Stucco.
Condition: Good condition.

ATTIC:

Accessible for inspection?

No attic hatch provided/no attic present. Viewing at the underside of the roof was done by lifting ceiling panels at various building areas.
Note: Not every area under the roof could be observed.



Missing ceiling tile

Evidence of Leaks:

Ceiling stains noted at west hall area by the men and women's bathroom. These stains appear to be Air Conditioning related. Observed signs of past duct repairs at these same areas. Stain noted at ceiling area at the area at south room, next to board room. This stain appears to be caused by roof drain. All of these above noted items appear to have been caused by conditions that have since been repaired by the seller. No active leak was present at the time of the inspection. Recommend reviewing history of past repairs with seller prior to close.



Stained Ceiling/past repairs

INSULATION:

Predominant Type and Estimated R-Value:

4-5 inch Fiberglass batts: R-13.
Observed in good condition.

VENTILATION:

Soffit vents in good condition.

GUTTERS & DOWNSPOUTS:

Type and Condition:



Plugged drain line

Steel.

**Roof drains are full of debris at the north side of structure.
Draining is restricted due to debris and should be cleaned. Typical**

maintenance repair.

ROOF MOUNTED EQUIPMENT:

Utility Vents:

Vent fans and Air Conditioning units.
Metal type. Observed in good condition with the following noted exception:

**Missing vent/Rain Cap at south west roof.
Recommend replacing to prevent roof leaks.**



RECENT WEATHER CONDITIONS HAVE BEEN:

Overcast and damp. Ground was dry.

PLUMBING SYSTEM

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

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FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

GENERAL COMMENTS:

At west exterior of the building noted three main water meters. Unable to determine which meter belonged to this operation and the purpose of having all three meters. Recommend reviewing water meter setup with seller and or utility company prior to close.

WATER SOURCE:

Municipal service.

Supply Pressure in

PSI:

55 PSI.
(normal range is 45 - 80 PSI)

Main Water Shut Off

Valve Location:

Front of building at west side under the green valve box. Not Tested.

INTERIOR SUPPLY LINES:

Predominant Type: Copper.

Flow: Good.

Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

Sewer.

Interior Waste Lines:

Predominant Type: PVC.

Drainage: Good.

Evidence of past or present leaks? None.

Venting: Good condition.

HOT WATER SOURCE:

Primary Water Heater

Type: Electric.

Size in Gallons: 30 gallons.
Year of Manufacture: 2004 model year, 2 years old
(Industry average life is 7 years)

Equipment

Condition: Good condition.Shut off tested operable. Hot water supplied at time of inspection.

Auxiliary Equipment: Pressure relief valve is in good condition.

Secondary Water

Heater: None.

PLUMBING FIXTURES: Total of Four (4) Bathrooms

Sinks: Sinks all observed in good condition.
Valves and connections observed in good condition.
Good water flow. Good drainage observed.

Toilets: Toilets tested operable and in good condition with the following noted exception:

West Hall Women's bath room, Handicapped toilet was drained. Not operation.

Noted odor at drain. Further evaluation and repair as required by a licensed plumbing contractor is recommended.

Showers: West Hall bathroom only.
Fixtures tested operable. Drain Tested operable. Shower Head tested operable.
In good condition.

Interior and Exterior walls observed in good condition.

Toilets:

Showers: Good operating condition.

Floors: Observed in good condition at all four bathrooms.

FIRE SPRINKLER SYSTEM:

None installed.

ELECTRICAL

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICE:

Service Entrance: Underground.

MAIN DISCONNECTS:

Incoming Wiring: Copper.

Location of Service

Disconnects: Exterior of building by east entry area.

SUBPANELS:

Locations &

Condition: Sub panels A; A2; B; B2; L and M are located at front east utility room next to employee break room.
Sub panels P and P2 are located at south computer/phone room.
Wiring observed in Good overall condition.

BRANCH CIRCUIT PANELS:

Location: Utility room.

Main Circuit Rating: 225 amps rating each at east utility room
400 amps at south east computer/phone room.

With: Circuit breakers.

Workmanship and

Layout: Good.

Circuit Breakers:

Size vs Indicated

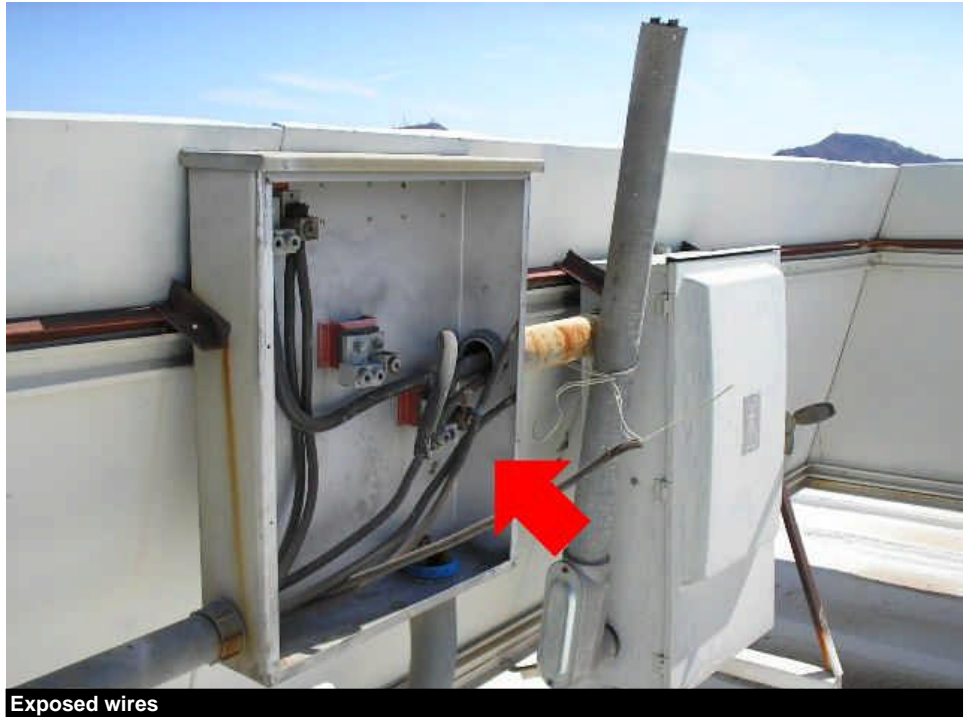
Use: Appears appropriate.
Noted several spare breakers available for future use.

BRANCH CIRCUIT WIRING:

Wire Size vs
Indicated Use: Good.

Predominant Wire
Type: Copper.

Areas of Concern:



Exposed wires

Cut wires and missing junction box cover noted at north side of roof A/C units.

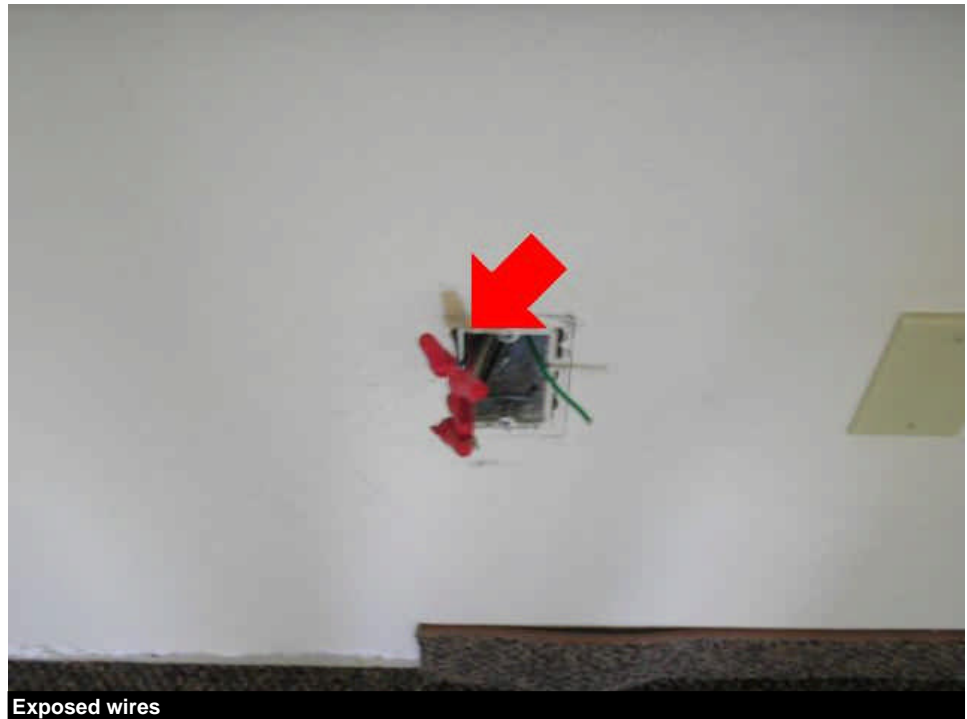
While this appears to be old wiring and does not appear to be in use, we recommend reviewing with seller for the history of electrical and repair if needed

ELECTRICAL GROUNDING:

Condition: Good condition.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition:



Exposed wires

Overall in good condition.

Exposed wires at a few electrical outlets at south room next to board room.

Recommend installing outlet plates to cover exposed wires. Safety concern.

Switches: Overall Condition:

At north center room and north east rooms there are no wall switches for ceiling lights.

Lights switches for these two rooms are at the hallway. Recommend installing room wall switches as required,

Fixtures: Overall Condition:

Good condition.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

No GFCI'S installed at kitchen; east men's bathroom, and board room next to sink.

Installation of these protective electrical safety devices is recommended.

SMOKE ALARMS/FIRE SPRINKLER SYSTEM:

No Fire Sprinkler System or Smoke Alarms are installed.

Installation of fire safety devices is recommended. Safety concern.

AIR CONDITIONING & HEATING SYSTEMS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - *Satisfactory with normal wear and tear*

FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

Total of eight (8) roof mounted HVAC units. With the exception of one (1) 1988 dated unit, the other seven (7) units are newer models.

Because of high ambient air condition we were not able able to test units on heating operation. Operation of these kind of units in a high heat condition can damage units.

Units #1 and #2 are for

Front bank room.

System Type: Package System Heat Pumps.

Overall Condition:



Loose condensate drain

Two 4 ton units, 1997 model year.

South unit condensate drain line was loose at the unit and draining on top of roof.

Further evaluation and recommendation for repair is needed by a licensed air conditioning contractor.

Condenser Unit:
Air Handler:
Heating System:
Ductwork and Air Flow:

Good condition.

Good Condition.

Not tested. Tested only on cooling mode due to high ambient air temperatures.

Fiberglass/Flexible vent. Good overall condition. Air flow is good throughout. Appropriate number of ducts noted.

Return and Filter Controls:

Good condition.

Good condition. Tested operable on cooling.

Unit #3 marked "D"

Unit #4 marked "G" servicing NW and SW rooms.

System Type:

Package System Heat Pump.

Overall Condition:

**Total of five, 4 ton units
2002 model year dated units**

a: Unit #3, marked "D" at north west rooms failed to respond where operated in the cooling mode.

b: Unit #4 marked "G" at south room thermostat failed to respond to controls when tested.

Further evaluation is needed by a licensed air conditioning contractor, repair as needed.

Condenser Unit: Good Condition.
Air Handler: Good Condition.
Heating System: Units were not tested on heating mode due to high ambient air condition. Cooling mode tested only.

Ductwork and Air Flow: Fiberglass/Flexible vents. Good overall condition. Air flow tested good throughout.

Return and Filter **Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.**

Controls: Good overall condition. Tested operable on cooling.

Unit A.

System Type: Package System Heat Pump.

Overall Condition: Total of three 4 ton units
2002 model year.

Condenser Unit: Good condition.

Air Handler: Good condition.

Heating System: Not tested on heating mode due to high ambient air condition. Cooling mode tested only.

Ductwork and Air Flow: Fiberglass/Flexible vent. Good overall condition. Air flow tested good throughout.

Return and Filter Good condition.

Controls: Good condition. Tested operable on cooling.

Unit B.

System Type: Package System.

Overall Condition:



Leak at the unit B

Two 3 ton units.
1988 dated units, 18 years old. Units are at end of normal life. (Average life is 15 years)
Condensate leak noted all around the unit on top of roof.
Further evaluation is needed by a licensed air conditioning contractor.
You should anticipate a recommendation for air conditioning system replacement from the air conditioning contractor, as any repairs would be short term, while replacement would insure proper operation of the air conditioning system on a permanent basis, at a lower operating cost.

Condenser Unit: Fair, due to age.
Air Handler: Fair, due to age.
Heating System: Tested on cooling mode only. Not tested on heating mode due to high ambient air condition.

Ductwork and Air Flow: Fiberglass/Flexible vent. Good overall condition. Air flow is good throughout.
Return and Filter: **Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.**

Controls: Good condition. Tested operable on cooling.

Unit C.

System Type: Package System Heat Pump.
Overall Condition: Total of two 4 ton unit
 2002 model year.
Condenser Unit: Good condition.
Air Handler: Good condition.
Heating System: Tested on cooling mode only. Not tested on heating mode due to high ambient air condition.

Ductwork and Air

Flow:

Fiberglass/Flexible vent. Good overall condition. Air flow is good throughout.

Return and Filter

Fair. Filters all need cleaning or replacement in the near future. HVAC System maintenance.

Controls:

Good condition. Tested operable on cooling.

Unit E.

System Type:

Package System Heat Pump.

Overall Condition:

2 ton unit
2002 model year.

Condenser Unit:

Good condition.

Air Handler:

Good condition.

Heating System:

Tested on cooling mode. Not tested on heating mode due to high ambient air condition.

Ductwork and Air

Flow:

Fiberglass/Flexible vent. Good overall condition. Air flow is good throughout.

Return and Filter

Good condition.

Controls:

Good condition. Tested operable on cooling.



INTERIOR AREAS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

GENERAL COMMENTS:

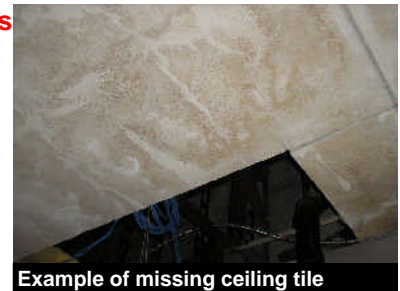
Interior areas are in overall good condition with no.

WALLS:

Good overall condition.

CEILINGS:

Noted that a number of acoustic ceiling tiles are out of place, missing or stained throughout the building. Recommend replacing all missing and damage ceiling tiles. Note: Missing tiles are a source treated air loss.



Example of missing ceiling tile

Ceiling areas with dry stains caused by prior leaks are noted. See attic comments.

FLOORS:

Carpet and vinyl floor generally in good condition. Carpet is stained/discolor at several rooms due to past furniture placement.

DOORS:

Good condition. Tested operable.

WINDOWS:

Good condition.

Sink Area:.

Good condition.
One Stainless Steel sink observed in good condition.
Drain tested operable, good condition. Faucet tested operable with good water flow. No signs of leaking observed.

Water Purification System:

Reverse Osmosis water purification unit installed. Unit tested operable, in good condition.

Note: Do not test for water quality.

Recommend buyer reviewing with seller filter replacement type and schedule.

Refrigerators:

Kitchen and Board Room.

Both units were operating at time of the inspection.

Note: Do not test or determine cooling efficiency of units.

Dishwasher:

Kitchen and Board Room.

Both units tested operable. In good condition.

Garbage Disposal:

Kitchen.

Tested operable. Good condition.

Kitchen Interior Areas.

Formica Counter. Observed in good condition

Cabinets. Observed in good condition. Doors tested operable

Walls and Ceiling areas observed in good condition

Electrical Switches and Outlets: Observed in good condition. Tested operable.

SPRINKLER SYSTEM

CONDITION DEFINITIONS:CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

WATER SOURCE:

Municipal supply.

DISTRIBUTION VALVES:

Type: Electric.
Number of Zones: Two Zones.
Condition: Tested operable on Manual mode. Good condition.

VISIBLE SUPPLY LINES:

Type: PVC.
Anti -Siphon Devices Properly installed. Good condition.
Minor Leaks? **Line Leaks observed at north west corner of building. Repair recommended**



ELECTRIC CONTROLS:

Subpanels and Timers: One at the south west corner of exterior wall. Tested on Manual mode only. Good condition.

DRIP HEADS:

Overall Condition: Good condition. Tested operable.