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COMMERCIAL PROPERTY CONDITION ASSESSMENT

1234 Main Street
Winter Springs, FL 32708

Buyer Name
12/02/2025 9:00AM

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1: EXECUTIVE SUMMARY

Information

Property Overview: Assessment Findings Summary

The property consists of two single-story commercial buildings constructed in 1959, totaling approximately 7,185 square feet. Overall site and building conditions reflect significant age, deferred maintenance, and functional deterioration across multiple systems. This assessment was completed prior to listing, with a focus on identifying deficiencies that may impact buyer confidence or influence sale negotiations.

Several conditions require immediate attention, including replacement of multiple electrical service panels, upgrades to proper 4-wire feeds, correction of exposed and damaged wiring, an active plumbing leak, and environmental concerns such as fungal growth and an oil tank leaking onto the ground. These issues present the highest risk to a potential sale and should be addressed prior to listing.

Site surfaces and exterior elements show widespread wear, including damaged doors, deteriorated soffit and fascia, missing flashing, inadequate sealant, and localized wood damage. Roof systems were replaced in 2022 and are generally serviceable, though deficiencies were noted with vent wrap, gutter components, and downspouts.

Interior areas vary by tenant use and display general aging, moisture staining, and worn finishes. Several roll-up doors are in deteriorated condition and require servicing. Restrooms contain unconventional plumbing installations and missing fixtures that warrant corrective action.

Mechanical systems are limited, with window units serving most spaces. Unit 130 contains the only split-system HVAC unit, which requires ductwork repairs and servicing. Plumbing systems are functional but aged, with no water heaters installed and one active leak identified. Environmental concerns include fungal growth on interior surfaces and an oil tank leak requiring immediate cleanup and mitigation.

Overall, the property will benefit from a coordinated repair program to resolve life-safety hazards, correct defective installations, and restore building performance. Immediate repairs should be prioritized to support a smoother sale process and minimize buyer objections.

Total Projected Costs

Immediate Costs **$15,900 – $27,000**

Short-Term (0–3 Years) **$40,400 – $82,000**

Combined Total $56,300 – $113,600

2: INSPECTION INFORMATION

Information

Property & Inspection Day Details: Type of Building
Commercial Car Repair - Multi-Use

Property & Inspection Day Details: Occupancy
Occupied, Personal Belongings Present

Property & Inspection Day Details: In Attendance
Inspector, Selling Agent, Tenants

Property & Inspection Day Details: Date of Construction
1959

Property & Inspection Day Details: Neighboring Properties
Commercial

Property & Inspection Day Details: APN/Parcel ID
19-21-30-300-0230-0000

Property & Inspection Day Details: Inspection Type
Property Condition Assessment, Pre-Listing

Property & Inspection Day Details: Weather Conditions
Clear

Property & Inspection Day Details: Temperature at the Time of Inspection
50-60 Degrees

Property & Inspection Day Details: Precipitation in the Last 48 hrs?
No

Property & Inspection Day Details: Ground Condition
Dry

Important Information / Limitations: Inspector Signature
Sean Richards, CMI

Property & Inspection Day Details: Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Purpose & Scope: Summary

Tier-1 Pro Inspections was retained to perform a Property Condition Assessment (PCA) of the subject property as part of the client's broader due diligence process. The purpose of this assessment is to provide an objective, independent evaluation of the property's overall physical condition, including major building systems, components, and site features, and to identify material physical deficiencies that may require corrective action in the near or intermediate term. The assessment is intended to support informed decision-making related to acquisition, ownership, capital planning, and long-term maintenance strategies.

This PCA was conducted in general conformance with ASTM E2018 guidelines and CCPIA ComSOP standards. The evaluation is based on visual observations of readily accessible areas, limited representative sampling, interviews with individuals knowledgeable about the property, and a review of available documentation. No intrusive or destructive testing was performed. All observations reflect the conditions present on the date of inspection.

This report summarizes the observed condition of building and site systems, provides professional opinions regarding their remaining service life, and identifies components approaching the end of their typical life expectancy. Recommendations are categorized as immediate or short-term costs. Immediate costs include life safety concerns, apparent building or fire code violations, and deferred maintenance items likely to result in further deterioration if not addressed. Short-term costs represent items anticipated within the 5–10-year evaluation period. Routine maintenance items generally expected to cost less than $1,000 annually are not included.

The findings and recommendations represent a professional opinion of the property's current physical condition within the scope and limitations described and are not a guarantee or warranty of future performance.

Purpose & Scope: User Alliance

This report is for the use and benefit of, and may be relied upon by Client and any of its affiliates, and third parties authorized by Client and Focus Building Inspections, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns. If this report is to be used beyond the initial purpose, Tier-1 Pro Inspections reserves the right to assess and obtain additional fees for any additional time or reporting needed for future purposes.

Purpose & Scope: Obsolescence

The client should rely only on the inspection report at the time the inspector's observations were made and research was conducted. The client should deem the report as obsolete to some extent, even while it is being prepared.

Purpose & Scope: Opinon of Costs

Opinions of Costs to Remedy Physical Deficiencies – Opinions of Costs are segregated into immediate costs and short-term costs. Immediate Needs are defined as opinions of Costs that require immediate action as a result of any of the following: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost. The deficiencies and/or items identified are based on our observations unless otherwise noted. Short-term costs are opinions of Costs to remedy physical defects, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of Costs may include costs for testing, exploratory probing, and further analysis, should the consultant deem them warranted. The performance of such additional services is beyond this guide. Generally, the time frame for such repairs is 1 to 2 years.

Purpose & Scope: Notice to Third Parties

Notice to Third Parties: This report is the property of The Inspection Company and is Copyrighted as of 2018. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Inspection Overview

Tier-1 Pro Inspections has performed the services and prepared this report in accordance with generally accepted consulting practices and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

Tier-1 Pro Inspections, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

No assessment or inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of an inspection in accordance with the CCPIA and the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining

Useful Life (RUL) of any given component or system. It should be recognized that a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

Important Information / Limitations: Important Information

Inaccessible Areas
Some areas of the property were inaccessible or only partially accessible at the time of the assessment due to concealment, restricted access, stored materials, or safety concerns. Conditions within these locations could not be evaluated. No representations are made regarding deficiencies that may exist in these areas. With proper access, additional conditions or hidden damage may be discovered; such items are outside the scope of this assessment.

Qualitative vs. Quantitative Observations
This Property Condition Assessment is qualitative in nature. When multiple components or areas exhibit similar deficiencies, findings are reported in general terms such as "multiple present." Exact counts or quantities are not provided. Determining the full extent of repairs should be performed by qualified contractors or specialists. This assessment is not technically exhaustive and does not include destructive or intrusive evaluation.

Repairs vs. Upgrades
Recommendations may include repairs or improvements that were not required at the time of original construction but are considered non-conforming by today's standards or modern safety practices. Codes and standards evolve, and certain upgrades may enhance safety, performance, or longevity. This report does not identify every possible improvement. A full review of all potential upgrades would require evaluation by licensed trades or design professionals.

Component Life Expectancy
Some components may operate normally at the time of assessment yet remain near or beyond their expected service life. Aging systems can fail without a visible warning.

Photographs
Photographs are included as a courtesy to illustrate representative conditions. They are not intended to document every instance of a defect or every component inspected.

Typographical Errors
Although the report is reviewed before delivery, typographical errors may still occur. Please contact us for clarification if any portion of the report needs further explanation.

Important Information / Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED:

This assessment is visual and non-invasive. Certain items, systems, and conditions fall outside the scope of a commercial inspection and are not inspected. These include non-structural or non-permanently installed items such as fences, gates, detached structures, outbuildings, pools, spas, refrigerators, washers, dryers, storm windows, storm doors, window AC units, central vacuum systems, water softeners, intercom and alarm systems, and any item not permanently attached to the structure. Drop ceiling tiles are not removed, and personal belongings, stored materials, insulation, furniture, equipment, or debris are not moved to gain access or visibility.

Subterranean or concealed systems are excluded, including buried sewer lines, septic systems, underground fuel tanks, subsurface water supply lines, drainage systems, and underground utilities. Water and gas shutoff valves are not operated, and components or appliances that are unplugged, shut down, or intentionally deactivated are not energized for testing. Systems that do not respond to normal operating controls are not further diagnosed.

This assessment does not determine causes of deficiencies, perform engineering analysis, calculate loads or design adequacy, estimate efficiency, determine methods or costs of corrections, report on product recalls, evaluate suitability for specialized uses, determine code compliance, assess market value or purchase advisability, determine insurability, or evaluate systems or components that were not observed. No destructive or invasive methods are used, and the inspector does not enter unsafe areas or perform procedures that may damage the property.

Verification of proper installation of stucco, EIFS, or similar exterior cladding systems is excluded, as are evaluations of hidden moisture intrusion or structural damage resulting from improper installation. Environmental and biological concerns are not evaluated, including asbestos, lead, lead-based paint, radon, mold, microbial growth, wood-destroying insects, pests, rodents, pesticides, mercury, carbon monoxide, Chinese drywall, treated lumber, or any hazardous material.

Important Information / Limitations: Thermal Imaging Information

LMT - An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire structure. Additional services are available at additional costs and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a commercial inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a commercial inspection.

Important Information / Limitations: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:16-19% - Fungal growth and mold can grow, thrive, and produce spores.20-26% - Wood Decay begins.27%+ - Wood Decay rapidly accelerates. 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.

Important Information / Limitations: Comment Key - Definitions

This report organizes observed deficiencies into three categories to support capital planning and informed decision making: Immediate Costs, Short-Term Costs, and Maintenance Items. These categories reflect professional judgment based on site observations and the limitations of a visual, non-invasive assessment.

Immediate Costs: Items placed in this category represent material physical deficiencies requiring prompt attention. Immediate Costs may include components or systems that were not functional at the time of the assessment, conditions presenting a life safety concern, potential code-related or insurance-related concerns, or deficiencies where delayed action is likely to cause significant deterioration or increased repair costs. These items typically require evaluation and corrective action by a qualified contractor in the near term.

Short-Term Costs: Short-Term Costs include deficiencies that are functioning but impaired, installed improperly, or exhibiting conditions that may lead to failure, additional damage, or diminished performance if not addressed. While these issues may not be critical at the time of the assessment, they are likely to require repair, replacement, or corrective work within the next 0-3 years. Items in this category often require work by a handyman or qualified contractor and are not considered routine maintenance.

Maintenance Items: This category includes observations related to minor defects, routine upkeep, and general property information. These items may involve small repairs that improve functionality, recurring basic maintenance, or recommended upgrades. Maintenance Items are generally low-cost tasks expected as part of normal building stewardship. Although these items are not classified as Immediate or Short-Term Costs, failure to maintain or service components routinely can allow minor issues to evolve into larger deficiencies over time.

Additional Designations Used in This Report:
LMT – Limitation: An area, system, or component had limited visibility or accessibility or was otherwise restricted.
EXCL – Excluded: The item is excluded from the PCA scope, inaccessible, or outside ASTM/ComSOP guidelines.
AGED – Aged Component: The system or component is at or beyond its typical service life but was still functional to some degree at the time of assessment. Significant repair or replacement should be anticipated.

Important Note: These categorizations are not a warranty and should not be interpreted as diminishing the importance of any recommended repairs. The recommendations and context provided in each comment take precedence over the category label. Clients may prioritize items differently based on their own experience, risk tolerance, and planned use of the property.

3: UTILITY SHUTOFF LOCATIONS

Information

Electric Service: Main Breaker / Service Disconnect Location
At Main Service Panel(s)

Water: Water Shutoff Valve Location
At Meter(s)

4: GROUNDS & PARKING LOT SURVEY

Information

Topograph, Grading, & Site Drainage: Surface Bodies of Water
N/A

Topograph, Grading, & Site Drainage: Storm Water Drainage
Open Storm Drain(s) on Street

Topograph, Grading, & Site Drainage: Grading/Drainage Conditions
Flat Grading

Parking Lot & Walkway Assessment: Number of Parking Spaces
10-15

Parking Lot & Walkway Assessment: Curb Stops Installed
No

Parking Lot & Walkway Assessment: Driveway / Parking Lot Material
Asphalt, Concrete

Parking Lot & Walkway Assessment: Walkway Material
Concrete

Parking Lot & Walkway Assessment: Driveway / Parking Lot / Walkway Conditions
Cracks with Displacement

General Information : Elevation Photos (Including the Front, Left, Right and Rear Views of the Property)

Ground & Parking Lot Survey Summary: Summary

The site consists of flat grading with no significant drainage concerns noted at the time of inspection. The parking lot is constructed of asphalt with concrete walkways at building entrances. The asphalt exhibits general cracking and surface wear consistent with age and routine use, and several areas will require patching or resurfacing to maintain serviceability. Striping is faded or missing in portions of the lot, reducing clarity for parking organization and traffic flow. Concrete walkways show typical cracking and minor displacement but remain functional. Overall, the grounds and paved areas are in fair condition with maintenance needs related primarily to asphalt deterioration and striping renewal.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years)

1.

Asphalt Crack Sealing & Localized Patching: $6,000–$12,000

2.

Parking Lot Striping Renewal: $1,500–$3,000

3.

Sealcoating (Protective Surface Treatment): $3,000–$5,000

Total Short-Term Future Costs: $10,500–$20,000

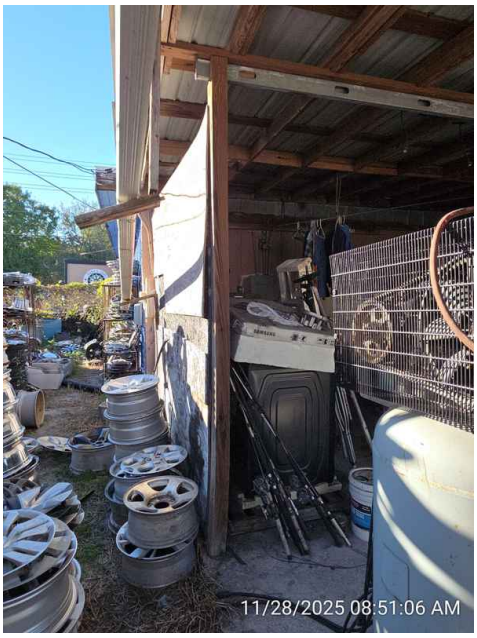
Observations

4.2.1 Topograph, Grading, & Site Drainage

Maintenance Item/FYI

FLAT GRADING PRESENT

The exterior grading was relatively flat in the referenced area(s). The soil is recommended to slope away from the structure, with a 6 inch drop in elevation, in the first 10 feet away (5% grade). Evaluation of the grading in this area with repairs made as needed to allow for proper drainage and rainwater runoff is recommended by a grading contractor or other qualified person.



4.3.1 Parking Lot & Walkway Assessment

Short-Term Future Costs

ASPHALT - CRACKING AND/OR DETERIORATION

There was some degree of cracking and/or damage present to the driveway asphalt surface. If a concern, have an asphalt paving company or other qualified person to evaluate for repair.

4.3.2 Parking Lot & Walkway Assessment

Short-Term Future Costs

PARKING LOT STRIPING REQUIRED

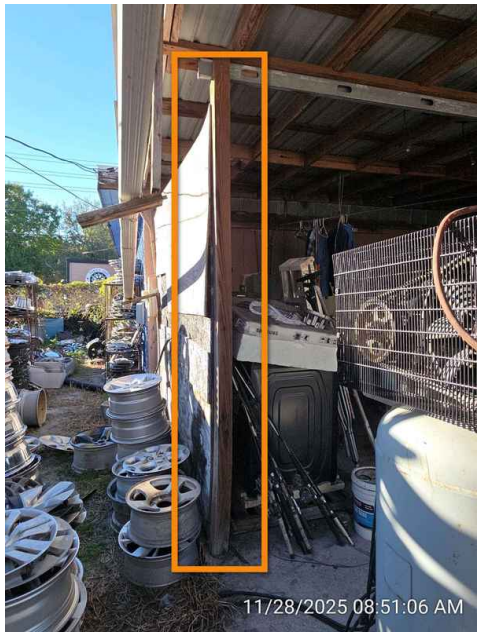
Striping in the parking lot was faded or missing in the referenced area(s), which may lead to inefficient traffic flow, reduced parking capacity, and potential safety concerns for vehicles and pedestrians. Recommend evaluation and re-striping by a qualified paving or striping contractor.

4.5.1 Porch / Deck Roof Condition

Short-Term Future Costs

SUPPORT POST(S) - OUT OF PLUMB

There were porch roof support posts present that were out of plumb. Repairs are recommended as desired by a qualified person.



4.5.2 Porch / Deck Roof Condition

Short-Term Future Costs

ROOF FRAMING - LEDGER NOT ATTACHED PROPERLY

The framing member for the porch roof that attached to the fascia was not secured properly. Evaluation of this roof with repairs made as needed is recommended by a qualified person.

4.5.3 Porch / Deck Roof Condition

Short-Term Future Costs

RAFTERS - HANGERS IMPROPER FASTENERS

Improper fasteners were used to secure the rafter hangers. The installation of the proper fasteners is recommended by a qualified person.

5: EXTERIOR SURVEY

Information

Walls / Cladding: Cladding Material
Wood Siding, CMU Block, Metal Siding

Walls / Cladding: Wall Construction Type
Wood Framed, CMU Block

Walls / Cladding: Vegetation Obscuring Wall(s) Visibility?
Yes, Partial

Walls / Cladding: Wall Crack(s) Present?
Yes

Eaves/Overhangs/Fascia: Soffit & Fascia Material
Wood Fascia & Soffit

Exterior Survey Summary: Summary

The exterior consists of wood siding, CMU block, and metal cladding. Conditions vary between buildings, with Building 1 displaying more advanced deterioration. Damaged and missing soffit sections, displaced panels, and deteriorated fascia are present on both structures but are more pronounced on Building 1 (Unit 110). Areas of weathered wood, exposed transitions, and missing or inadequate wall flashing increase the potential for moisture intrusion, particularly around door openings and cladding seams. CMU and siding surfaces show general wear, with localized cracking and deferred maintenance visible throughout. Vegetation is partially obstructing some wall sections, but does not currently impact performance. Overall, the exterior envelope is in fair to poor condition, with Building 1 requiring more extensive repairs to correct deterioration and prevent further moisture-related damage.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0-3 Years)• Repairs to missing or damaged wall flashing: $1,500–$3,000• Seal gaps at exterior door and cladding transitions: $400–$800• Replace damaged or missing soffit sections: $1,200–$2,500• Repair deteriorated fascia: $1,000–$2,000• Repaint weathered wood surfaces and perform minor related repairs: $4,000–$8,000

Total Short-Term Future Costs: $8,100–$16,300

Observations

5.2.1 Walls / Cladding

Short-Term Future Costs

GENERAL - INADEQUATE FRAMING CLEARANCE FROM GRADE

Wall framing members (studs, sole plate, and/or wall sheathing) appeared to be within 6" of finished grade. Current standards require six inches of clearance between grade and wall framing members if preservative treated wood is not used within this 6" space. This inadequate clearance can allow for moisture related damage to the wall framing. Evaluation is recommended by a qualified contractor to determine if preservative treated wood was used, with repairs made as deemed necessary, if necessary.

5.2.2 Walls / Cladding

Short-Term Future Costs

RAIN WATER ENTRY POINTS PRESENT

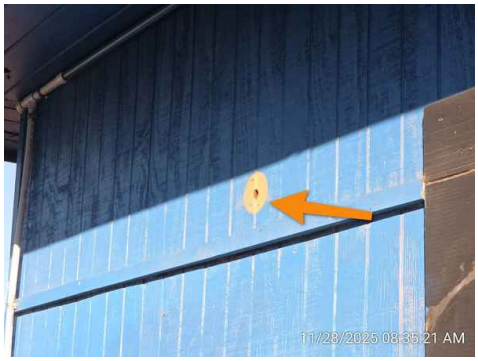
There were area(s) present that will allow rain water to infiltrate behind the wall cladding. An evaluation of the wall cladding is recommended to be conducted by a qualified siding contractor with repairs made as needed to prevent water infiltration behind the cladding.

5.2.3 Walls / Cladding

Short-Term Future Costs

GENERAL - PAST WALL INTRUSION(S) NOT SEALED

There were area(s) present where an item was previously protruding through a wall, that was not sealed or flashed properly after removal. Properly repairing or sealing these area(s) as needed is recommended to be conducted by a qualified contractor to prevent moisture and insect infiltration.



5.2.4 Walls / Cladding

Short-Term Future Costs

CRACKING - SIGNIFICANT SETTLEMENT

UNIT 140

Significant cracking, movement, and/or settlement was present at the referenced area(s) of the structure. An evaluation of the structure and foundation is recommended to be conducted by a foundation contractor with repairs made as needed to stabilize the foundation.

5.2.5 Walls / Cladding

Short-Term Future Costs

CMU BLOCK - DAMAGED

Damage was observed to the CMU block exterior cladding in the referenced area(s), including cracks or material loss. This condition may allow water intrusion, reduce structural stability, or worsen over time. Depending on the extent, repairs may involve significant costs. Recommend evaluation and repair by a licensed masonry or general contractor.

5.3.1 Wood Siding

Short-Term Future Costs

WOOD - SIDING CUPPED/CHECKED

Portions of the wood siding was split, checked and/or cupped due to exposure to the elements (rainwater, UV Rays, etc). Repairs, re-finishing, or replacement is recommended as needed by an exterior contractor.

5.4.1 Metal Siding

Short-Term Future Costs

METAL SIDING – HOLE PRESENT

A hole was observed in the metal siding in the referenced area(s), which may allow water intrusion, pest entry, or corrosion of surrounding materials. Recommend evaluation and repair by a licensed siding or general contractor.

Unit 110

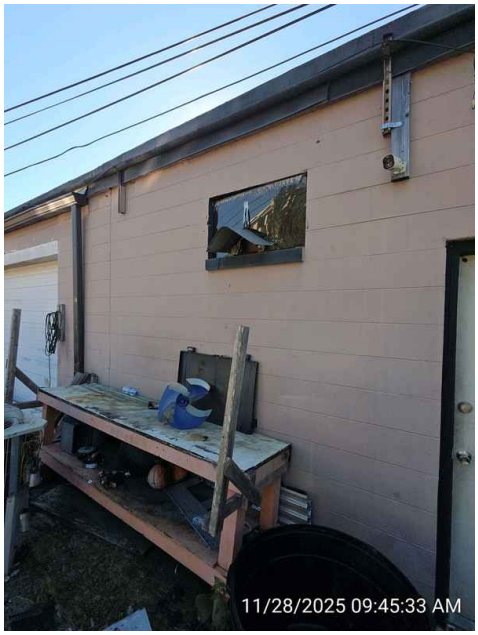
5.5.1 Exterior Windows

Short-Term Future Costs

GENERAL - WINDOWS END OF USEFUL LIFE

MULTIPLE LOCATIONS

The windows at the property were aged and at the end of their useful life. These windows were wood-framed windows which presented multiple issues during the inspection: Water Intrusion Around WindowsWater Damage Present to Wood FramingWeathered/Aged Wood FramingSome Windows Did Not Close/OpenGlazing Aged / Cracking / Displaced in AreaEvaluation and replacement of the windows is recommended by a qualified contractor.



5.5.2 Exterior Windows

Short-Term Future Costs

GLASS - BROKEN / CRACKED

Broken or cracked window glass was observed in the referenced area(s), which may affect energy efficiency, safety, and weather resistance. Recommend evaluation and repair or replacement by a licensed glazing or window contractor.

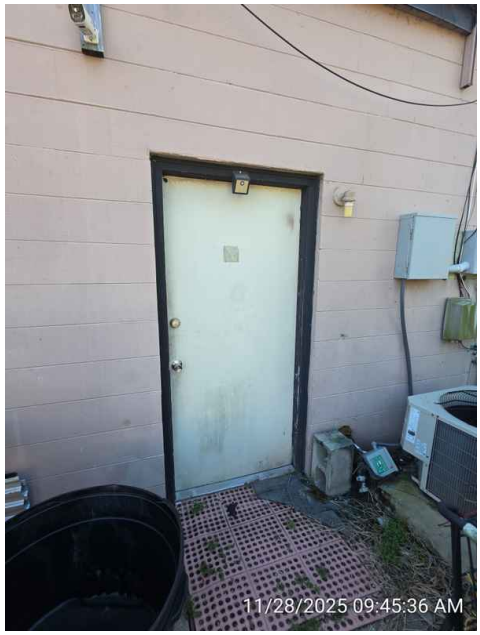
5.6.1 Exterior Doors

Short-Term Future Costs

GENERAL - DAMAGE PRESENT TO DOOR(S) (MULTIPLE DEFICIENCIES)

ALL UNITS

The referenced door(s) had general damage consistent with age and/or installation deficiencies. Recommend repair or replacement of the door(s), as needed, by a qualified contractor.

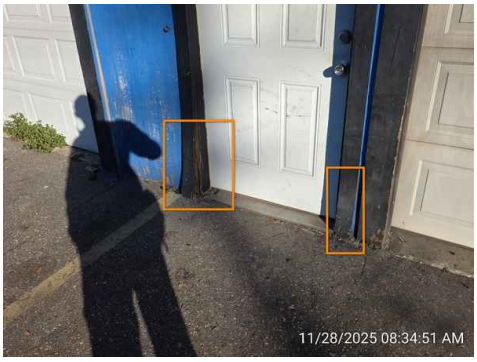


5.6.2 Exterior Doors

Short-Term Future Costs

WOOD - WATER DAMAGE PRESENT

Some degree of water damage was present to wooden components of the door jambs, door slab, and/or brick moulding of the referenced door(s). Repairs or replacement to correct any damaged wood is recommended to be conducted as needed by a contractor or other qualified person, with sealing or modifications made to prevent further/future damage. The possibility of hidden framing damage being present under the threshold exists and should be investigated and repaired at this time.



5.6.3 Exterior Doors

Short-Term Future Costs

LIGHT VISIBLE - UNDER DOOR

Light was visible under the door while in the closed position. Adjustments or modifications as needed is recommended to be conducted by a qualified person to eliminate any visible light.

Unit 122

5.6.4 Exterior Doors

Short-Term Future Costs

GAP(S) PRESENT - CLADDING TRANSITION

UNIT 122

Gaps were observed between the exterior door frame and adjacent cladding in the referenced area(s). These gaps may allow water intrusion, pest entry, or energy loss. Recommend sealing and evaluation by a licensed contractor.

5.7.1 Wall Flashings

Short-Term Future Costs

GENERAL - MISSING FLASHING

There were areas on the wall that were missing flashing. These areas can allow for water infiltration behind the cladding and hidden damage may be present at these areas. An evaluation of the wall cladding with repairs made to prevent water infiltration and repairs made to any damage is recommended to be conducted by a qualified contractor.

5.8.1 Eaves/Overhangs/Fascia

Short-Term Future Costs

SOFFIT - DAMAGED PIECES

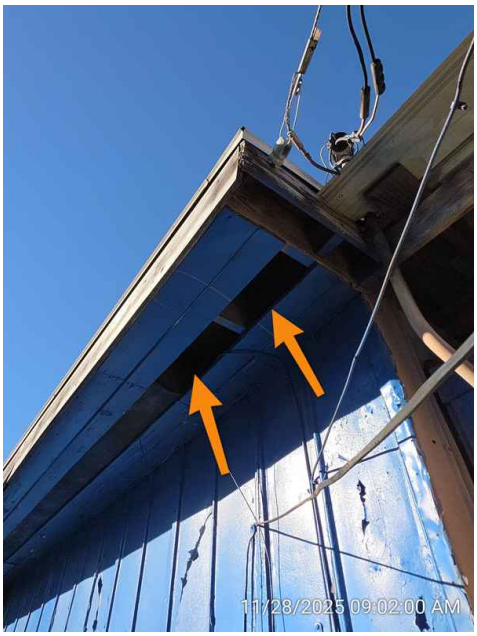
An area of damaged soffit was present. Replacement of the piece(s) is recommended to be performed by a siding contractor or other qualified person to prevent the entry of wildlife or insects into the attic area.

5.8.2 Eaves/Overhangs/Fascia

Short-Term Future Costs

SOFFIT - MISSING

Soffit was missing at the referenced area(s). Replacement of any missing soffit is recommended to be performed by a qualified professional.



5.8.3 Eaves/Overhangs/Fascia

Short-Term Future Costs

FASCIA - DAMAGED

Damaged fascia was observed in the referenced area(s), including visible deterioration and possible water exposure. This condition may allow further moisture intrusion, pest entry, or compromise the attachment of gutters and roofing materials. Recommend evaluation and repairs by a licensed roofing contractor.

5.9.1 Sealant / Paint Overall

Short-Term Future Costs

WOOD - WEATHERED (NEGLECT)

Weathered wood was present to portions of the siding, windows, trim, and/or fascia. This appeared to be from a lack of maintenance over the years. Repainting is recommended and during this process there will more than likely be weather related damage found which should be repaired or replaced as needed by a qualified person.

6: ROOF SURVEY

Information

Inspection Method: Inspection Method
Walked the Roof

Inspection Method: Amount of Roof Safely Walkable
90+%

Roof Surface Condition: Roof Covering Material
Modified Bitumen

Modified Bitumen: Modified Bitumen Stage of Life Estimation
Second Third of Life

Vents / Protrusions: Roof Protrusion Type(s)
Plumbing Stack Vent(s)

General Info: Roof Views

Roof Survey Summary: Summary

Both buildings are covered with modified bitumen roofing systems that were fully replaced in March 2022, with final county approval on 03/17/2022. The roofs were walkable at the time of inspection and showed no visible signs of active leakage or significant membrane failure. Surface conditions appear consistent with early-to-mid life modified bitumen, with normal wear including minor granule loss and isolated aging at seams and penetrations. Roof-mounted plumbing vents and typical protrusions appear properly flashed. No material defects, ponding, or drainage concerns were observed during the inspection. Overall, the roofing systems are performing as expected for their age and are considered to be in serviceable condition.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years)
• Install missing gutter endcaps and correct open terminations: $500–$1,000
• Repair or replace damaged downspouts: $800–$1,500
• Correct unconventional downspout routing to improve drainage away from the building: $700–$1,500

T**otal Short-Term Future Costs: $2,000–$4,000**

Observations

6.4.1 Modified Bitumen

MODIFIED BITUMEN - PRIOR REPAIRS PRESENT

Short-Term Future Costs

There were prior repairs made to area(s) of the roof surface. I recommend consulting with the Prior repairs were observed on the modified bitumen roofing in the referenced area(s), including patches or sealant application. While no active leaks were confirmed, past repairs may indicate previous issues. Recommend evaluation by a licensed roofing contractor to assess current condition and integrity.as to why this was done as well as obtaining any applicable invoices, etc. This is typically indicative of past leaking.

6.4.2 Modified Bitumen

Short-Term Future Costs

MODIFIED BITUMEN ROOFING - EVIDENCE OF PONDING PRESENT

Evidence of ponding water was observed on the referenced modified bitumen roofing. Prolonged water accumulation can accelerate membrane deterioration, increase the risk of leaks, and reduce the roofing system's lifespan. Recommend evaluation and necessary corrective actions by a licensed roofing contractor to improve drainage and prevent further issues.

Bldg 1

Bldg 2

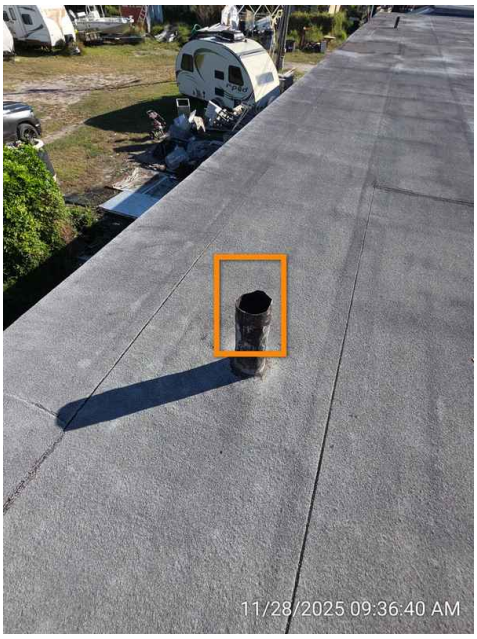
6.6.1 Vents / Protrusions

Short-Term Future Costs

LEAD WRAP - IMPROPERLY INSTALLED

BLDG 2

Improperly installed lead wrap was observed at roof vent(s) in the referenced area(s), including lifting or misalignment. This condition may allow water intrusion and accelerate roof material deterioration. Recommend evaluation and correction by a licensed roofing contractor.



6.7.1 Roof Flashings

Short-Term Future Costs

DRIP EDGE - DISPLACED

The drip edge flashing was displaced at the referenced area(s). Repairs to the drip edge flashing to secure it is recommended to be conducted by a qualified roofing contractor.

6.8.1 Gutters / Downspouts / Roof Drainage

Short-Term Future Costs

GUTTER(S) - ENDCAP MISSING

The guttering at the referenced area was missing an endcap. This will allow rainwater to flow out of the end of the gutter. The installation of an endcap is recommended to be installed by a qualified person.

6.8.2 Gutters / Downspouts / Roof Drainage

Short-Term Future Costs

DOWNSPOUT(S) - DAMAGED

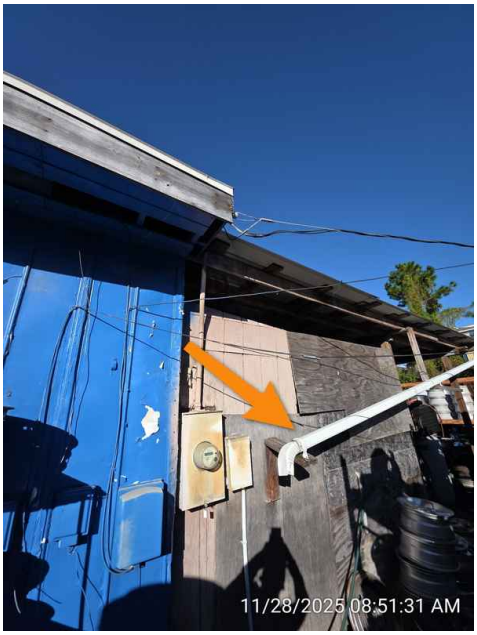
Damaged downspout(s) were present. Replacement or repairs as needed is recommended by a qualified person.

6.8.3 Gutters / Downspouts / Roof Drainage

Short-Term Future Costs

DOWNSPOUT - UNCONVENTIONAL INSTALLATION

An unconventionally installed downspout was observed in the referenced area(s), which may reduce drainage efficiency or direct water too close to the foundation. Improper water management can lead to moisture intrusion or soil erosion. Recommend evaluation and correction by a licensed contractor.



7: GARAGE SURVEY

Information

Garage Door(s): Garage Door Type(s)
Aluminum Overhead

Garage Door Opener(s): Opener Drive Type
Manual, Chain Drive

Garage Door Opener(s): Control(s) Proper Height
Yes

Garage Survey Summary: Summary

The property includes ten overhead garage doors, with five serving Building 1 and five serving Building 2. All doors exhibit age-related wear, surface deterioration, and general fatigue consistent with long-term commercial use. Visible deficiencies include damaged door panels, worn hardware, rust at seams and hinges, and general operational degradation. One roll-up door is specifically documented as damaged and in need of repair, and the remaining doors show aging conditions that warrant servicing or phased upgrades. Safety eyes were installed but not in ideal positions on select units. Stored items and vehicles limited visibility in several areas, but accessible portions show that the doors are functional but past mid-life and will require repair or replacement planning.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years)

• Repair damaged roll-up / overhead door to restore proper operation: $800–$2,000

• Service and tune ten aging roll-up doors (5 on Building 1, 5 on Building 2) including adjustments, hardware replacement, and lubrication to maintain safe operation: $2,500–$5,000

• Correct improperly installed garage door safety eyes where present: $300–$600

Total Short-Term Future Costs: $3,600–$7,600

Observations

7.2.1 Garage Door(s)

Maintenance Item/FYI

DOOR(S) - AGED

ALL GARAGE DOORS

FYI - The garage door(s) were aged units. While functional at the time of inspection, replacement should be anticipated in the future due to its/their age alone.

7.3.1 Garage Door Parts

Short-Term Future Costs

ROLL-UP DOOR - DAMAGED NOT FUNCTIONAL

The roll-up garage door was observed to be damaged and not operational in the referenced area(s). This condition may present safety concerns, reduce security, and limit access or egress. Recommend evaluation and repair by a licensed garage door contractor.

8: INTERIOR SURVEY

Information

Windows: Window Glazing
Single Pane

Ceiling Condition: Moisture Stains Present on Ceilings
Yes

Surfaces - Overall: Cosmetic Deficiencies to Surface(s)

EXCL - Cosmetic deficiencies were present to wall, floor, and/or ceiling surfaces and are typically not reported on. If these cosmetic deficiencies are a concern, evaluation and repairs as needed should be conducted by qualified trades people.

Interior Survey Summary: Summary

Interior finishes vary by unit and reflect heavy wear consistent with the age and use of the buildings. Wall surfaces in several areas show scuffing, patching, and deterioration, with localized sections indicating signs of past moisture exposure. Flooring throughout the tenant spaces is generally worn, with staining and age-related deterioration visible in multiple units. Ceiling systems show evidence of water stains and moisture damage in select locations, suggesting prior leaks; active moisture was not detected at the time of inspection. Windows are older single-pane assemblies with aged components and deteriorated finishes, and several units exhibit limited window operation or deterioration consistent with end-of-life conditions. Storage and tenant materials restricted visibility in multiple spaces, preventing full evaluation of all finishes.

Overall, the interior finishes are functional but dated and show deferred maintenance across most units. Observed conditions suggest past water intrusion in isolated areas and aging components throughout, warranting cosmetic updates and selective repairs.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years)

• Repair wall finishes with moisture-related deterioration, replace damaged sections as needed, and confirm source of staining: $1,200–$2,500

• Repair or replace moisture-stained ceiling materials and evaluate for any needed patching or repainting: $800–$1,800

Total Short-Term Future Costs: $2,000–$4,300

Observations

8.2.1 Windows

Maintenance Item/FYI

GENERAL - AGED WINDOWS

MULTIPLE LOCATIONS

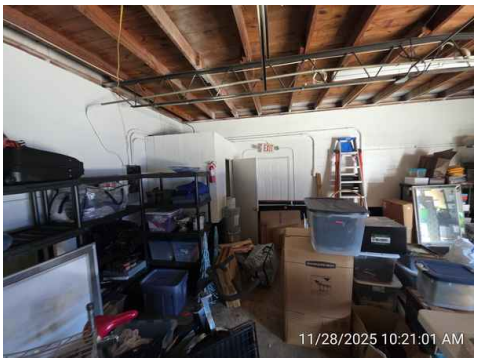
FYI - Aged windows were present. Due to their age, functionality may be impaired or age related damage may be present. The listed deficiencies found in this report should not be viewed as an all-inclusive listing of deficiencies. An evaluation of the windows in the property is recommended to be performed by a window contractor with repairs or replacement made as deemed necessary for proper operation of all windows in the property.

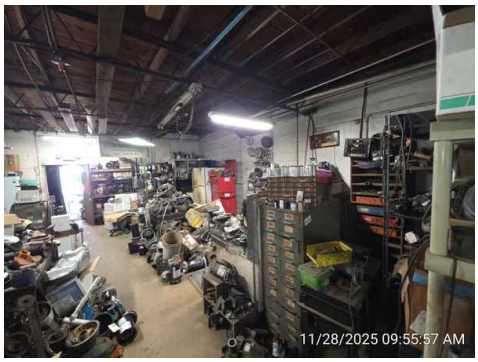
8.5.1 Surfaces - Overall

Short-Term Future Costs

HEAVY WEAR AND TEAR THROUGHOUT THE PROPERTY

There was heavy wear and tear to wall, floor, and/or ceiling coverings throughout portions of the property, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws. Appropriate contractors are recommended to evaluate all cosmetic deficiencies and quote repairs or replacement of items as needed.



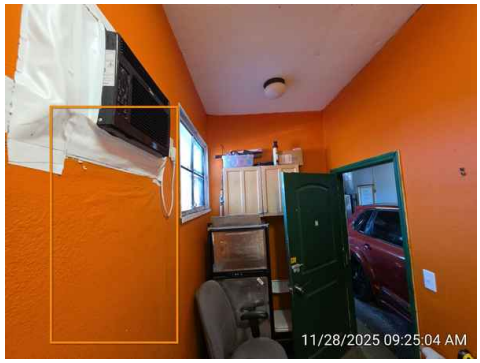


8.6.1 Wall Condition

Short-Term Future Costs

MOISTURE INFO - INDICATIONS OF MOISTURE (NO ELEVATED MOISTURE CONTENT)

Indications of moisture were present on the referenced wall(s). These area(s) were tested for moisture content and acceptable levels were present at the time of inspection. We recommend inquiring with the seller(s) about the area(s), and what repairs were carried out to address the moisture. Repairs or replacement of any affected building materials is recommended to be performed by a qualified contractor.



9: RESTROOM(S) SURVEY

Information

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
Yes

Urinal(s): Urinal(s) Present
No

Ventilation: Ventilation Sources
Ventilation Fan(s), Window(s)

Restroom(s) Survey Summary: Summary

All restrooms across the property were found in a general state of disrepair. Fixtures, finishes, and plumbing components vary by unit, but multiple deficiencies were documented throughout. Undersink plumbing in more than one restroom was installed in an unconventional manner or with improper materials. Flex-style drain pipes were present, which are not recommended due to clogging potential and reduced drainage performance. One restroom lacked a functional showerhead, and another contained an unconventional shower installation that may impact drainage and long-term durability. Flooring, wall finishes, and general restroom conditions reflect deferred maintenance and inconsistent upkeep across units. Overall, the restrooms require coordinated repairs to restore proper function and safety.

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years)

- Replace flex-style drain pipe with proper smooth-walled piping: $150–$350
- Correct unconventional undersink plumbing installation: $300–$700• Install missing showerhead: $150–$300
- Evaluate and correct unconventional shower installation to improve safety, drainage, and durability: $800–$1,800

Total Short-Term Future Costs: $1,400–$3,150

Observations

9.2.1 Sink(s)

Short-Term Future Costs

FAUCET/VALVES - HOT WATER SUPPLY NOT FUNCTIONAL

MULTIPLE LOCATIONS

Hot water supply was not functional at the time of inspection. Evaluation and repairs as needed for proper operation is recommended by a licensed plumber.

9.3.1 Undersink Plumbing - Bathroom

Maintenance Item/FYI

DRAIN PIPES - FLEX DRAIN PIPE PRESENT

A flex drain pipe was present. Flex drain pipes are not recommended as they may clog more often and affect water drain flow. Current standards call for smooth walled drain pipes only. Replacement of the flex pipe(s) is recommended to be conducted by a licensed plumber.

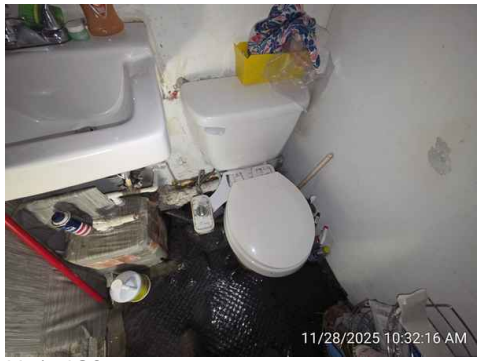
9.3.2 Undersink Plumbing - Bathroom

Short-Term Future Costs

UNCONVENTIONAL PLUMBING PRESENT

The plumbing was installed in an unconventional manner or had unconventional materials present. An evaluation of the plumbing with repairs made as needed is recommended by a licensed plumber.

Unit 120



Unit 130

9.4.1 Shower(s)

SHOWER HEAD - NOT PRESENT

Short-Term Future Costs

A showerhead was not present. The installation of a showerhead is recommended to be performed here by a qualified person.

Unit 130

9.4.2 Shower(s)

SHOWER - UNCONVENTIONAL INSTALLATION

Short-Term Future Costs

An unconventional shower installation was observed in the referenced area(s), which may affect drainage, water containment, or long-term durability. Recommend evaluation by a licensed plumbing or general contractor for safety and functionality.

10: HEATING & COOLING SURVEY

Information

Exterior Unit- Split System: Exterior Unit Location
Rear of property

Exterior Unit- Split System: Exterior Unit Energy Source & Type
Electric AC Unit

Exterior Unit- Split System: Exterior Unit Refrigerant Type
R-410A Refrigerant

Exterior Unit- Split System: Exterior Unit Manufacturer
Bryant

Exterior Unit- Split System: Exterior Unit Max Circuit Breaker Amperage
30amps

Exterior Unit- Split System: Exterior Unit Overcurrent Protection Amperage
30 amps

Condensate Drain Pipe: Condensate Drain Termination Point
At Unit

Interior Unit - Split System: Interior Unit(s) Location
Unit 130

Interior Unit - Split System: Interior Unit(s) Energy Source and Distribution
Electric Forced Air

Interior Unit - Split System: Interior Unit Refrigerant Type
R-410A Refrigerant

Interior Unit - Split System: Interior Unit Manufacturer
Daikin

Interior Unit - Split System: Air Handler Supply Temperature - Cooling
Not Tested Due to Outside Temp

Interior Unit - Split System: Air Handler Return Temperature
Not Tested Due to Outside Temp

Auxiliary Drain Pan(s): Auxiliary Drain Pan Present
No

Thermostat(s): Thermostat Location(s)
Unit 130

Air Filter / Return Plenum: Filter Location(s)
In Air Handler

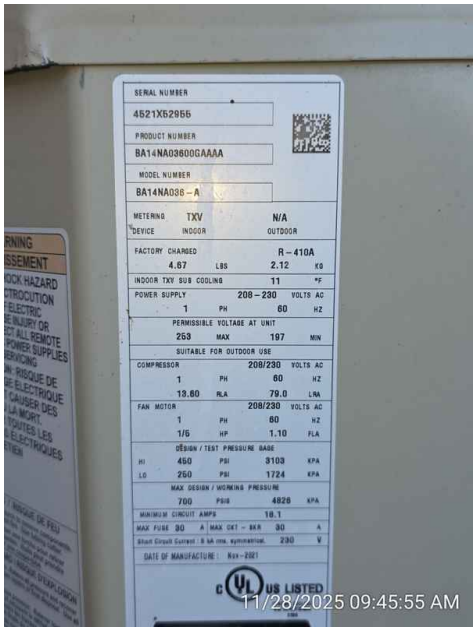
Cooling Source Present in Each Room: Cooling Source Present in Each Room
No

Heating Source Present in Each Room: Heating Source Present In Each Room
No

Mini-Split System Information : Mini Split Manufacturer
Undetermined

Mini-Split System Information : Age of Unit
Unknown

Exterior Unit- Split System: Unit Photos



Exterior Unit- Split System: Exterior Unit Manufacture Year

2021

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit- Split System: Capacity of Unit in Tonnage/BTUs

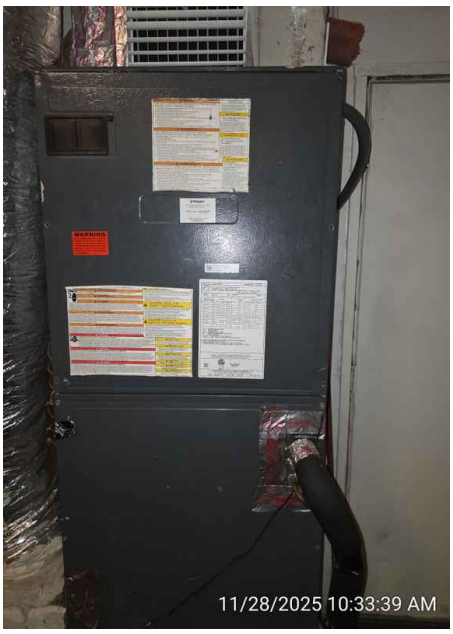
3 Tons / 36000 BTUs

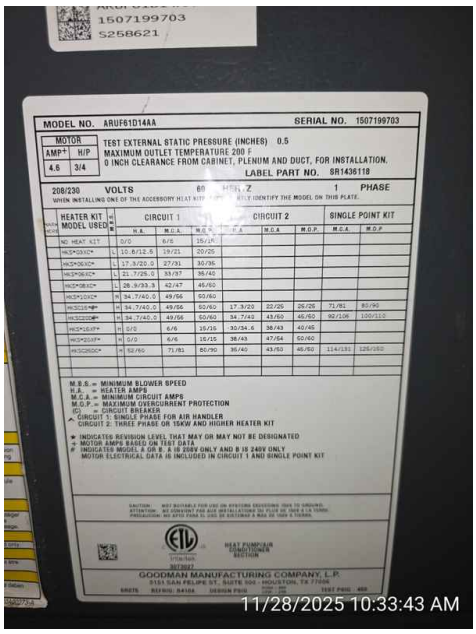
Tonnage (Tons) ratings are commonly specified in increments of .5 tons. This means residential air conditioner units are usually rated as 1.5, 2, 2.5, 3, 3.5, 4, 4.5, or 5-ton units. There are many variables that may affect the amount of tons you'll need. Most homes will need a ton for every 400 to 1,000 square meters.

British Thermal Unit (BTU) is a unit of measurement that shows just how much energy your air conditioner uses to remove heat from your home within an hour. It may seem overly technical, but BTU is an important metric that can help you determine the kind of air conditioner you need for a home your size.

While BTUs apply to the measurement of heat energy, a ton, also known as tonnage, refers to the total amount of heat an air conditioner unit can remove from your home within one hour. BTUs and Tons determine the same thing and may be used interchangeably to identify the air conditioner's cooling capacity over an hour.

Interior Unit - Split System: Unit Photos





Interior Unit - Split System: Interior Units Manufacture Year

2015

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.

Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Mini-Split System Information : Mini-Split System Information

Mini-Split systems are inspected by a visual examination of the indoor and outdoor units, and by testing functionality at normal operating controls only. Temperature output is not tested for. No deficiencies were observed at the time of inspection unless otherwise noted in this report.

Heating & Cooling Survey Summary: Summary

Most tenant spaces rely solely on window-mounted air-conditioning units for cooling, with no central or split-system HVAC equipment installed. This is atypical for a commercial property of this type and age and may limit overall comfort, efficiency, and temperature control across the units. Unit 130 is the only space equipped with a full split-system HVAC setup, consisting of a 2021 exterior condenser and a 2015 interior air handler. Temperature testing was limited due to outdoor conditions, but no operational deficiencies were observed at the visual portions during inspection.

Ductwork associated with Unit 130 showed concerns, including sagging sections, incomplete installation, missing tape, gaps at takeoff ducts, and inadequate support. These conditions can lead to reduced airflow, energy loss, and diminished indoor air quality. HVAC servicing documentation was not available, and the system appears mismatched due to components replaced at different times.

Overall, climate control across the property is minimal outside Unit 130, with most units dependent on window units of varying age and condition. The single functional HVAC system requires servicing and ductwork corrections to restore proper performance.

Repair / Maintenance Estimates: Short-Term Future Costs

Immediate Costs – Heating & Cooling

None identified.

Short-Term Future Costs (0–3 Years)

• HVAC servicing due to missing service documentation (Unit 130): $200–$400

• Repair ductwork deficiencies—correct sagging sections, gaps, missing tape, poor connections, and incomplete installation: $1,200–$2,500

Total Short-Term Future Costs: $1,400–$2,900

Observations

10.1.1 General Info

Maintenance Item/FYI

HVAC SERVICING DOCUMENTATION NOT PRESENT

HVAC servicing documentation was not present for the unit(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

10.1.2 General Info

Maintenance Item/FYI

HVAC SYSTEM – MISMATCHED UNITS

UNIT 130

The interior and exterior HVAC units have been replaced independently, resulting in a mismatched system. This is often done for budgetary reasons, although both components are typically replaced together for optimal performance. Recommend evaluation by a licensed HVAC contractor to assess compatibility and efficiency.

10.4.1 Interior Unit - Split System

Maintenance Item/FYI

INTERIOR UNIT - AGED

AGED - The unit was at or past its typical service life. This deficiency will be labeled in **Blue** if between 7 and 14yrs old and **Orange** if over 15yrs of age. Major repairs or replacements should be anticipated in the future due to the unit(s) age. Depending on prior maintenance and other factors, the unit(s) could last anywhere from months to years. The remaining life is undeterminable. ***Due to its age, servicing is recommended to be conducted by an HVAC contractor***. A typical life expectancy chart can be found here:

Component Life Expectancies

10.4.2 Interior Unit - Split System

Short-Term Future Costs

AIR HANDLER - OVERSIZED

The air handler was observed to be oversized in the referenced area(s), which may result in short-cycling, inefficient operation, poor humidity control, and uneven indoor comfort. Recommend evaluation by a licensed HVAC contractor to confirm system sizing and compatibility.

10.10.1 Visible Ductwork

Maintenance Item/FYI

DUCTWORK - FULL EVALUATION RECOMMENDED

UNIT 130

There were several concerns with the ductwork including, sagging ductwork; inadequate support; missing tape and gaps at takeoff ducts; as well as inadequate connections. A full evaluation of the ductwork is recommended by an HVAC contractor with repairs made as needed. Other deficiencies may exist.

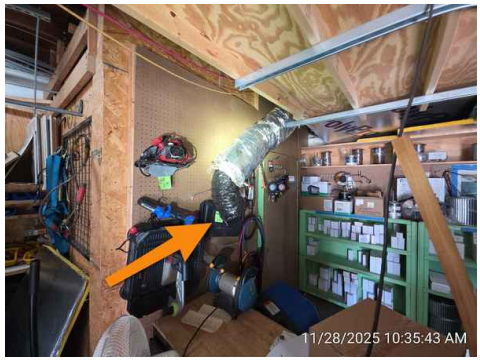
10.10.2 Visible Ductwork

Short-Term Future Costs

DUCTWORK - INCOMPLETE INSTALLATION

UNIT 130

Incomplete ductwork installation was observed in the referenced area(s), which may lead to reduced airflow, energy inefficiency, or poor indoor air quality. Recommend evaluation and completion by a licensed HVAC contractor.



11: ELECTRICAL SURVEY

Information

Service Entrance: Service Entrance Type
Overhead Service Drop

Main Service Panel - Unit 110: Electrical Panel / Service Equipment Location
Exterior Wall

Main Service Panel - Unit 110: Electrical Panel Manufacturer
Square D

Main Service Panel - Unit 110: All Panel Openings Sealed / No Open Knockouts or Sockets
Yes

Main Service Panel - Unit 120: Electrical Panel / Service Equipment Location
Rear Exterior Wall

Main Service Panel - Unit 120: Electrical Panel Manufacturer
Square D

Main Service Panel - Unit 120: All Panel Openings Sealed / No Open Knockouts or Sockets
Yes

Main Service Panel - Unit 122: Electrical Panel / Service Equipment Location
Rear Exterior Wall

Main Service Panel - Unit 122: Electrical Panel Manufacturer
Square D

Main Service Panel - Unit 122: All Panel Openings Sealed / No Open Knockouts or Sockets
Yes

Main Service Panel - Unit 130: Electrical Panel / Service Equipment Location
Rear Exterior Wall

Main Service Panel - Unit 130: Electrical Panel Manufacturer
Eaton

Main Service Panel - Unit 130: All Panel Openings Sealed / No Open Knockouts or Sockets
Yes

Main Service Panel - Unit 140: Electrical Panel / Service Equipment Location
Rear Exterior Wall

Main Service Panel - Unit 140: Electrical Panel Manufacturer
Eaton

Main Service Panel - Unit 140: Appropriate Working Space Present

Main Service Panel - Unit 140: All Panel Openings Sealed / No Open Knockouts or Sockets
Yes

Service Amperage(s): Service Entrance Conductors Type
2/0 Copper

Service Grounding / Bonding: Grounding Electrode Type
Rebar (Ground Rod), Presumed

Service Grounding / Bonding: Gas Pipe Bonding Present
Gas Not Present

Distribution Panel Unit 110: Distribution Panel(s) Location
Rear Exterior Wall

Distribution Panel Unit 120: Distribution Panel(s) Location
Rear Interior Wall

Distribution Panel 140: Distribution Panel(s) Location
Rear of Property

Branch Wiring : Visible Branch Wiring Type
NM Sheathed Cable

Branch Wiring : 15 & 20amp Branch Wiring Metal Type
Copper

Breakers: AFCI Breakers Present
No

GFCI Protection: GFCI Protected Areas
None Found

GFCI Protection: GFCI Missing/Damaged - Installation/Repairs Recommended
None Found

General Info: Low Voltage Systems/Wiring Not Inspected

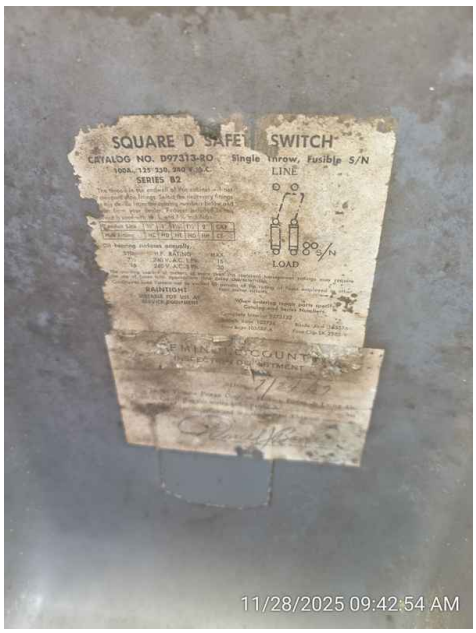
Any low voltage systems in the property were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

General Info: 100 Amp Service

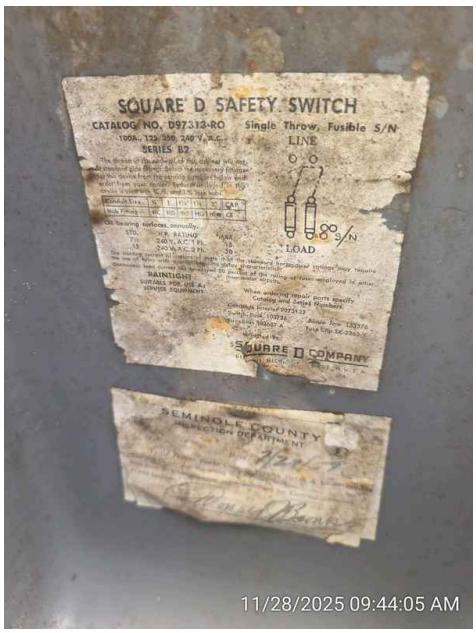
This property had one or more 100-amp service. This was common on some properties of this age, but may be insufficient for a property of this size in today's age with all of the electrical components used today. Evaluation of the adequacy of the service amperage is recommended by a licensed electrician.

Main Service Panel - Unit 110: Electrical Panel / Service Equipment Photos

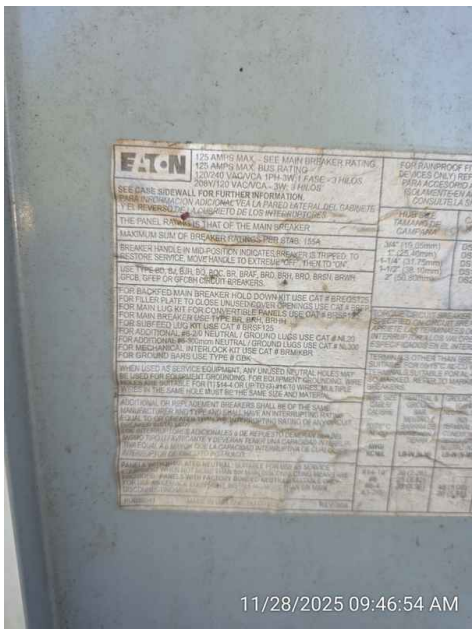
Main Service Panel - Unit 120: Electrical Panel / Service Equipment Photos



Main Service Panel - Unit 122: Electrical Panel / Service Equipment Photos



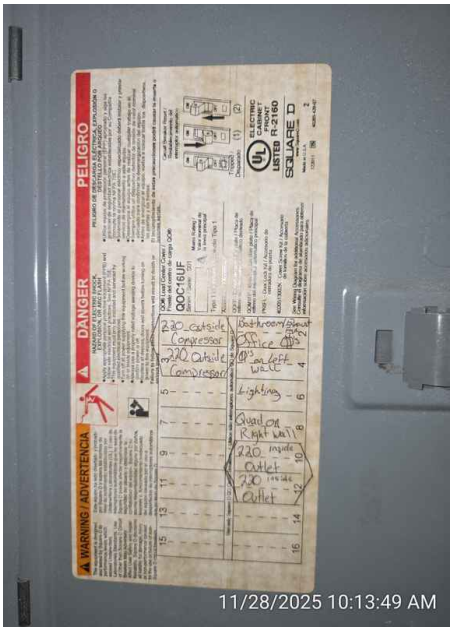
Main Service Panel - Unit 130: Electrical Panel / Service Equipment Photos



Main Service Panel - Unit 140: Electrical Panel / Service Equipment Photos

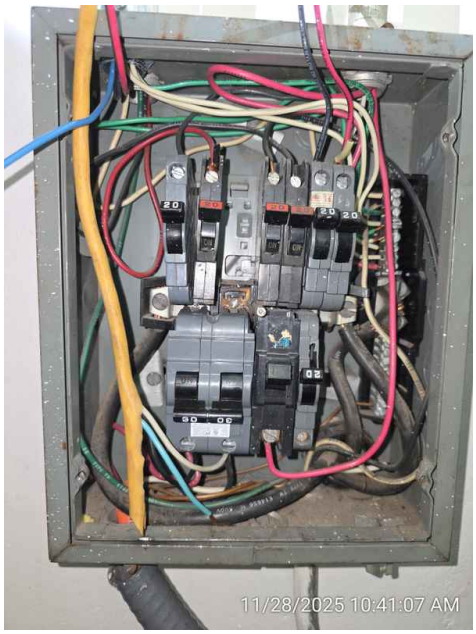
Distribution Panel Unit 122: Distribution Panel(s) Location

Rear Interior Wall



Distribution Panel Unit 130: Distribution Panel(s) Location

Rear Interior Wall



Distribution Panel 140: Distribution Panel Not Present / Found

LMT - A distribution panel was not found in the referenced area(s). It may be obscured by storage or personal items. Inspection of this component was excluded. Recommend ensuring clear access for full evaluation.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a property inspection, and were not tested for functionality. These items are excluded from this inspection.

Ceiling Fans: Ceiling Fan Information

If present a representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Electrical Survey Summary: Summary

The electrical systems across the property are in poor overall condition, with significant age, multiple safety concerns, and a mix of outdated equipment. Building 1 operates on a 100-amp service, which is undersized for modern commercial demands. Units 120 and 122 also operate on older 100-amp fused service panels, all of which show significant age-related deterioration. Fused panels are considered outdated and lack modern safety features.

Units 130 and 140 contain updated service panels (estimated installed around 2000), but no final inspection was documented for the permit, and the permit may still be open. Despite being newer, several deficiencies were still found.

Multiple electrical hazards were observed throughout the property. These include exposed wiring, uncapped wire terminations, displaced conduit leaving conductors vulnerable to damage, double-tapped breakers, and undersized conductors in multiple panels. Additional issues include missing panel screws, open knockouts in distribution panels, inadequate GFCI protection, and aged wiring practices not consistent with current safety standards. Overall, the electrical system exhibits widespread deferred maintenance, outdated components, and multiple safety concerns that warrant evaluation and corrective action by a licensed electrical contractor.

Repair / Maintenance Estimates: Immediate Concerns

Immediate Costs – Electrical

- Unit 110 – Replace main service panel:$3,000–$5,500
- Unit 120 – Replace distribution panel & upgrade to 4-wire feed:$3,500–$6,500
- Unit 130 – Replace distribution panel & upgrade to 4-wire feed:$3,500–$6,500
- Replace Federal Pacific Electric (FPE) panel (life-safety hazard):$2,500–$5,500
- Repair exposed wiring due to displaced conduit:$300–$700
- Correct exposed wire terminations (interior & exterior):$550–$1,100
- Correct double-tapped breakers:$150–$350
- Correct undersized conductors in panel:$400–$900

Total Immediate Costs – Electrical:$13,900 – $27,050

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years) – Electrical

- Improve GFCI protection property-wide:$800–$1,800
- Correct uncapped wire terminations in panel(s):$200–$450

Total Short-Term Costs – Electrical:$1,000 – $2,250

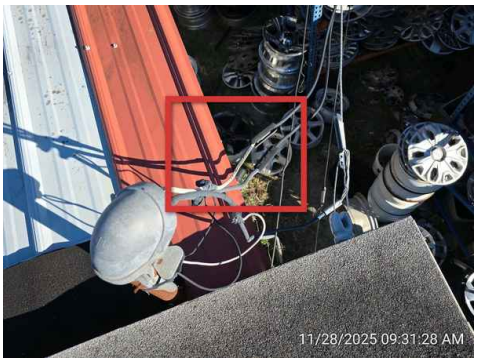
Observations

11.2.1 Service Entrance

Immediate Costs

OVERHEAD CONDUCTORS - JACKET DAMAGE

The insulating jacket(s) on the overhead conductor(s) were damaged. Repairs are recommended as needed to the conductors by a licensed electrician.

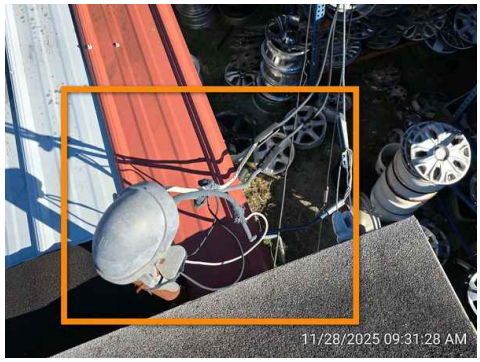


11.2.2 Service Entrance

Short-Term Future Costs

SERVICE DROP - INADEQUATE ROOF CLEARANCE

The service drop / overhead conductors were within 18 inches of the roof surface. These conductors are recommended to have 18 inches of clearance from the roof surface. Evaluation and repairs as needed is recommended by the utility provider or a licensed electrician.

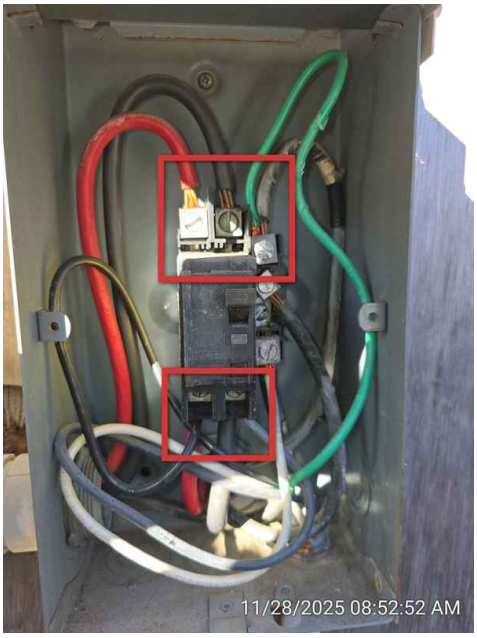


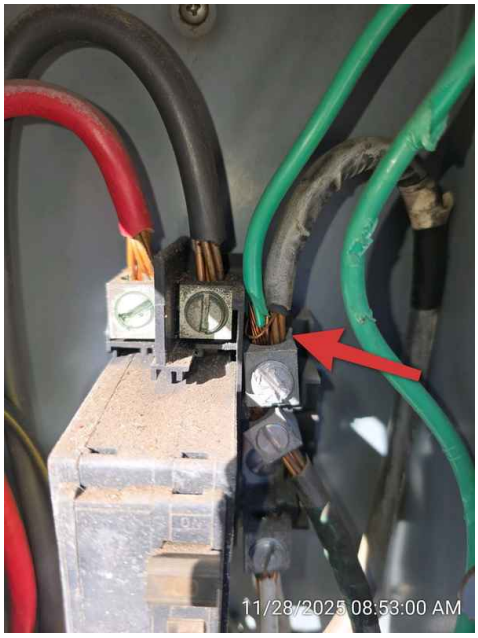
11.4.1 Main Service Panel - Unit 110

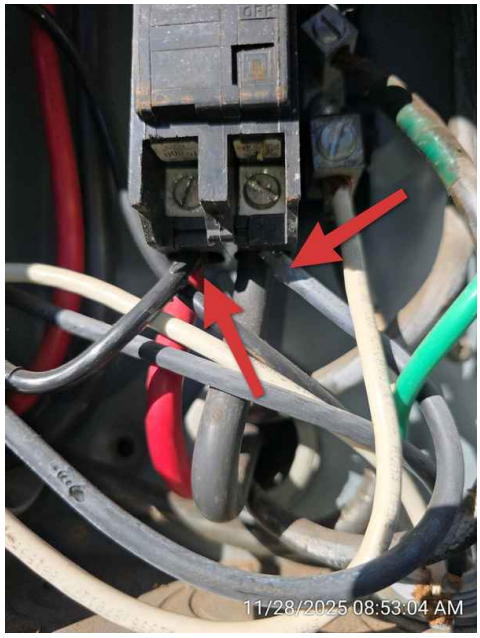
Immediate Costs

LUGS(S) - DOUBLE OR MULTIPLE TAPPED LUGS PRESENT

Lugs were present in the service equipment that had multiple conductors terminated under them. Most lugs are only rated for one conductor. Evaluation of the conductors with repairs made as needed is recommended by a licensed electrician.





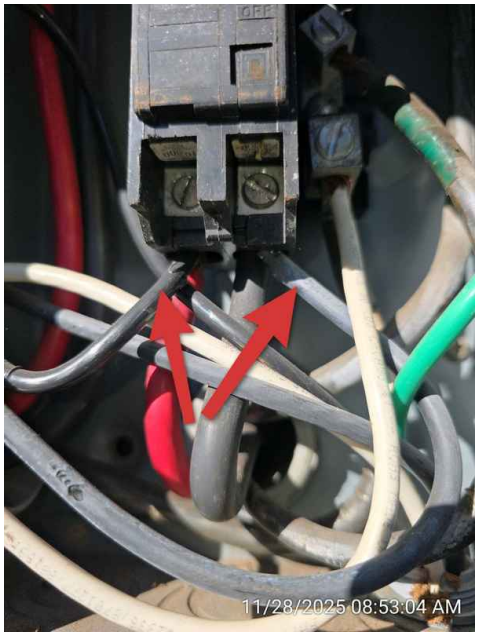


11.4.2 Main Service Panel - Unit 110

Immediate Costs

CONDUCTOR(S) - UNDERSIZED

Undersized conductor(s) were observed in the main panel in the referenced area(s), which may lead to overheating or failure under load. This condition can pose a fire hazard and affect system performance. Recommend evaluation and correction by a licensed electrical contractor.



11.5.1 Main Service Panel - Unit 120

Short-Term Future Costs

PANEL - AGED (>40 YEARS)

AGED - The electrical panel in the property appeared to be more than 40 years old. Electrical panels are one of the most important components in the property in my opinion due to the possibility of age related defects creating a safety and/or fire hazard. Any panels over 40 years of age are recommended to be evaluated by a licensed electrician to ensure they are performing as intended. Panelboards 40 - 50 or more years old should also be upgraded/changed-out at your earliest convenience as panels manufactured in recent years are inherently safer due to more rigorous testing, safety features, etc. Below is a link to a document by the Casualty Underwriters Association of America and their view on aged panels.https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf

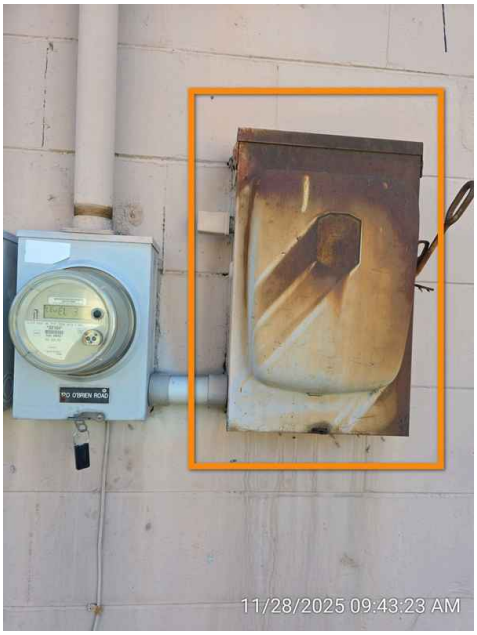
Unit 120

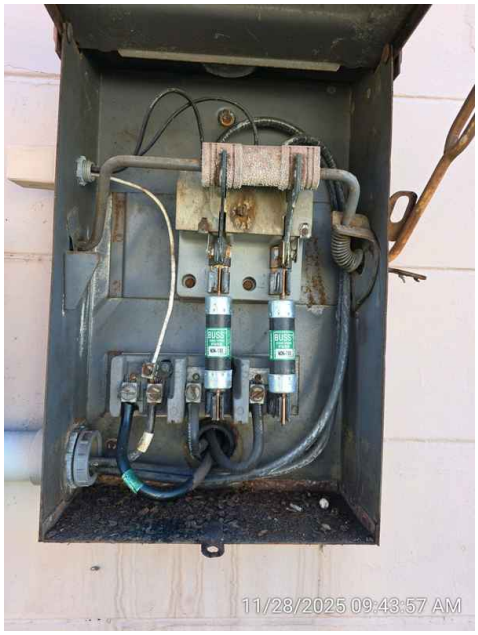
11.6.1 Main Service Panel - Unit 122

Short-Term Future Costs

PANEL - AGED (>40 YEARS)

AGED - The electrical panel in the property appeared to be more than 40 years old. Electrical panels are one of the most important components in the property in my opinion due to the possibility of age related defects creating a safety and/or fire hazard. Any panels over 40 years of age are recommended to be evaluated by a licensed electrician to ensure they are performing as intended. Panelboards 40 - 50 or more years old should also be upgraded/changed-out at your earliest convenience as panels manufactured in recent years are inherently safer due to more rigorous testing, safety features, etc. Below is a link to a document by the Casualty Underwriters Association of America and their view on aged panels.https://www.cauinsure.com/Include/Documents/P11%20-%20Aging%20Electrical%20Systems.pdf





11.7.1 Main Service Panel - Unit 130

Immediate Costs

WIRING - UNCAPPED WIRE TERMINATION(S)

Uncapped wire termination(s) were present in the electrical panel. These should be capped/wire nutted off. Repairs are recommended to be performed as needed by a licensed electrician.

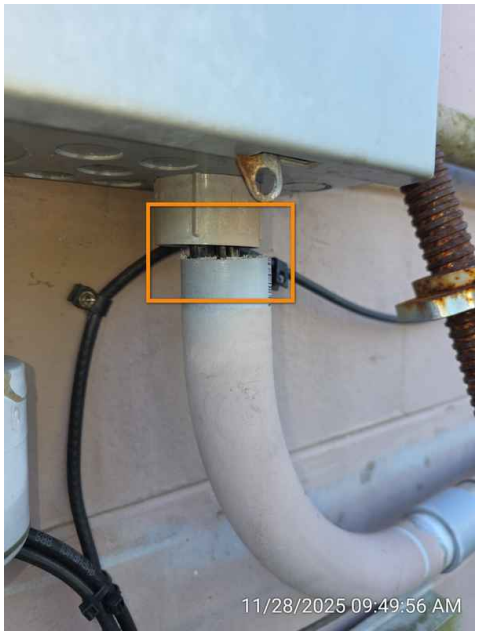
11.8.1 Main Service Panel - Unit 140

Short-Term Future Costs

CONDUIT - DISPLACED

UNIT 130

Displaced conduit was observed at the main panel in the referenced area(s), which may expose conductors to physical damage or reduce support for wiring. Recommend evaluation and repair by a licensed electrical contractor.

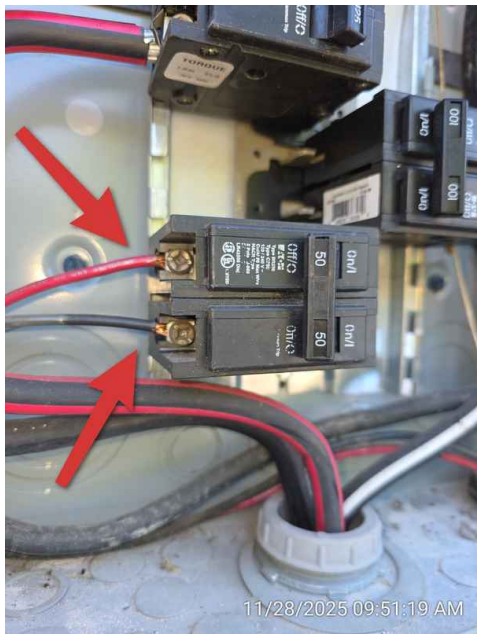


11.8.2 Main Service Panel - Unit 140

Immediate Costs

CONDUCTORS - UNDERSIZED

Undersized conductor(s) were observed in the main panel in the referenced area(s), which may lead to overheating or failure under load. This condition can pose a fire hazard and affect system performance. Recommend evaluation and correction by a licensed electrical contractor.

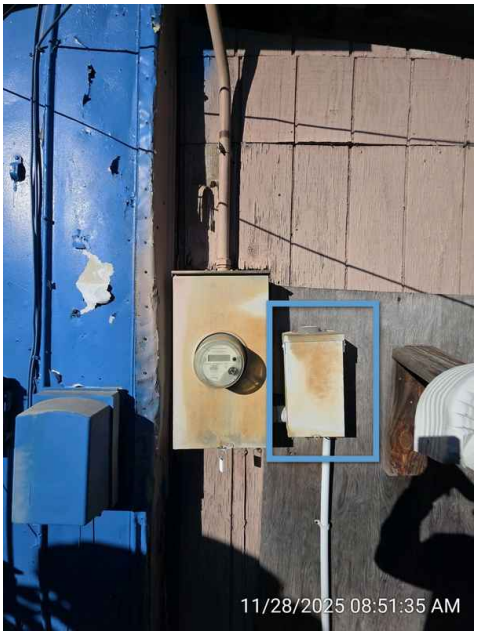


11.9.1 Service Amperage(s)

Maintenance Item/FYI

100AMP SERVICE

FYI - This property contained a 100amp electrical service. While common in older propertys, it may be insufficient for a property of this size in today's age with all of the electrical components used today. An evaluation of the service amperage's adequacy along with load testing is recommended to be performed by a licensed electrician.



11.11.1 Distribution Panel Unit 110

Maintenance Item/FYI

COVER - MISSING SCREWS

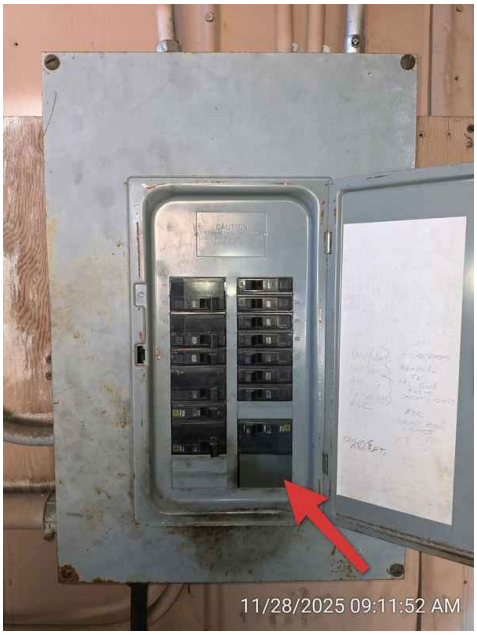
Some panel cover screw(s) were missing. All panel cover screw locations are required to be utilized to adequately secure the cover to the panel. Replacement of the screws is recommended to be conducted by a qualified person.

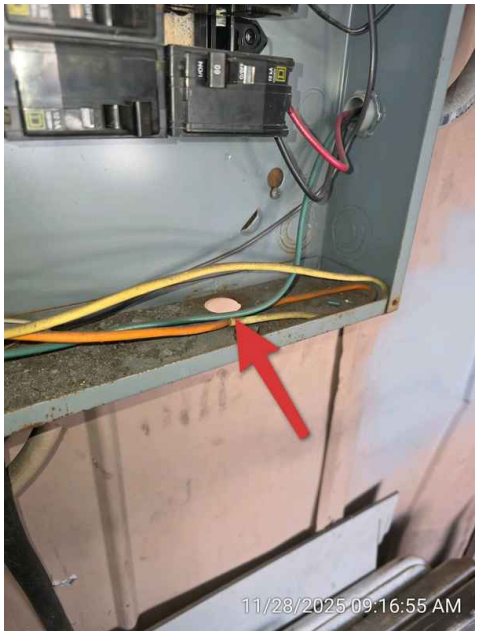
11.11.2 Distribution Panel Unit 110

Immediate Costs

PANEL - OPEN KNOCKOUTS

Open knockout(s) were present in the distribution panel. Knockout caps should be installed by a licensed electrician or other qualified person to keep mice out of the panel box, and to avoid a potential electrocution hazard.



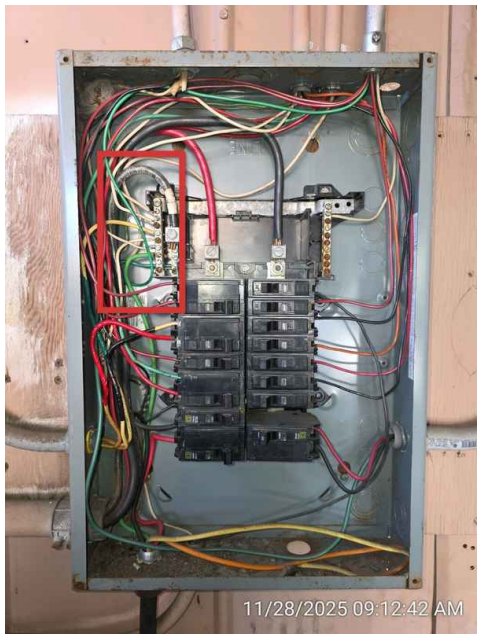


11.11.3 Distribution Panel Unit 110

Immediate Costs

PANEL - NEUTRALS AND GROUNDS NOT ISOLATED

The distribution panel in the referenced area(s) contained neutrals and grounds that were not properly isolated. Improper bonding in a sub-panel can create potential shock hazards or improper circuit function. Recommend evaluation and correction by a licensed electrical contractor.



11.11.4 Distribution Panel Unit 110

Immediate Costs

WIRING - UNCAPPED WIRE TERMINATION(S)

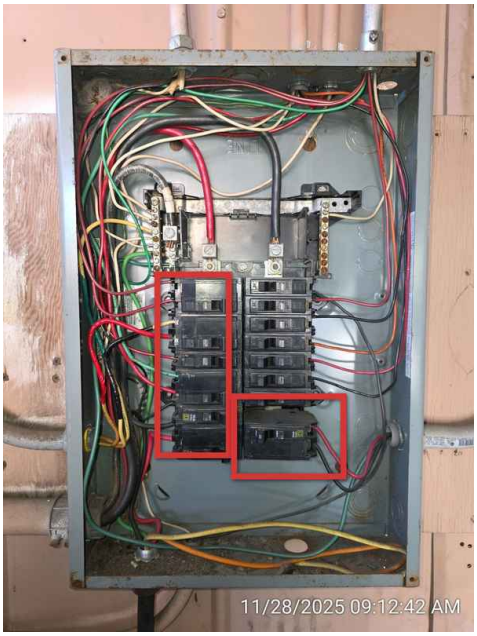
Uncapped wire termination(s) were present in the distribution panel. These should be capped/wire nutted off. Repairs are recommended to be performed as needed by a licensed electrician.

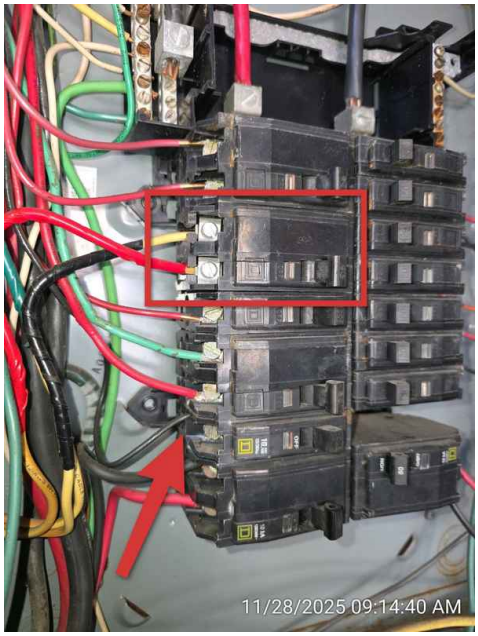
11.11.5 Distribution Panel Unit 110

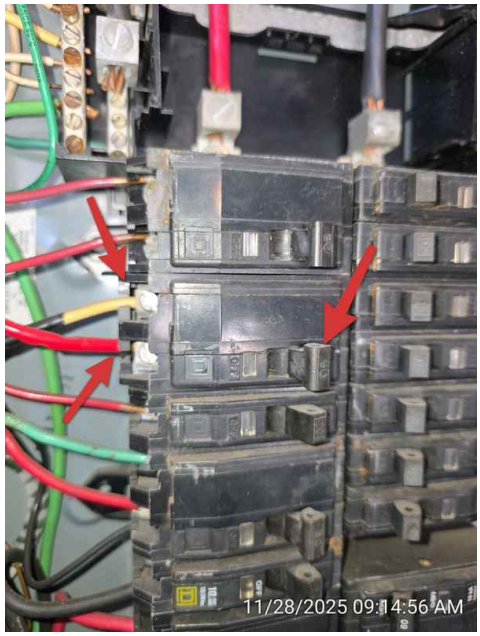
Immediate Costs

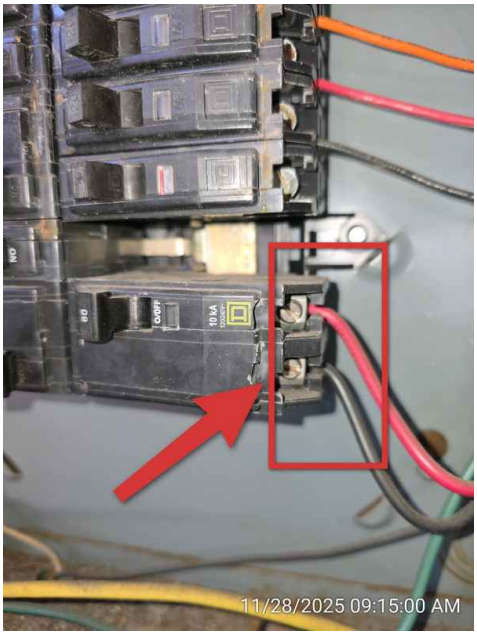
UNDERSIZED CONDUCTORS

Undersized conductor(s) were observed in the main panel in the referenced area(s), which may lead to overheating or failure under load. This condition can pose a fire hazard and affect system performance. Recommend evaluation and correction by a licensed electrical contractor.







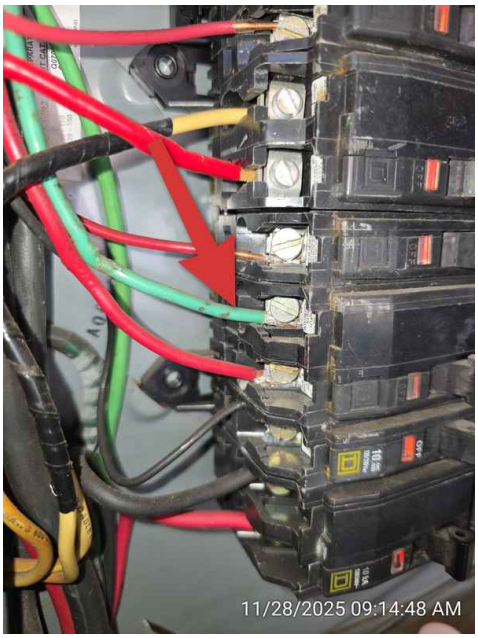


11.11.6 Distribution Panel Unit 110

Immediate Costs

GROUND - REPURPOSED TO HOT CONDUCTOR

A ground wire was observed to be repurposed as a hot conductor in the referenced area(s). This practice is unsafe, may violate applicable electrical standards, and can pose shock or fire hazards. Recommend evaluation and correction by a licensed electrical contractor.



11.12.1 Distribution Panel Unit 120

Immediate Costs

COVER - MISSING

The panel cover was missing or not installed for the distribution panel. This is an electrocution hazard as this exposes panel wiring. Replacement or installation of the cover is recommended by a licensed electrician.

11.12.2 Distribution Panel Unit 120

Immediate Costs

PANEL - FOUR WIRE FEED MISSING

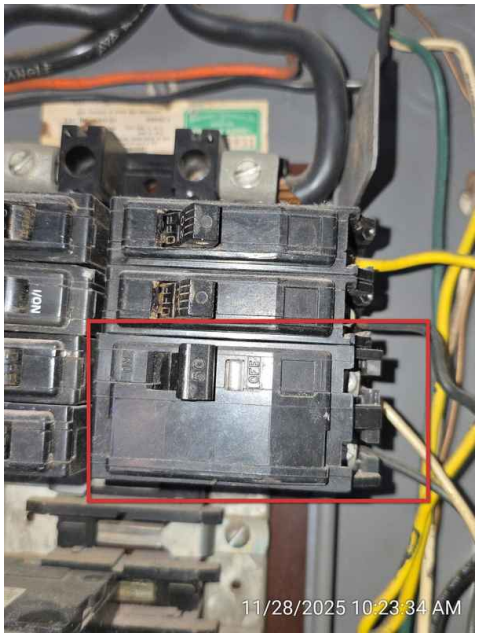
A four wire feed was not present between the main panel, and the distribution panel(s). This can prevent faults from finding their path to service or ground, and is a safety hazard. The installation of a four wire feed is recommended to be conducted by a licensed electrician.

11.12.3 Distribution Panel Unit 120

Immediate Costs

CONDUCTOR(S) - UNDERSIZED

Undersized conductor(s) were observed in the main panel in the referenced area(s), which may lead to overheating or failure under load. This condition can pose a fire hazard and affect system performance. Recommend evaluation and correction by a licensed electrical contractor.



11.13.1 Distribution Panel Unit 122

Immediate Costs

PANEL - FOUR WIRE FEED MISSING

A four wire feed was not present between the main panel, and the distribution panel(s). This can prevent faults from finding their path to service or ground, and is a safety hazard. The installation of a four wire feed is recommended to be conducted by a licensed electrician.

11.14.1 Distribution Panel Unit 130

Immediate Costs

COVER - MISSING

The panel cover was missing or not installed for the distribution panel. This is an electrocution hazard as this exposes panel wiring. Replacement or installation of the cover is recommended by a licensed electrician.

11.14.2 Distribution Panel Unit 130

Immediate Costs

PANEL - FEDERAL PACIFIC ELECTRIC PANEL

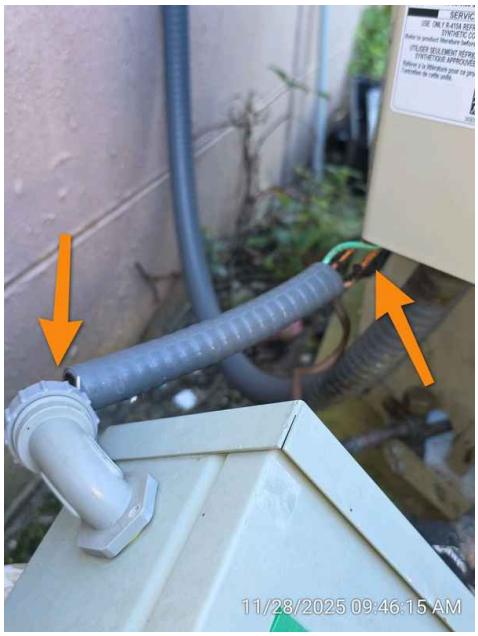
A Federal Pacific Electric panel (FPE) was present at the property. FPE circuit breakers have been associated with problems that can lead to failure, lack of proper protection of circuits, fire, and other serious issues. This panel may prevent the insurability of the property. Recommend evaluation and replacement as deemed necessary by a licensed electrician.

11.16.1 Branch Wiring

Short-Term Future Costs

EXPOSED WIRING - DISPLACED CONDUIT

Conduit was displaced allowing wiring to be exposed. Repairs to the conduit is recommended to be performed by a licensed electrician to properly protect the wiring.



11.16.2 Branch Wiring

Immediate Costs

WIRING - EXPOSED TERMINATIONS PRESENT

There were exposed wiring terminations/exposed wire ends present at the referenced area(s). Any exposed wire termination (live or not) in the property is recommended to either be removed, or terminated into a junction box by a licensed electrician.

Unit 110

Unit 110

Unit 120

Unit 120

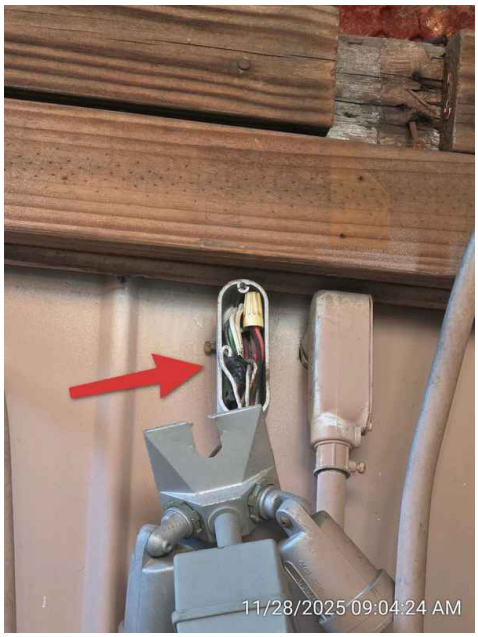
Unit 130

11.16.3 Branch Wiring

Immediate Costs

WIRING - EXPOSED TERMINATIONS (EXTERIOR)

A wiring termination was present at the referenced area(s). Any wire terminations (live or not) should be removed or terminated into an electrical box for safety by licensed electrician.



11.17.1 Breakers

Immediate Costs

BREAKER(S) - DOUBLE TAPPED

Double-lugged breaker(s) were present in the panel. This is where two conductors (wires) are under the lug (screw) of a breaker. The breakers are only rated for one conductor, and the lug can not be torqued to proper specs with two wires present, which could cause overheating, arcing, or other deficiencies. Repairs are recommended to be performed here as deemed necessary by a licensed electrician.

Unit 130

11.18.1 Fuses

FUSED SERVICE PANEL(S) – PRESENT

Short-Term Future Costs

Fused service panel(s) were observed in the referenced area(s). These older systems may not offer the same convenience or safety features as modern circuit breaker panels. Evaluation by a licensed electrical contractor is recommended if upgrades or modifications are planned.

Units 120 & 122

11.19.1 GFCI Protection

GFCI - FULL ASSESSMENT

Maintenance Item/FYI

FYI - Faulty and/or missing GFCI protection was present in area(s) of the property that are required to contain GFCI protection by today's safety standards. GFCI protected receptacle(s) are recommended to be present on the exterior of the property, on kitchen countertops and islands, in bathrooms, laundry rooms, garages, unfinished basements and crawl spaces, and any other area(s) within 6' of a sink's edge. An evaluation of these area(s) with upgrades, repairs, or the installation of GFCI protection as needed is recommended to be performed by a licensed electrician for safety.

11.20.1 Receptacles

Immediate Costs

COVER PLATE(S) - MISSING

The were receptacles with missing cover plate(s) at the referenced area(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the property.

Unit 110

Unit 110

Unit 122

Unit 120

11.21.1 Switches, Lights

Short-Term Future Costs

LIGHT(S) - FIXTURE NOT INSTALLED

The light fixture at the referenced area was not installed at the time of inspection. The installation of a light fixture is recommended to be performed here by a licensed electrician.

Unit 120

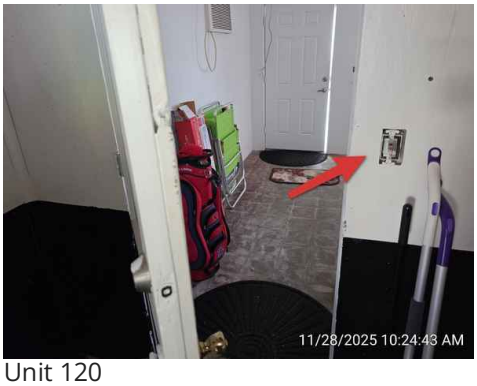
Unit 120

11.21.2 Switches, Lights

Immediate Costs

SWITCH(ES) - COVER PLATE(S) MISSING

There were missing switch cover plate(s) present at the referenced area(s). This exposes live wiring and is a potential shock hazard. The installation of cover plates is recommended to be conducted on any switches missing plates by a qualified person.



Unit 120

Unit 120

12: WATER HEATER(S) SURVEY

Observations

12.1.1 Water Heater Condition

Immediate Costs

NO WATER HEATING SYSTEM(S) PRESENT

ALL UNITS

No water heating system was observed on this commercial property. Inspection of this component was excluded. Depending on the intended use, installation may involve significant costs. Recommend consultation with a licensed plumbing contractor to assess needs and provide a cost estimate.

13: PLUMBING SURVEY

Information

Water Source: Water Source for Property
Public Metered Supply

Water Pressure: Water Pressure (Approx.)
40-50psi

Water Pipes: Service Pipe Material (Visible Portions)
Undetermined

Water Pipes: Water Distribution Pipe Material (Visible Portions)
PVC, Aquapex, Copper

Water Pipes: Approx. Percentage of Water Distribution Pipes Visible
<10%

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
SDR-35, Cast Iron

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
Cast Iron

Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible
<10%

Main Cleanout: Cleanout Location
Multiple

Sump/Ejector Pump: Sump/Ejector Pump Present
Not at Visible Portions

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage
Yes

Pressure Regulator: Not Found - Presumed to be Present

The pressure regulator was not found its presence is suspected due to water pressure readings under 75psi. I recommend consulting with the seller(s) as to its location.

Plumbing & Water Heater Survey Summary: Summary

No water heating systems were present on the property. As a result, the building does not have a source of hot water for handwashing, cleaning, or other commercial needs. If hot water service is required for current or future occupancy, one or more water heating units will need to be installed and properly integrated into the plumbing system.

The property is supplied by a public metered water source, with limited visibility of supply and drain lines due to construction. Visible materials included PVC, Aquapex, copper, cast iron, and SDR-35. Functional flow and drainage were satisfactory at the time of inspection.

An active leak was observed at the scrub/mop sink in Unit 140 and requires prompt repair to prevent further water damage. A damaged sewer cleanout was also noted. Due to system age and limited DWV visibility, a sewer camera evaluation is recommended.

Repair / Maintenance Estimates: Immediate Concerns

- Repair active leak at scrub/mop sink in Unit 140: $300–$700

Total Immediate Costs: $300–$700

Repair / Maintenance Estimates: Short-Term Future Costs

Short-Term Future Costs (0–3 Years) – Plumbing & Water Heater

• Install one appropriately sized water heater for each unit (5 total), including plumbing connections, electrical work, and venting where applicable: $7,500–$15,000 (Assumes $1,500–$3,000 per installation, depending on tank size and access.)

• Repair damaged sewer cleanout for proper access and functionality: $300–$800

• Conduct sewer camera inspection to evaluate condition of underground piping: $200–$400

Total Short-Term Future Costs: $8,000–$16,200

Observations

13.5.1 Water Pipes

Maintenance Item/FYI

WATER PIPE(S) - EXPOSED PEX

PEX water piping was observed to be exposed to ultraviolet (UV) light in the referenced area(s). Prolonged UV exposure can degrade the material, reducing its lifespan and performance. Recommend evaluation and protection or modification by a licensed plumbing contractor.

13.6.1 Drain, Waste, and Vent Pipes (DWV)

Maintenance Item/FYI

CAST IRON - AGED WASTE AND DRAIN PIPES

AGED - Cast iron and/or galvanized drain, waste, and vent pipes were present. These pipes typically have a 50 - 60 year life and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. A sewer camera inspection of the pipes is highly recommended due to their age.

Bldg 1

Bldg 2

Bldg 2

13.7.1 Main Cleanout

Maintenance Item/FYI

SEWER CLEANOUT DAMAGED

The sewer cleanout was observed to be damaged in the referenced area(s), which may hinder access for maintenance and allow debris or water intrusion. Recommend evaluation and repair by a licensed plumber.

13.11.1 Scrub Sinks, Mop Sinks, Wash Basins

Immediate Costs

DRAIN PIPES - LEAK PRESENT

UNIT 140

An active leak was observed under the sink in the referenced area(s), evidenced by water presence and dripping from the plumbing connections. This condition can lead to water damage, mold growth, and deterioration of surrounding materials if not promptly addressed. Immediate action is required to prevent further damage and potential health risks. Recommend repair of the leak and any water-damaged components by a licensed plumber to ensure integrity and functionality of the plumbing system.

14: ATTIC & ROOF STRUCTURE SURVEY

Information

General Info/Limitations: Attic Accessibility Hindrances/Limitations
No Attic Present

Roof Structure / Framing: Roof Structure Type
Rafters / Ceiling Joists

Roof Structure / Framing: Indications of Condensation Present
Not at Visible Portions

Roof Structure / Framing: Indications of Leak(s) Present
Signs of Past Leaks

Insulation: Insulation Type
Foam Boards

Insulation: Insulation Amount (Average)
Less than 6"

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)
Sidewall

General Info/Limitations: Aged Roof Structure
The roof structure appeared to be in functional condition, but was aged and moisture staining was present in several areas. No active leaks were observed at the time of inspection, unless otherwise noted in this report.

Attic & Roof Structure Survey Summary: Summary
The property has no attic space, and structural elements were evaluated from accessible interior areas. The roof framing consists of rafters and ceiling joists that appeared functional at the time of inspection. Moisture staining was present in several areas, indicating past leaks, though no active leaks were observed during the inspection. Insulation was inconsistent or missing throughout the property. Unit 130 had foam board insulation added, which is below current energy-efficiency recommendations. No deficiencies were observed with exhaust fan ducting or plumbing vent penetrations at visible portions.

Observations

14.3.1 Roof Structure / Framing

Maintenance Item/FYI

LEAKING - INDICATIONS OF PAST/PRESENT LEAKING PRESENT

Staining and/or damage consistent with past or present leaking was observed in the referenced area(s). The condition may indicate active moisture intrusion or previous water damage that was not properly repaired. Recommend evaluation and repair as needed by a licensed roofing contractor.

14.3.2 Roof Structure / Framing

Short-Term Future Costs

ROOF STRUCTURE - MOISTURE DAMAGE PRESENT

Moisture damage was observed in the roof structure in the referenced area(s), which may indicate past or active leaks and can lead to wood deterioration, mold growth, or compromised structural integrity. Depending on the extent of the damage, repairs may involve significant costs. Recommend evaluation and repair by a licensed roofing or general contractor.

14.4.1 Insulation

Short-Term Future Costs

INSULATION - TYPICAL FOR AGE (MORE RECOMMENDED)

The insulation level was typical for when the property was built, but current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. The installation of additional insulation as an upgrade is recommended for comfort and energy efficiency by an insulation contractor.

15: SLAB FOUNDATION SURVEY

Information

General Info: Foundation Type

Slab on Grade

Moisture Presence: Indications of Moisture at Visible Portions

None Visible

Moisture Presence: Indications of Condensation Present

Not at Visible Portions

Moisture Presence: Moisture Infiltration Information - Slab

LMT - The base of the interior perimeter walls were inspected looking for signs of past or present water intrusion, stains, or any other signs of prior water intrusion. No signs of water / moisture intrusion was present at visible portions at the time of inspection unless otherwise noted in this report. We can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate at a future time due to a heavy rain or changes in conditions. We highly recommend consulting with the sellers as to prior moisture infiltration into the property.

Slab Perimeter: Foundation Perimeter Not Visible

EXCL - The perimeter of the slab was not visible due to wall cladding terminating at grade. The condition of the perimeter of the slab is excluded from this inspection.

16: LIFE SAFETY & FIRE PROTECTION SURVEY

Information

Fire Access Roads: Overhead Wires >13ft 6in

Fire Access Roads: Building Number(s) Visible and Clear

Fire Extinguishers - Portable: Extinguishers Within 75ft

The maximum travel distance to a fire extinguisher is 75 feet.

Smoke Alarms / Detectors: Smoke Alarm Presence at All Required Locations

Not Observed, Missing Outside of Sleeping Areas

CO Detectors: CO Alarms Presence at all Recommended Locations

Missing Outside of Sleeping Areas

Fire Hydrant Clearance: Fire Hydrant Clearance

The fire hydrant(s) were inspected to determine that a 3ft clear space exists around the circumference of the hydrant(s).

Fire Alarm & Suppresion Systems: FYI - No Central Fire Alarm System Present

FYI - The property does not have a central fire alarm system in the referenced area(s). A central fire alarm system enhances safety by providing coordinated detection and alerts. Recommend consulting with a qualified fire protection contractor to determine appropriate fire alarm solutions for the property.

Emergency Lighting Systems: Emergency Lighting System Present

An emergency lighting system was present at the property. This system is designed to activate during a power outage to provide illumination for safe egress. Components typically include battery-backed light fixtures and illuminated exit signs. Routine testing and maintenance are generally required to ensure functionality in accordance with life safety standards.

Life Safety & Fire Protection Survey Summary: Summary

Life safety conditions across the property show several deficiencies. Combustible materials, including used motor oil, were stored improperly without approved containment or separation from ignition sources. Required “No Smoking” signage was not present in areas where flammable materials are stored or used. Several portable fire extinguishers were either not serviced within the past 12 months or were uncharged at the time of inspection. Emergency lighting systems and illuminated exit signs were present but not functional in multiple areas. Carbon monoxide alarms were not installed at recommended locations.

The property has no central fire alarm system. Fire hydrant clearance was adequate, and portable extinguishers were generally within required travel distances. Overall, several life safety components require servicing or correction to ensure proper operation and compliance with standard safety practices.

Repair / Maintenance Estimates: Immediate Concerns

• Install carbon monoxide alarms at required/recommended locations: $200–$400

Total Immediate Costs: $200–$400

Repair / Maintenance Estimates: Short-Term Future Costs

• Correct improper storage of flammable/combustible materials and provide proper containment: $300–$700

• Install required “No Smoking” signage in designated areas: $150–$300

• Service or replace portable fire extinguishers not inspected within 12 months: $150–$300• Replace or recharge uncharged fire extinguisher(s): $100–$250

• Service and restore functionality of emergency lighting systems: $300–$800• Repair/restore non-functional illuminated exit signs: $200–$450

Total Short-Term Future Costs: $1,200–$2,800

Observations

16.4.1 Storage of Flammable and Combustable Materials

Short-Term Future Costs

COMBUSTIBLE MATERIAL(S) - NOT PROPERLY STORED

Combustible material, including used motor oil, was observed stored improperly in the referenced area(s), without approved containment or separation from ignition sources. This condition may pose a fire hazard and violate standard safety practices. Recommend evaluation and correction by a licensed contractor or qualified facility safety professional.

16.5.1 No Smoking Signs

Short-Term Future Costs

NO SMOKING SIGNS OBSERVED

"No Smoking" signs were not observed in areas where flammable or combustible materials are stored, dispensed, or used. Lack of proper signage in these areas can increase fire risk and reduce compliance with standard safety practices. Recommend installation of appropriate "No Smoking" signage by the property owner or manager.

16.7.1 Fire Extinguishers - Portable

Short-Term Future Costs

FIRE EXTINGUISHER(S) - NOT SERVICED WITHIN 12 MONTHS

The referenced portable fire extinguisher(s) do not display evidence of servicing within the past 12 months, as required for proper functionality. Regular servicing ensures extinguishers are in working condition during emergencies. Recommend evaluation and servicing by a licensed fire protection contractor.

Unit 110

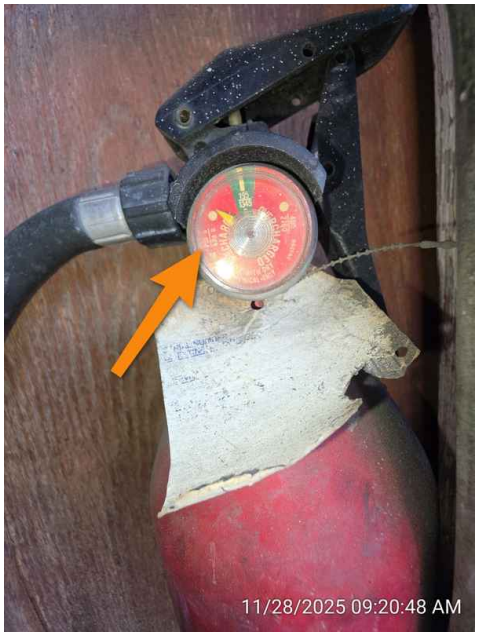
Unit 122

16.7.2 Fire Extinguishers - Portable

Short-Term Future Costs

FIRE EXTINGUISHER - NOT CHARGED

An uncharged fire extinguisher was observed in the referenced area(s), which may render it ineffective in an emergency. Recommend replacement or recharging by a qualified fire equipment service provider.

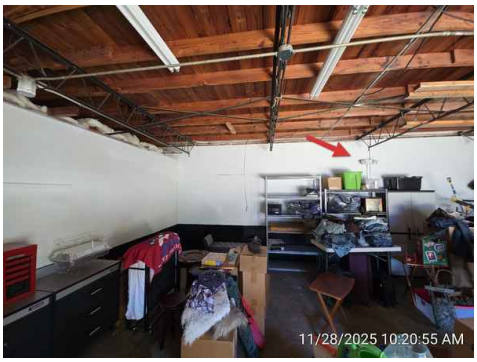


16.8.1 Emergency Lighting Systems

Immediate Costs

EMERGENCY LIGHTING SYSTEM – IN NEED OF SERVICING

The emergency lighting system was observed to be non-functional or in need of servicing in the referenced area(s). This condition may affect visibility and safe egress during power outages or emergencies. Recommend evaluation and servicing by a licensed electrical contractor or life safety systems professional.



16.10.1 CO Detectors

Short-Term Future Costs

CO ALARM(S) - NOT PRESENT AT RECOMMENDED LOCATIONS

SFTY - CO alarms were not present at all locations required by today's standards. CO alarms are recommended for any propertys containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of work areas by a qualified person, for safety.

16.11.1 Exit Signs, Doors, Stairwells and Handrails

Short-Term Future Costs

EXIT SIGN(S) - LIGHTING NOT FUNCTIONAL

Several lighted emergency exit signs were not functional in the referenced area(s). Recommend servicing these exit signs to ensure adequate visibility in the event of a fire.

17: ENVIRONMENTAL SURVEY

Information

Pest/Insect/Wildlife Concerns: Pest/Insect/Wildlife Information

The inspection did not include a comprehensive assessment for pests, insects, or wildlife activity. Any observations noted in the report are not all-inclusive and are provided as a courtesy. A full evaluation for infestations or potential entry points is outside the scope of this inspection. Recommend consultation with a licensed pest control or wildlife specialist for a thorough assessment and any necessary treatment.

Rodent/Vermin Concerns: Rodent/Vermin Information

The inspection did not include a comprehensive assessment for rodent or vermin activity. Any observations noted in the report are not all-inclusive and are provided as a courtesy. A full evaluation for infestations, including hidden or active issues, is outside the scope of this inspection. Recommend consultation with a licensed pest control specialist for a thorough assessment and any necessary treatment.

Fungal Growth: Fungal Growth and Mold Information

EXCL - Reporting on mold is excluded from this inspection. If visible fungal growth is observed, further evaluation and testing will be recommended as a courtesy. These references are not comprehensive and do not guarantee all areas of fungal growth have been identified.

Future removal of personal belongings, remodeling, or repairs may reveal fungal growth or mold not visible at the time of inspection. If mold is a concern, consult a certified mold inspector or industrial hygienist for mold inspection and indoor air quality testing.

Asbestos (pre-1978): Asbestos Information

The possibility exists that properties built prior to 1978 may contain building components or items (textured ceiling material, adhesives, tile, tapes, insulation, etc) that contain asbestos. If we see obvious signs of a material that we may believe to contain asbestos, we will recommend further evaluation as a courtesy, but these individual references should not be construed as an all-inclusive list. Furthermore, any remodeling or repairs that may take place in the future may reveal asbestos or other environmental hazards that were not visible at the time of inspection. If asbestos is a concern, you are advised to have a full environmental inspection by an environmental contractor.

Lead Based Paint (pre-1978): Lead Based Paint Information

The possibility exists that homes built prior to 1978 may contain paint that was lead based. If lead based paint is a concern, you are advised to consult an environmental company.

Environmental Survey Summary: Summary

The environmental review was limited in scope; however, two notable conditions were observed. Fungal growth was present on interior surfaces, indicating elevated moisture conditions and the need for further evaluation and remediation. In addition, an oil tank was leaking onto the ground, creating a potential environmental hazard that requires immediate correction and cleanup by a qualified contractor.

No additional environmental issues were identified within the limitations of the inspection.

Repair / Maintenance Estimates: Immediate Concerns

• Clean up and correct leaking oil tank discharge on the ground, including containment and disposal by a qualified contractor: $1,500–$3,500

Total Immediate Costs: $1,500-$3,500

Repair / Maintenance Estimates: Short-Term Future Costs

• Perform moisture mitigation and remediate fungal growth on affected interior surfaces: $1,200–$2,500

Total Short-Term Costs: $1,200 - $2,500

Observations

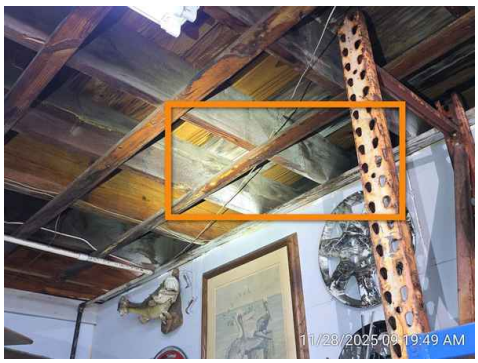
17.3.1 Fungal Growth

Short-Term Future Costs

FUNGAL GROWTH PRESENT ON SURFACE(S)

UNIT 110

Fungal growth was observed on the referenced surface(s). This condition can contribute to poor indoor air quality and potential health concerns. It may indicate underlying moisture issues that need addressing to prevent further growth. Recommend cleaning and remediation by a licensed mold remediation contractor.



17.4.1 Oil Tank(s)

Immediate Costs

OIL TANK - LEAKING ON GROUND

A leak was observed from the oil tank onto the ground in the referenced area(s), indicating a potential environmental hazard and compromised containment. This condition may lead to soil contamination and poses a fire risk. Recommend immediate evaluation and remediation by a licensed environmental and waste disposal contractor.