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REPORT DEFINITIONS & SCOPE

Thank you for selecting **Our Company** to provide your property inspection. Our business is mostly through referrals and we would appreciate you recommending our service to your family, friends and associates who may be in need of our services.

Our inspectors are all proud members of **CREIA** (California Real Estate Inspection Association) and/or **ASHI** (American Society of Home Inspectors), the two major professional organizations for property inspectors in California. Both **CREIA** and **ASHI** require members to meet and adhere to all membership standards set forth in their standards of practice, they mandate a strict code of ethics and they require continual education in the property inspection profession.

This report describes the property conditions on the date of the inspection, to current **CREIA** standards. Within the **CREIA** standards, our judgment is based upon locally accepted practice for comparable properties with respect to quality and workmanship allowing for reasonable wear and tear. Our service is not a code compliance inspection or local city/municipality ordinance compliance inspection.

Soil conditions, inaccessible features, and cosmetic considerations are specifically excluded from the scope of this report. Our work is not technically exhaustive and does not include tests such as an appropriate professional might perform on any given system. We test components with normal operating controls and do not break down nor take apart any system. Our fees do not include guarantees or warranties either expressed or implied.

Some features are not inspected. For instance: Sewer drainage, which can become blocked without warning; timer controlled devices; thermostats and similar control devices are not checked for calibration; security systems; elevators; and personal property such as refrigerators, shutters and drapes. We cannot judge what we cannot see, such as conditions hidden within walls, behind paneling, beneath rugs, or deliberately masked. We do not dismantle, turn on gas service to appliances, nor venture into or onto areas, which our judgment may be hazardous. The inspection is strictly limited to those items detailed in this report. To review our standards of practice and code of ethics please visit www.creia.org.

We're here to help and encourage you so please call if you have any questions. Our code of ethics does not allow us to provide professional referrals.

We serve Orange, Los Angeles, Ventura, San Diego, Riverside and San Bernardino Counties.

This Report Complies with the CREIA Standards of Practice

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *conditions* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report. © 2003-2015. A-1 Property Inspections (949)361-2666

This report is not to be used for the purposes of substitute disclosure.

A *real estate inspection* includes the *readily accessible systems* and components or a *representative number* of multiple or similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

CODE DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions evident that may pose a hazard to humans, the building or both. These conditions warrant immediate further evaluation and corrections by the appropriate professional in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions evident that warrant further evaluation and/or corrections by the appropriate professional in the appropriate trade.

CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions evident in need of maintenance, repair or replacement. We recommend that all corrections be made by the appropriate professionals in the appropriate trades.

RECOMMENDED UPGRADE

[RU] Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was originally constructed. These may be, but are not limited to safety related items; such as GFCI receptacles and smoke detector locations and the installation of safety glass where subject to human impact.

INSPECTION INFORMATION

This report is intended to be used only as a general guide in order to provide our clients with current pertinent information in helping them make an informed purchasing decision and is not intended to reflect the value of the property, nor make any representation as to the advisability of purchase. The report expresses the opinion of the inspector, based upon visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, removal/lifting of carpet, moving of furniture, appliances or stored items or evacuation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include but are not limited to: formaldehyde, lead paint, mold, asbestos, radon, toxic or flammable materials, and other environmental hazards; pest infestation, recreational or playground equipment, calibration or efficiency measurement of insulation or heating and cooling equipment, concealed or underground drainage or plumbing piping systems, storage tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; building set-backs, property lines, intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales, repairs, replacements, modifications or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration as set forth in the Inspection Agreement, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or replacements or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

All repairs should be done by an appropriate professional in the appropriate trade and requiring building permits for any work performed shall be obtained from the authority having jurisdiction (Local Building Department). This is the best assurance that the repairs are done correctly, for the protection of everyone involved. If the seller is accepting responsibility for any repairs, ask for contractor bill(s) as proof of completion.

Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection. Should repairs be necessary we suggest they be performed by an appropriate professional in the appropriate trade and that all work complies with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs/replacements performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition.

See body of report for detailed descriptions of findings and recommendations.

California law requires a broad disclosure statement to be provided by the sellers to buyer of most residential property (CA D.R.E. Form TDS-14). If the statement was provided to us, it is used at the inspection to double-check problem areas. We do not cover all the items in the state form; and some items may not be inspected.

NOTWITHSTANDING POSSIBLE STATEMENTS TO THE CONTRARY IN THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CA D.R.E.FORM TDS-14), OUR INSPECTION IS NOT A SUBSTITUTE DISCLOSURE AS DESCRIBED BY CIVIL CODE 1102. This means we are *not* responsible for any errors or omissions on the disclosure statement nor any possible consequences of such errors or omissions.

It is the clients sole responsibility to read this report in its entirety, not rely upon any verbal comments and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of this transaction. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of this transaction, please contact our office immediately for an additional evaluation regarding such "condition."

Resources for lowering your energy costs: Online Consumer & Business Conservation Rebate Database www.consumerenergycenter.org California Department of Consumer Affairs: www.dca.ca.gov Local Utility companies (partial list): PG&E 800-743-5000, Edison 800-655-4555, San Diego Gas and Electric 800-411-7343, Southern California Gas Company 800-427-2200

CLIENT & SITE INFORMATION

FILE/DATE/TIME

Preliminary Report.

File #: Commercial-20k-2016PW Date: 2016 Time: 0900.

CLIENT NAME

This is an actual report, the participants names have been removed.

Inspection Report Exclusively For: Commercial-20K-2016PW

LOCATION Southern California.



BUYER'S AGENT Agent.

LISTING AGENT Agent.

WEATHER/SOIL Weather conditions during the inspection: partly cloudy, 68-76 degrees, and the ground is moist to dry.

BUILDING CHARACTERISTICS

MAIN ENTRY Faces: Street.

DESCRIPTION Built 1981, 1 story, 20460 square Ft. commercial building.

FOUNDATION Foundation types: concrete slab on grade.

UTILITIES

ELECTRICITY Municipal.

GAS Municipal.

WATER/SEWER Municipal.

UTILITIES All utilities on except Gas off.

OTHER INFORMATION

PEOPLE PRESENT People present: client for a few minutes, Bill for 30 minutes.

BUILDING OCCUPIED The building was not occupied during the inspection.

INSPECTED BY Peter Walker.

COMMENTS Where evident, material defect(s) in the systems, structures, or components of the building are preceded by condition codes i.e. [SC], [FE], [CR] and [RU]. Each code is defined in the "Condition Code" section of page 3 of this report. We recommend all maintenance, repairs, or corrections be made by the appropriate persons "professionals in the appropriate trades" using approved methods prior to the close of this transaction.

INTRODUCTORY NOTES

- IMPORTANT INFORMATION** [NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building's main entrance.
- [NOTE] Line item numbers within report are for reference and identification purposes only.
- [NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.
- [NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.
- [NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.
- [NOTE] Regardless of the age of the building we recommend inquiring about any permits and inspection records with final signatures for the building and for any changes, remodels or additions that may have been made to the building.
- [NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, the qualified professionals in the appropriate trades should be consulted on these matters.
- [NOTE] [FE] We are not mold inspectors and do not inspect for any types or variations of mold, mildew etc toxic or non toxic. Any past or present water leakage or water damage leaving visual indications (e.g. grey, black or any color staining, discolorations, or damp, musty odors) should be fully tested and evaluated by a Certified Mold Specialist. Conditional changes can occur to this property at any time after this inspection date. Therefore we recommend all buyers obtain a mold inspection by a Certified Mold inspector
- [NOTE] Shortly before closing Escrow and transfer of title you will be given an opportunity for a final walk through of the property to assure you that the property is as it should be. We suggest that you ask the present occupant/seller if any adverse conditions, changes, or remedial work done by others, which may have caused damage behind furniture or to another component of the building have occurred since your property inspection was performed.
- [NOTE] Further evaluations and all corrections are recommended to be completed by the appropriate professionals in the appropriate trades before the close of this transaction with all documentation/receipts regarding evaluations and corrections be made available to you.
- [NOTE] [FE] This is not an inspection in accordance with ADA.
- [FE] Buildings built before 1994 may have products in them that contain some amounts of asbestos or lead. Determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet available from your real estate professional
- [NOTE] Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable

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Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of receipts and statements to Buyer prior to final verification of condition.

[NOTE] The building's square footage and age provided to your inspection company by other parties in the transaction is used as a guide to determine the amount of time we need to allocate for our inspection and thus our fee to perform the inspection. All parties to the transaction need to determine the exact square footage and age of building to their own satisfaction.

[FE] Recommend obtaining insurance quotes on property before the close of this transaction.

ENVIRONMENTAL CONCERNS

Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation and the inspection is not intended to; detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, bio-organic growth, PCB's, electromagnetic radiation, chinese drywall, buried fuel oil tanks, ground water contamination, soil contamination, or any other toxic materials or substances contained in the water, air, soils, or building materials or products. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if discovered during the inspection. Should further study or analysis seem prudent, then a full evaluation by an appropriate professional in the appropriate trade is recommended. Information related to these products can be found in the "Buyers Guide to Earthquake Safety & Environmental Hazards" pamphlet.

FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

A. Items to be inspected:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing.
5. Wood separation from soil.
6. Insulation.

We recommend that all *material* defects discovered be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

FOUNDATION AND SUPPORT COMPONENTS

- | | | |
|-----|---------------------------|--|
| 101 | FOUNDATION TYPE(S) | Foundation types: Concrete slab on grade. |
| 102 | EXTERIOR | The observed exterior areas of the concrete foundation showed no sign of unusual cracking or movement. |
| 103 | INTERIOR | The observable areas of the slab are functional with common cracks noted. |
| 107 | FRAMING | Not applicable to this structure. |
-

UNDER-FLOOR VENTILATION

- | | | |
|-----|--------------------|-----------------------------------|
| 114 | VENTILATION | Not applicable to this structure. |
|-----|--------------------|-----------------------------------|
-

UNDER-FLOOR ACCESS OPENING(S)

- | | | |
|-----|----------------------|-----------------------------------|
| 115 | ACCESSIBILITY | Not applicable to this structure. |
|-----|----------------------|-----------------------------------|
-

FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- | | | |
|-----|--------------------------------|---|
| 117 | ANCHORING & BRACING | A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed. (slab-on-grade) |
| 118 | CRIPPLE WALL(S) | Not applicable to this structure. |
-

WOOD SEPARATION FROM SOIL

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119 SEPARATION The wall framing appeared to have adequate separation from the soil.

INSULATION

120 INSULATION Not applicable to this structure.

SECTION 1

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing *components* or reinforcing *systems*.
2. *Determine* the composition or energy rating of insulation materials.

EXTERIOR

SECTION 2

A. Items to be inspected:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows.
3. Attached decks, porches, patios, balconies, stairways and their enclosures.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

EXTERIOR INFORMATION

201	SITE GRADING	Flat site.
202	DRIVEWAY(S)	Materials: asphalt, concrete.
203	PARKING LOT(S)	Materials: asphalt, concrete.
204	WALKWAY(S)	Materials: concrete.
205	STEP(S)/STAIR(S)	Not applicable to this structure.
206	MAIN ENTRY	Materials: concrete.
207	PATIO(S)	Materials: concrete.
208	PATIO COVER(S)	Materials: fiber glass panels on metal frame.
209	SITE DRAINAGE	Surface drainage.
210	SIDING/CLADDING(S)	Materials: concrete tilt-up construction and stucco.
212	EXTERIOR TRIM	Materials: metal.
213	DOOR(S)	Materials: metal/glass, metal clad, metal roller shutter.
214	WINDOW(S)	Materials: metal, Types: fixed, single-pane windows are present.

SURFACE GRADE, HARDSCAPING AND DRAINAGE

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216 SITE GRADING The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

217 DRIVEWAY(S) **[SC]** Uneven sections in the driveway surface. This condition is a trip hazard. Warehouse door at the concrete to asphalt transition



218 PARKING LOT(S) The asphalt parking lot appeared functional, with signs of aging and wear.

[CR] Due to over watering of the sprinklers the concrete curbs at the rear have split.



219 WALKWAY(S) The walkways appeared functional, with some cracks noted.

[CR] Improper concrete walkway ramps noted at the atrium are breaking up.



223 MAIN ENTRY The entry area appeared functional, with signs of aging and wear.

224 PATIO(S)

The patio appeared functional, with some common cracks.

[SC] Sections of the expansion-joint materials are damaged, deteriorated & missing. We recommend correcting any trip hazard conditions. Patio and atrium



225 PATIO COVER(S)

[FE] [CR] Damage/deterioration observed at the patio cover panels and corrosion of the metal support structure noted.



227 SITE DRAINAGE

The exposed areas of the surface drainage system appeared functional, with exceptions noted.

[CR] There are drains in the curbs that are blocked with debris. We recommend all debris be removed and all drains should be cleaned on a regular basis.



228 COMMENTS

[SC] Ponding water on the parking areas. This condition is a slip and fall hazard.



DECKS, PORCHES, BALCONIES, STAIRS, COLUMNS, WALKWAYS, GUARDRAILS AND HANDRAILS

- 229 WOOD DECK(S) Not applicable to this structure.
- 230 BALCONY(S) Not applicable to this structure.
- 233 STEP(S)/STAIR(S) Not applicable to this structure.
- 234 GUARDRAIL(S) Not applicable to this structure.
- 235 HANDRAIL(S) Not applicable to this structure.

CLADDING, VENEERS, FLASHING, TRIM, EAVES, SOFFITS, FASCIAS

- 238 STUCCO CLADDING [CR] The stucco siding has moisture damage & deterioration at the right front of the building.



- 245 CONCRETE WALL(S) The concrete walls and expansion joints appeared functional, with some common cracks noted.
- [CR] Due to improperly aimed sprinkler heads the concrete walls have moisture deterioration at the base of the building. These conditions are conducive to moisture intrusion/deterioration.

- 248 EXTERIOR TRIM The observed exterior trim materials appeared functional, with signs of aging and wear.
- 249 EAVE(S)/SOFFIT(S) The observed eave and soffit materials appeared functional.
- 251 LANDSCAPING [CR] There is vegetation growing close to the building walls at the right and rear. This condition limits the inspection, and is conducive to moisture intrusion & deterioration.
- [CR] Trees are over-hanging the roof. We recommend they be trimmed to limit debris on the roof surface to allow free flow of roof runoff and limit rodent access

EXTERIOR DOORS AND WINDOWS

- 253 DOOR(S) The doors viewed from the exterior appeared functional, with signs of aging and wear.
- 254 WINDOW(S) The windows viewed from the exterior appeared functional, with signs of aging and wear
- [CR] The base of the windows have gaps noted allowing moisture to intrude, all windows need to be sealed.



OUTSIDE THE SCOPE OF THE INSPECTION

- 258 TRASH ENCLOSURE(S) The trash enclosure appeared functional.
- 260 FENCING/GATE(S) The yard fencing appeared functional, with signs of aging and wear present.
- [FE] Right side gates not tested due to being padlocked.

SECTION 2

B. The Inspector is not required to:

1. *Inspect* door or window screens, shutters, awnings or security bars
2. *Determine* whether a **building** is secure from unauthorized entry.
3. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
4. Use a ladder to *inspect systems* or *components*

ROOF COVERINGS

SECTION 3

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashing
4. Penetrations

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

- 301 INSPECTION METHOD** The inspector walked on the roof and viewed the accessible roofing components. Accessed from the roof ladder located in the warehouse.
- 302 ROOF COVERING(S)** Materials: built-up with a cap sheet surface.
- 303 ROOF LAYER(S)** There are an undetermined number of layers.
- 304 ROOF DRAINAGE** Materials: integral [built into the roof]

ROOF COVERINGS

- 314 BUILT-UP ROOFING** [CR] There are areas where an improper configuration or sagging of the roof results in poor drainage and ponding. Over the exterior entry and the main roof.
- The observed areas of the roof appeared functional with signs of weathering and aging. Patch repairs are noted. Periodic inspection and maintenance is recommended.



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315 PARAPET WALL(S)

The parapet walls appeared functional, with exceptions noted

[CR] There are open materials on the parapet walls. This condition is conducive to leakage. Recommend to caulk the cap fasteners



316 COMMENTS

[CR] Roofing pads are missing at the HVAC units.

ROOF DRAINAGE SYSTEMS

317 ROOF DRAINAGE

[CR] The drains are filled with debris which restricts proper drainage.



318 DOWNSPOUT(S)

The observable downspouts appeared functional.

FLASHINGS

320 FLASHING(S)

[CR] Some of the flashings are rusty. We recommend they be cleaned, painted and/or replaced as needed.



PENETRATIONS

- 322 PENETRATION(S) The observed roof penetrations appeared functional.
- 323 FLUE PIPE(S) The observed exhaust flue pipes and weather cap appeared functional.

OUTSIDE THE SCOPE OF THE INSPECTION

- 326 SKYLIGHT(S) [FE] The observed skylights appeared functional with aging noted. Regular maintenance is recommended.



SECTION 3

B. The Inspector is not required to:

1. Walk on the roof surface if, in the opinion of the *Inspector*, there is risk of damage or a hazard to the *inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

ATTIC AND ROOF FRAMING

SECTION 4

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ATTIC/FRAMING INFORMATION

- | | | |
|-----|------------------------|--|
| 401 | ATTIC ACCESS(S) | There is no attic access provided in this structure. Items reported on are viewed thru the suspended ceilings. |
| 402 | ROOF FRAMING | Framing types: metal support posts with Glulam and conventional framing. |
| 403 | ROOF SHEATHING | Materials: plywood. |
| 404 | INSULATION | Materials: fiberglass batts. |
| 405 | VENTILATION | Vent types: Ambient & roof vent. |
-

FRAMING AND SHEATHING

- | | | |
|-----|-------------------------|---|
| 406 | ROOF FRAMING | [FE] Moisture stains observed on the roof framing. |
| 407 | ROOF RAFTER(S) | The observed areas of the rafter framing appeared functional. |
| 411 | CEILING JOIST(S) | The observed areas of the ceiling joists appeared functional. |
| 412 | ROOF SHEATHING | The observed areas of the roof sheathing appeared functional. |
-

ACCESS OPENING(S) AND ACCESSIBILITY

- | | | |
|-----|------------------------|--|
| 414 | ATTIC ACCESS(S) | The attic examination is conducted thru the suspended ceiling due to the design. |
|-----|------------------------|--|
-

VENTILATION

- | | | |
|-----|--------------------|---|
| 416 | VENTILATION | Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the work spaces. Attic ventilation can be provided by a variety of static or powered venting systems. The observed attic ventilation appeared adequate |
|-----|--------------------|---|

INSULATION

418 INSULATION

[CR] The insulation is out of place/missing in areas. This condition minimizes the overall value of the insulation.



SECTION 4

B. The *Inspector* is not required to:

1. *Inspect* suspended ceiling *systems* or remove suspended ceiling panels.
2. *Inspect* mechanical attic ventilation *systems* or *components*
3. *Determine* the composition or energy rating of insulation materials

PLUMBING

SECTION 5

A. Items to be inspected:

1. Water supply piping
2. Drain, waste and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

PLUMBING SYSTEM INFORMATION

- | | | |
|-----|------------------------|---|
| 501 | MAIN WATER LINE | Materials: copper piping observed. |
| 502 | WATER SHUTOFF | The main water shutoff valve is located at the front of the building. |
| 503 | WATER PIPING | Materials: copper piping observed. |
| 504 | WASTE LINES | Materials: cast iron piping observed. |
| 505 | GAS SHUTOFF | The gas meter and shutoff valve are located at the front left side of the building. |

WATER SUPPLY PIPING

- | | | |
|-----|----------------------|---|
| 506 | WATER SHUTOFF | The main water shutoff valves are outside the scope of the inspection and are not tested. |
|-----|----------------------|---|

- | | | |
|-----|---------------------|---|
| 507 | WATER PIPING | The observed water supply piping appeared functional with no leaks observed |
|-----|---------------------|---|

[FE] There is a back flow valve present, these require regular testing by an approved vendor prior to close of the transaction. Pic

[FE] Angle stops are not tested as the inspector is not equipped to repair plumbing. It is common for the angle stops to be inoperable due to age and mineral deposits. Temperature controlled mixing valves may fail at anytime, we do test for correct hot/cold orientation during the inspection.



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DRAIN, WASTE AND VENT PIPING

- 508 DRAINS The observed drain pipes are functional.
- 509 WASTE PIPING The observed waste piping appeared functional.
- 510 VENT PIPING The observed areas of the vent pipes appeared functional.

FAUCETS AND FIXTURES

- 512 SINK FAUCET(S) The faucets and piping appeared functional with exceptions noted
 [FE] There was no gas on. No hot water run through the system, requires hot water and testing.
- 513 HOSE FAUCET(S) [CR] There are no vacuum breakers (anti-siphon device) on the exterior hose faucets. We recommend installing these devices.
- 514 SINK(S) The observed and accessible sinks appeared functional.
- 515 TOILET(S) The toilets functioned.
 [CR] The toilet is loose on the floor at : women's restroom
 [CR] The toilet leaks at the supply tube at the men's restroom.
- 
- 517 URINAL(S) The urinals functioned.
- 521 ENCLOSURE(S) The toilet enclosures are functional.

FUEL GAS PIPING

523 GAS SHUTOFF

[FE] The gas service was locked "off". We recommend having the Gas Company turn the gas service "on" and check for proper operation and leaks.

**524 GAS PIPING**

[FE] No gas no test

WATER HEATER INFORMATION

- 527 LOCATION(S)** The water heater is located in the warehouse.
- 528 BRAND NAME(S)** Bradford White.
- 529 MANUFACTURE DATE** 2013 per the label.
- 530 SIZE / GALLONS** 50 gallon based on the ID tag information.
- 531 ENERGY TYPE(S)** Natural gas.

WATER HEATER CONDITIONS

- 533 VENTING SYSTEM(S)** The observed areas of the flue vent piping are intact and secured at the connections.
- 534 SUPPLY PIPING** [CR] The shutoff valve and observed water supply connectors appeared functional, they are not insulated. We recommend insulating the exposed water piping to minimize heat loss.
- 535 "T & P" VALVE(S)** [SC] The temperature & pressure relief valve's discharge line sloped upwards in a manner that will trap water in the line. We recommend installing an approved discharge line that extends to the exterior and terminates close to the ground facing downward.



- 536 **TANK(S)** The water heater tank appeared functional. An expansion tank is present and appeared functional.
- 537 **SEISMIC BRACING** [SC] The water heater is double strapped, it is not stabilized/blocked at the rear to resist movement as required.
- 
- 538 **COMBUSTION AIR** A combustion air supply for the water heater is present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.
- 539 **ENERGY SUPPLY(S)** The gas shutoff valve and flexible gas connector appeared functional.
- [SC] There is no sediment trap/drip leg in the gas line as required by the manufacturer, page in manual at unit. Traps are designed to collect debris in the gas line such as rust, swarf, etc. debris can cause improper burning of the gas and the production of carbon monoxide.
- 540 **CONTROL(S)** [FE] No gas no test.
- 541 **ELEVATION(S)** The water heater is in a location that did not require the ignition source/pilot light to be elevated above the floor.
- 542 **CIRCLING PIPING** [FE] The hot water recirculating pump appeared functional. Unit tested on and off and was not tested under load.
- 543 **COMMENTS** [RU] There is no drip pan and drain line under the water heater to catch and divert any dripping water to the exterior. We recommend a pan and drain line be installed for water heaters located in interior spaces.

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

- 544 **FUNCTIONAL FLOW** A number of fixtures were operated simultaneously with a functional water flow.
- 545 **FUNCTIONAL DRAINAGE** [FE] During the limited testing of your drainage system today the drains operated, no blockage or slow drains were observed. Drains have been known to block at any time whether new construction, older properties and properties with either new and/or mature tree growth. We recommend locating all plumbing cleanout locations and to have a video camera test be performed on the drainage system prior to close of this transaction. Retain the video for your records.

CROSS-CONNECTIONS

547 **CROSS-CONNECTIONS** There are no observable cross-connections between the potable and non-potable water at the fixtures or faucets.

OUTSIDE THE SCOPE OF THE INSPECTION

553 **FIRE SPRINKLER(S)** [FE] These systems are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's operation and maintenance.

[FE] These systems require regular inspections and testing every 5 years. We recommend consulting with an appropriate professional in the appropriate trade regarding the system's maintenance.

[FE] There are a number of different fire sprinkler heads in use today that are known to be defective. We recommend checking with a qualified fire sprinkler contractor to learn more about the defective makes and models.



SECTION 5

B. The Inspector is not required to:

1. Fill any *fixture* with water, *inspect* overflow drains or drainstops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or determined if the fuel gas system is free of leaks
5. *Inspect* wells or water treatment *systems*

ELECTRICAL

SECTION 6

A. Items to be inspected:

1. Service equipment.
2. Electrical panels.
3. Circuit wiring.
4. Switches, receptacle outlets and lighting fixtures.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ELECTRICAL SERVICE INFORMATION

- | | |
|--------------------|---|
| 601 SERVICE TYPE | Underground. |
| 602 MAIN PANEL | Located at the left side of the building in a closet off the warehouse. |
| 603 SERVICE RATING | 3 ph, 4 wire, 120/240 volt system, rated at 1600 amperes. |



- | | |
|---------------------|--|
| 604 SERVICE WIRING | Materials: copper. |
| 605 BRANCH WIRING | Materials: copper, Wire system type(s): conduit. |
| 606 DISCONNECT TYPE | Circuit breakers. |
-

ELECTRICAL SERVICE CONDITIONS

- | | |
|--------------------|---|
| 607 SERVICE WIRING | The underground service lateral was not visible to inspect. |
| 608 MAIN PANEL | [CR] A number of breakers were not labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. |

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609 WORKMANSHIP The wiring within the panel appeared functional.

610 BRANCH WIRING The branch circuit wiring appeared functional, with exceptions noted

[SC] Improper exposed wiring with inadequate protection was noted in the following locations: Yellow wire at the thru the wall mini split air conditioning in Rm 26.



611 COMMENTS [SC] Fire extinguishers need service/charging.

SERVICE CAPACITY

612 CAPACITY The electrical system capacity appeared adequate for the structure.

GROUNDING AND BONDING

614 GROUND TYPE(S) Water piping & foundation rebar system.

615 GROUNDING The observed ground connections appeared functional.

616 BONDING [CR] There are no bonds at the water heater as required at the water lines and gas line.

SUBPANEL INFORMATION

617 LOCATION There are 7 sub panels located through out the building [see the building room layout plan].

618 PANEL RATING Various A,B,C,D, K, AC, noted at 120/240 volt, rated at 100, 225 Amperes and one AC not labeled.

619 DISCONNECT TYPE All are Circuit breakers.

SUBPANEL CONDITIONS

620 ELECTRIC PANEL [CR] A number of breakers are not properly labeled. We recommend they be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs. Noted at all panels.

621 WORKMANSHIP The wiring within the panels appeared serviceable.

WIRING TYPES AND METHODS

- 624 WIRING TYPE(S)** Materials: copper non-metallic sheathed cable and conduit observed, Wiring method(s): non-metallic sheathed cable and conduit.
- 625 CIRCUIT WIRING** [SC] Extension cord(s) and/or cord type wiring is installed in a permanent manner at the following locations: Electrical room
- [SC] Electrical junction boxes without covers at the following locations: Warehouse
- [SC] There are electrical boxes missing knockout blank plugs at the: Warehouse
- [CR] Noisy timer control at the hall outside the restrooms.

SWITCHES, RECEPTACLE OUTLETS AND LUMINARIES [LIGHT FIXTURES]

- 627 SWITCHES** The accessible switches are functional with exceptions.
- 629 GROUNDED RECEPTACLE(S)** [SC] There are loose receptacles through out the building, this is a fire hazard
- [CR] [FE] There is no power at a number of the receptacles. Rm 25, outside Rm 27-40. Warehouse.
- [SC] Receptacle cover plates are missing. Electrical Rm
- [SC] Receptacle cover and switch plates are damaged: Several rooms.
- 630 LUMINARIES [LIGHT(S)/FIXTURE(S)]** [CR] Some of the luminaries [light(s)] failed to function. Outside the front entry, janitorial closets, off lunch room, rear hall, exterior rear wall.
- [CR] Luminaire [light] lenses are cracked at: Rm 20.
- 632 GFCI DEVICE(S)** [SC] There is no GFCI protection provided at the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations. Bathrooms.
- 634 COMMENTS** [CR] Damaged signage noted.



COMMENTS

[FE] Transformer on site is outside the scope of the inspection.



OUTSIDE THE SCOPE OF THE INSPECTION

635 ALARM SYSTEM

[FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system. Any comments made are as a courtesy only.

638 AUDIO/VIDEO

[FE] The camera system and the video screen in Rm 1 are outside the scope of the inspection and are not inspected. We recommend consulting with an appropriate professional in the appropriate trade regarding the operation and maintenance of this system.

SECTION 6

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters.
2. Remove cover plates.
3. *Inspect* de-icing systems or components
4. *Inspect* private or emergency electrical supply systems or components

HEATING AND COOLING SYSTEMS

SECTION 7

A. Items to be inspected:

1. Heating equipment.
2. Central cooling equipment.
3. Energy source connections.
4. Combustion air and exhaust vent systems.
5. Condensate drainage.
6. Conditioned air distribution systems .

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

HEATING SYSTEM INFORMATION

701 LOCATION(S)	There are 12 units located on the roof.
702 BRAND	There are 11 Bryant units + 1 Rheem unit.
703 MANUFACTURE DATE	1999 units by 3 2000 units by 5 2012 units by 1 Unidentified units by 3. Total 12 rooftop units.
704 TYPE & FUEL	All are, Forced air natural gas fired packaged units [with 220 volt air conditioning]
706 FILTER TYPE(S)	Disposables.

HEATING EQUIPMENT AND OPERATION

707 SUPPLY PLENUM(S)	[FE] No gas no test.
708 HEATING UNIT(S)	[FE] No gas no test.
709 BURNER(S)	[FE] No gas no test.
710 HEAT EXCHANGER(S)	[NOTE] The heat exchangers are not observable to inspect without dismantling the units, which is beyond the scope of the inspection.
711 BLOWER / FILTER(S)	[CR] The blower and filter are dirty, these conditions restricts the air flow and reduces the systems efficiency.

- 713 COMBUSTION AIR** Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation.
- The combustion air supply for the furnaces appeared adequate.
- 714 VENTING SYSTEM(S)** [FE] No gas no test.
- 715 THERMOSTAT(S)** [FE] No gas no tests.
- 716 COMMENTS** [FE] [CR] The gas needs to be turned on to evaluate the basic performance of the heating systems.

COOLING EQUIPMENT INFORMATION

- 717 LOCATION(S)** Exterior rear of rm 26.
- 720 SYSTEM TYPE(S)** Mini split air conditioner.

COOLING EQUIPMENT AND OPERATION

- 723 CONDENSING UNIT(S)** [CR] Vegetation is growing on and around the condensing unit. This condition is conducive to deterioration of the unit and reduces the overall performance.



- 724 SYSTEM CONDITION(S)** [FE] The air conditioning system failed to function.
- 725 THERMOSTAT(S)** Not applicable.'

726 COMMENTS

[CR] The coolant lines are not sealed to the wall where they entered the building. This condition allows for rodent access.



COOLING EQUIPMENT INFORMATION
717 LOCATION(S)

The units are located on the roof. Information is the same as for the heaters.

720 SYSTEM TYPE(S)

"Packaged Units" Gas fired furnaces with 220 volt electric powered air conditioning systems.

721 APPROX. SIZE(S)

4 @ 3 ton based on the ID tag information
 1 @ 3.5 ton based on the ID tag information
 3 @ 5 ton based on the ID tag information
 4 Unknown, ID tag missing or illegible.

COOLING EQUIPMENT AND OPERATION
724 SYSTEM CONDITION(S)

[FE] The outside air temperature is below 65 degrees. Operating the systems under these conditions could damage the condensing unit compressor. We recommend having the systems checked by an appropriate professional in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

725 THERMOSTAT(S)

[FE] [CR] Most of the thermostats are locked, no keys present. Some are not locked and are non responsive. The systems run with Rheostats, some Rheostats are inoperative

726 COMMENTS

[FE] The insurance life on the units is considered to be around 16 -18 years. Most are at 16 years of age now. Life is dependent on usage. We recommend to have the gas turned on. Rheostats and/or thermostats unlocked and/or replaced and fully tested and/or repaired or replaced prior to close of the transaction.

ENERGY SOURCE CONNECTIONS

727 HEATING EQUIPMENT

[FE] The gas shutoff valves and flexible gas connectors appeared functional, no gas no test.

[CR] There are no sediment trap/drip legs in the gas lines as required by the manufacturer

**728 CENTRAL COOLING EQUIPMENT**

Electrical disconnects are present, in sight of and providing power to the condensing units.

[CR] The flex connector/conduit is not fastened to the wall after exiting the electrical disconnect panel at the exterior of Rm 26. Pic

**729 COMMENTS**

[CR] Most of the electrical whips are sun damaged and need replacing. Roof



CONDENSATE DRAINAGE

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730 CONDENSATE DRAIN(S) The observed areas of the condensate drain lines appeared correct, unable to test. The observed areas of the condensate drain line(s) appeared functional with exceptions.

[FE] The condensate drain system shows evidence of leaking. Right rear unit



731 COMMENTS

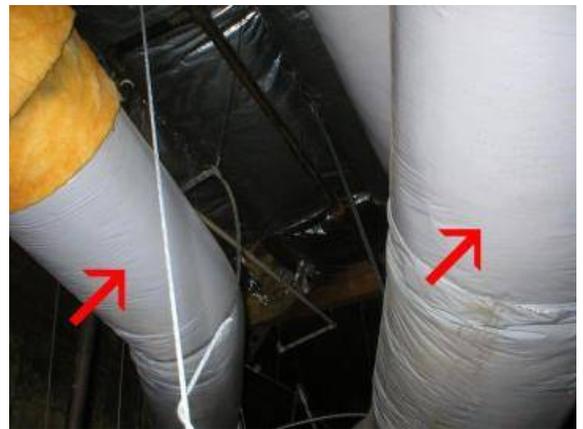
[CR] Several units are missing the traps as required, several have unprotected plastic lines that are sun damaged.



CONDITIONED AIR DISTRIBUTION SYSTEMS

732 DUCT TYPE(S) Plastic covered and insulated flexible ducting.

733 DUCT CONDITIONS The observed areas of the conditioned air ducts appeared functional. Inoperative systems no test.



734 REGISTER(S) & GRILL(S) [FE] Inoperative systems no test.

SECTION 7

B. The Inspector is not required to:

- 1. *Inspect* heat exchangers or electrical heating elements.
- 2. *Inspect* non-central air conditioning units or evaporative coolers.
- 3. *Inspect* radiant, solar, hydronic or geothermal systems or components.

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4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system.
5. *Inspect* electronic air filtering or humidity control systems or components.

BUILDING INTERIOR

SECTION 8

A. Items to be inspected:

1. Walls, ceilings and floors.
2. Doors and windows.
3. Stairways, handrails and guardrails.

We recommend that all *material defects* documented be fully evaluated and/or corrected by an appropriate professional in the appropriate trade using approved methods, prior to the close of this transaction or contingencies.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

BUILDING INTERIOR INFORMATION

- 801 ROOMS INSPECTED All.
- 802 WALL(S)/CEILING(S) Materials: drywall. tile, suspended ceilings.
- 803 FLOOR(S) Materials: tile, vinyl, concrete.
- 806 COMMENTS [FE] [CR] Moisture stains and in some cases damage noted at the electrical room, ware house ceiling, Rm 7 & 26.



WALLS, CEILINGS AND FLOORS

- 807 WALL(S)/CEILING(S) [CR] The observed areas of the walls and ceiling appeared functional, with common signs of aging and wear. All walls and ceilings need to be refurbished.
 [CR] There are holes in the walls in the warehouse
 [CR] The suspended ceiling and light boxes needs to be serviced through out the building.
- 808 CLOSET(S) The closet(s) are functional, with exceptions.

- 809 **CARPET FLOORING** [CR] The carpet has been removed.
- 810 **TILE FLOORING** The observed areas of the tile floor appeared functional, with common signs of aging and wear.
- 811 **VINYL FLOORING** The observed areas of the vinyl floor appeared functional, with common signs of aging and wear.

DOORS AND WINDOWS

- 815 **INTERIOR DOOR(S)** The doors are functional with exceptions.
[CR] There is a roller shutter door in use in Rm 1. The door has a poor operation needs servicing/repair.
- 816 **EXTERIOR DOOR(S)** [FE] [CR] The warehouse roller shutter door and other exterior doors need service/repair for proper operation.
- 817 **WINDOW(S)** The accessible window(s) are functional, with exceptions.
[CR] Some deterioration of the window gaskets is noted at Rm 1.



- 819 **VENTILATION** The ventilation components appeared functional, with exceptions.
[CR] The ventilation components failed to function. Women's restroom.

STAIRS, HANDRAILS AND GUARDRAILS

- 821 **STAIRWELL(S)** Not applicable to this structure.
- 822 **HANDRAIL(S)** Not applicable to this structure.
- 823 **GUARDRAIL(S)** Not applicable to this structure.

OUTSIDE THE SCOPE OF THE INSPECTION

- 825 **SMOKE DETECTOR(S)** [SC] Old smoke detector noted in the electrical room is beyond its life needs replacing.
Testing of smoke detectors is not included in this inspection. Pushing the "test" button only verifies that there is power at the detector, either a battery or wired to the house wiring and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked on a routine basis and the batteries should be changed frequently.

KITCHEN (OUTSIDE SCOPE OF THE INSPECTION)

827 CABINET(S)	The cabinets are functional, with exceptions. [FE] Left of the kitchen sink there are moisture stains in the cabinet that tested dry.
828 COUNTERTOP(S)	The countertops are functional.
829 COOKTOP(S)	220 volt Electric available.
830 COOKTOP(S) CONDITION	Not present.
832 EXHAUST VENT(S) CONDITION	Not present.
834 OVEN(S) CONDITION	Not present.
838 FOOD WASTE/GARBAGE DISPOSAL(S) CONDITION	The garbage disposal functioned.
840 MICROWAVE(S) CONDITION	Not present.
846 REFRIGERATOR(S) CONDITION	Not present. [FE] Given the condition(s) above we recommend full evaluations and/or corrections with written findings and costs to cure by the appropriate professionals in the appropriate trades.

SECTION 8

B. The Inspector is not required to:

1. *Inspect* window, door or floor coverings.
2. *Operate* or test smoke alarms or automated door safety *devices*.
3. *Determine* adequacy of exiting
4. Use a ladder to *inspect systems* or *components*.