Immediate Costs Summary

AmeriSpec of Barrie, Orillia and Muskoka

andrew.laroche@amerispec.ca
www.home-inspection-barrie.ca
1-888-516-6337
705-722-5876

Customer
ABC Company

Address
1 Main Street
Any City Ontario A1A 2B2

Scope: Opinions of probable costs should be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvements/finishes; (3) enhancements to reposition the subject property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventive maintenance, or a combination thereof.

Threshold Amount for Opinions of Probable Costs. It is the intent of this guide that the material physical deficiencies observed and the corresponding opinions of probable costs (1) be commensurate with the complexity of the subject property; (2) not be minor or insignificant; and (3) serve the purpose of the user in accordance with the user's risk tolerance level. *Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR.* If there are more than four separate items that are below this threshold requirement, but collectively total over $10,000, such items should be included. *The user may adjust this cost threshold amount provided that this is disclosed within the PCR's Executive Summary under the heading Deviations from the Guide.* Actual Costs May Vary. Opinions of probable costs should only be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc

Estimating of Quantities: It is not the intent of this guide that the consultant is to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of probable costs.

Basis of Costs. The source of cost information utilized by the consultant may be from one or more of the following resources: (1) user provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate. Opinions of probable costs should be provided with approximate quantities, units, and unit costs by line item. If in the reasonable opinion of the consultant, a physical deficiency is too complex or difficult to develop an opinion of probable cost using the quantity and unit cost method, the consultant may apply a lump sum opinion of probable costs for that particular line item. Opinions of probable costs should be limited to construction related costs; those types of costs that commonly are provided by contractors who perform the work. *Business related, design, management fees, and other indirect costs should be excluded.*

Costs for Additional Study. For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the opinions of probable costs for additional study should be provided.

Opinions of Probable Costs Contingent on Further Discovery—The consultant is not required to provide opinions of probable costs to remedy physical deficiencies, which may require the opinions of specialty consultants or the results of testing, exploratory probing, or further research to determine the cause of the physical deficiency and the appropriate remedy, scope, and scheme for repair or replacement unless user and consultant have agreed to such an expansion of the scope of work.

4. Mechanical and Electrical System

D. HVAC Equipment

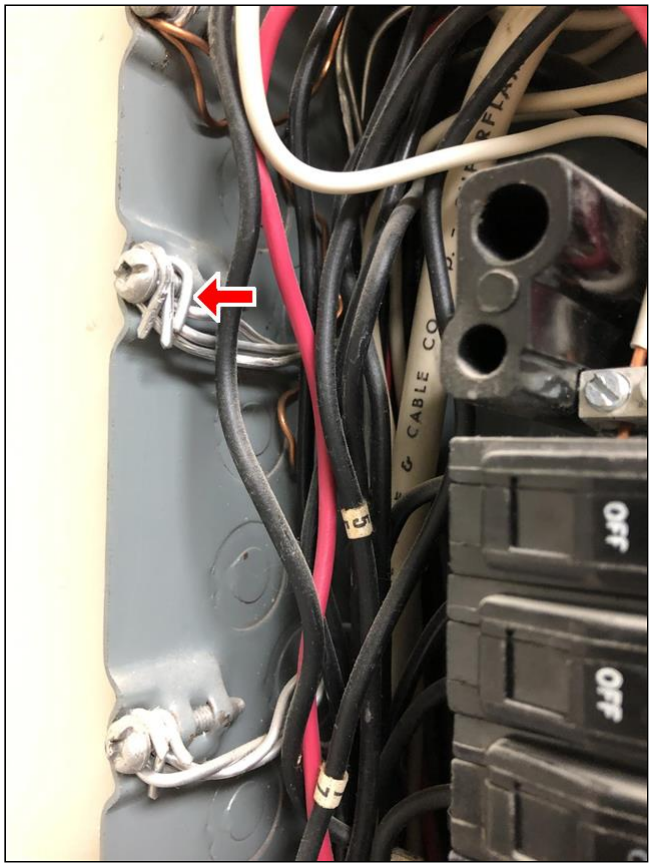
(1) The building is heated and cooled by two rooftop package units. The LENNOX unit is original to the building construction (1974) and has reached its typical life expectancy. We recommend budgeting for replacement. Rust and corrosion and a missing condensate trap was noted. We recommend the unit be inspected and serviced by a licensed HVAC contractor to ensure proper operation. Regular servicing and maintenance should be completed.

D. Item 1(Picture) Original LENNOX unit

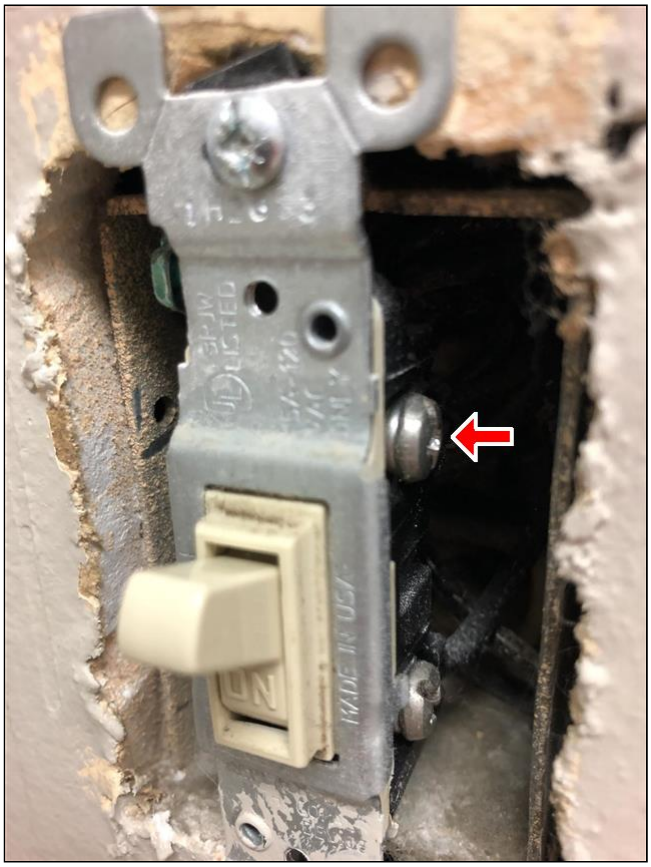
D. Item 2(Picture) Missing condensate trap

G. Electric Distribution

(1) Aluminum wire is installed on a portion of the 120 VAC branch electrical circuits in the building. This wiring was used widely during the mid 1960s and 1970s. Problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices. Properly rated (CO/ALR) electrical switches and outlets for aluminum wiring connections is required. It is recommended that the electrical system be evaluated by a licensed electrician.

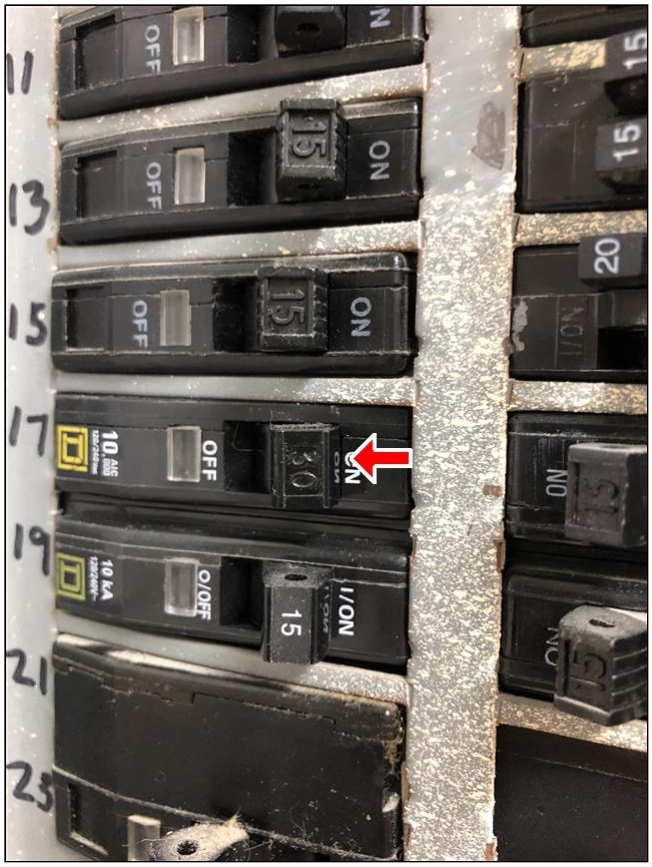


G. Item 1(Picture) Aluminum wire



G. Item 2(Picture) Rated switch

(2) The wiring to the 30 amp single pole breaker in the main floor sub panel appears undersized. We recommend further review to ensure the properly sized circuit breaker and wiring is installed for safety.



G. Item 3(Picture) Oversized breaker

(3) No GFCI protection was noted on the left side exterior outlet. We recommend upgrading with a GFCI protected outlet in a weathertight cover to enhance safety.

G. Item 4(Picture) Standard outlet

5. Fire Protection

A. Fire Systems

Exit signs and emergency lighting with battery backup and fire extinguishers with out of date inspection tags were noted in the building. Fire safety plans are posted. Smoke detectors are present. We recommend the existing fire systems be reviewed and regular inspections be completed by a fire safety company.

A. Item 1(Picture) Exit sign

A. Item 2(Picture) Emergency lighting

A. Item 3(Picture) Fire extinguisher inspection tag

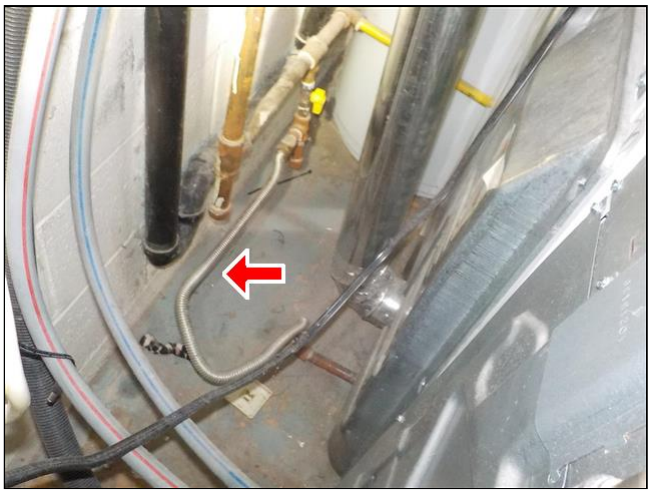
A. Item 4(Picture) Fire plans

6. Interior Rooms

C. Appliances

A MAYTAG washer and KENMORE gas dryer are present in the basement. We recommend the flexible gas line to the dryer be upgraded to enhance safety.

C. Item 1(Picture) Laundry facilities



C. Item 2(Picture) Older gas connection

Licensed To Andrew LaRoche

Short Term Summary 1-5 Years

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1. General Physical Condition

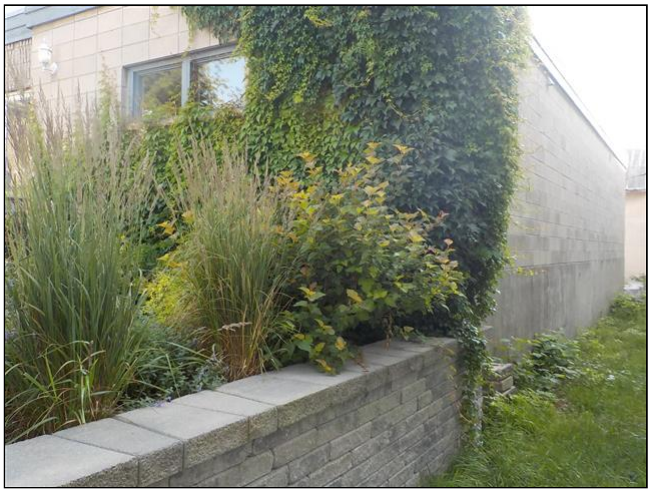
D. Paving, Curbing and Parking

The asphalt surface parking area is in generally good repair with some minor exceptions of cracks in some surface areas typical of its age. It is recommended to perform a maintenance coating which will require painting new lines for parking spaces .

E. Landscaping

Raised flower beds are present along the right side of the parking area and front of the building. Vegetation overgrowth noted on the front siding. We recommend removal as required.

E. Item 1(Picture) Flower beds



E. Item 2(Picture) Overgrowth

3. Structural Frame and Building Envelope

C. Sidewall System (exterior wall cladding and components)

Weathered wood trim noted. We recommend wood maintenance be completed to prevent further deterioration. Metal capping or cladding should be considered to reduce maintenance requirements.

C. Item 1(Picture) Wood trim conditions

D. Fenestration System (i.e. windows, openings, doors etc.)

(1) Wood frame windows are present. Weathered wood conditions were noted. A cracked window pane was present on a left side window. We recommend wood maintenance and repairs be completed as required. Budgeting for future window replacement should be undertaken.

D. Item 1(Picture) Wood frame conditions

D. Item 2(Picture) Cracked window pane

(2) The metal entry doors were in generally good repair. Installation of automatic door openers should be considered for convenience and improved accessibility.

E. Roofing

(2) The step flashing adjoining the block siding and the asphalt composite roofing materials on the entry cover is not properly capped/sealed. We recommend flashing repairs as required to ensure leak proof conditions.

E. Item 4(Picture) Step flashing

4. Mechanical and Electrical System

A. Plumbing water supply and Distribution and Fixtures

(2) The tub fixture in the basement bathroom was inoperable at the time of the inspection. We recommend plumbing repairs as required.

A. Item 1(Picture) Inoperable fixture

C. Domestic hot water production

The water heater was manufactured in 2002. We recommend budgeting for replacement due to its age. Upgrading to a power vented water heater is recommended.

C. Item 1(Picture) Water heater

D. HVAC Equipment

(1) The building is heated and cooled by two rooftop package units. The LENNOX unit is original to the building construction (1974) and has reached its typical life expectancy. We recommend budgeting for replacement. Rust and corrosion and a missing condensate trap was noted. We recommend the unit be inspected and serviced by a licensed HVAC contractor to ensure proper operation. Regular servicing and maintenance should be completed.

D. Item 1(Picture) Original LENNOX unit

D. Item 2(Picture) Missing condensate trap

F. Electric Service and Meter

(2) An obsolete overhead service mast was present. We recommend removal and capping as required.

F. Item 3(Picture) Obsolete service mast

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Doc #:	AB-210730	Inspector:	Andrew LaRoche
Date:	2021-07-22		
Dwelling Address:	1 Main Street Any City Ontario A1A 2B2		
Client Name:	ABC Company		
Client's Agent:		Real Estate Company:	

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

Table of Contents

Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

Deviations from the Guide: Cost estimates

Recommendations: It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

This property and subsequent building (s) has been inspected by ***Andrew LaRoche of AmeriSpec Inspection Services.***

GENERAL CONDITIONS

Building Use:	**Construction Type:**	**Number of floors/stories:**
Veterinarian hospital	Frame and Masonry	1- Story
Approximate building size:	**Age Of building:**	**Apparent occupancy status:**
2000+ square feet	45 to 50 years	Vacant
Client Is Present:	**Weather:**	**Rain in last 3 days:**
Yes	Cloudy and warm	Yes

1. General Physical Condition

Styles & Materials

General Topography:
Sloping

Storm Water Drainage:
Catch Basin

Access and Egress:
City Street and Parking Area

Paving Curbing Parking:
Asphalt Parking Spaces

Number of parking spaces:
Less than 10

Method used to determine parking spaces:
estimated roughly

A.	Topography
B.	Storm Water Drainage
C.	Access and Egress
D.	Paving, Curbing and Parking
E.	Landscaping

Comments:

A. The building is constructed on a moderately sloped lot that generally grades away from structure. Front Street S borders the property at the front (south west). A residential property is located at the left side (north west). Commercial buildings are located at the rear (north east) and right side (south east).

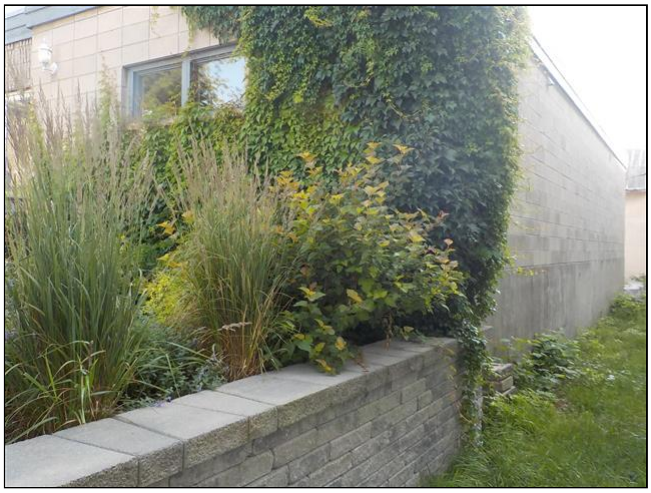
B. Storm water run-off is disposed of through the municipal drains in the parking area and at the street. There were no evidence to suggest standing water or problems in removing water.

C. The main entrance to the building is accessible by the parking area. Secondary access to the main floor are located at the front left and at the left side. Access to the lower level is present at the rear. No accessibility upgrades have been completed.

D. The asphalt surface parking area is in generally good repair with some minor exceptions of cracks in some surface areas typical of its age. It is recommended to perform a maintenance coating which will require painting new lines for parking spaces .

E. Raised flower beds are present along the right side of the parking area and front of the building. Vegetation overgrowth noted on the front siding. We recommend removal as required.

E. Item 1(Picture) Flower beds



E. Item 2(Picture) Overgrowth

2. Utilities

Styles & Materials

Water Source:
Public

Electric source:
Public Utility

Gas supply:
Natural Gas

Sanitary Sewer:
Public sewer system

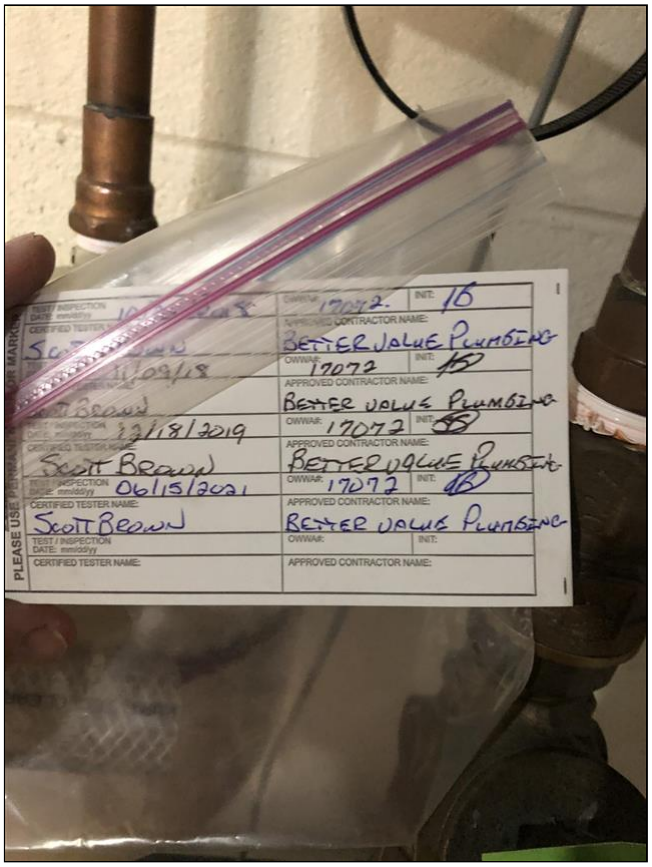
Storm Sewer:
Discharges at street

A.	Water
B.	Electricity
C.	Natural gas
D.	Sanitary Sewer
E.	Sump and storm drains

Comments:

A. The water source is the public utility company. A municipal cross connection control and expansion tank has been installed. Yearly inspections have been completed as required.

A. Item 1(Picture) Cross connection control



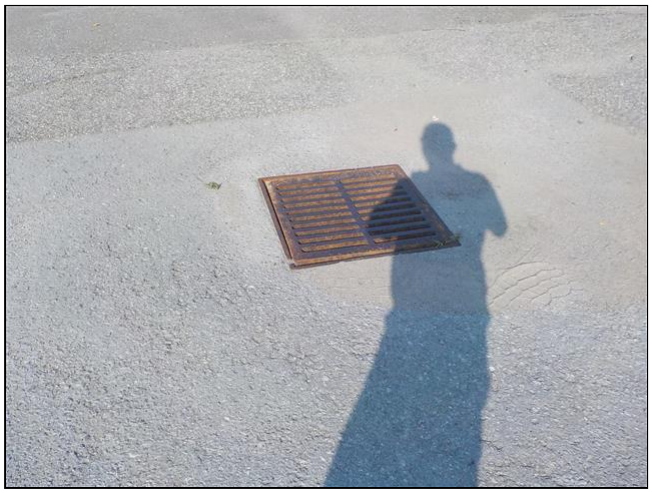
A. Item 2(Picture) Inspection log

B. The source for electricity is the public utility company.

C. The gas meter is locate at the left side of the building. The main gas shut off valve is located at the meter. Protective bollards have been installed.

D. Sanitary waste discharges into the municipal sewer at the street.

E. (1) The storm drain is located in the parking lot.



E. Item 1(Picture) Storm drain

E. (2) A sump pit and pump is present in the basement. The pump tested operable at the time of the inspection. A check valve is present. The sump pump discharges into the storm drain.

E. Item 2(Picture) Sump

Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

3. Structural Frame and Building Envelope

Styles & Materials

Foundation:
Masonry Block
Concrete

Building Type:
Masonry Block

Roof-Type:
Shed
Flat

Roof Structure:
2 X 10 Rafters
Plywood

Exterior Entry Doors:
Metal/Metal clad

Window Types:
Thermal/Insulated
Wood frame

Siding Material:
Metal
Masonry block

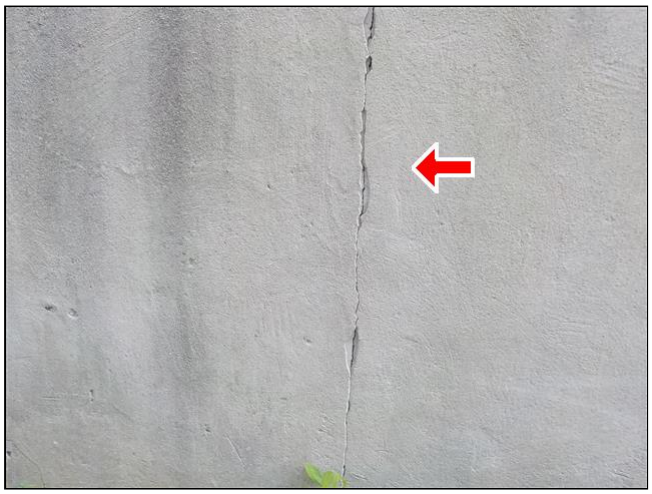
Roof Covering:
Metal
Spray Foam

Viewed roof covering from:
Walked roof

A.	Foundation
B.	Building Frame
C.	Sidewall System (exterior wall cladding and components)
D.	Fenestration System (i.e. windows, openings, doors etc.)
E.	Roofing

Comments:

A. The building is constructed on a block foundation. The rear extension is a poured concrete foundation. A vertical crack(s) was observed in the foundation wall at the right side (facing front). No repairs are needed or foreseen at this time. Should the drainage or landscape change, erosion may occur causing further settlement. I recommend you monitor periodically. No active leaks were visible or detected at the time of the inspection.



A. Item 1(Picture) Vertical crack

B. Open Web Steel Joists (OWSJ) with metal floor decking and block walls support the main floor of the building.

C. Weathered wood trim noted. We recommend wood maintenance be completed to prevent further deterioration. Metal capping or cladding should be considered to reduce maintenance requirements.

C. Item 1(Picture) Wood trim conditions

D. (1) Wood frame windows are present. Weathered wood conditions were noted. A cracked window pane was present on a left side window. We recommend wood maintenance and repairs be completed as required. Budgeting for future window replacement should be undertaken.

D. Item 1(Picture) Wood frame conditions

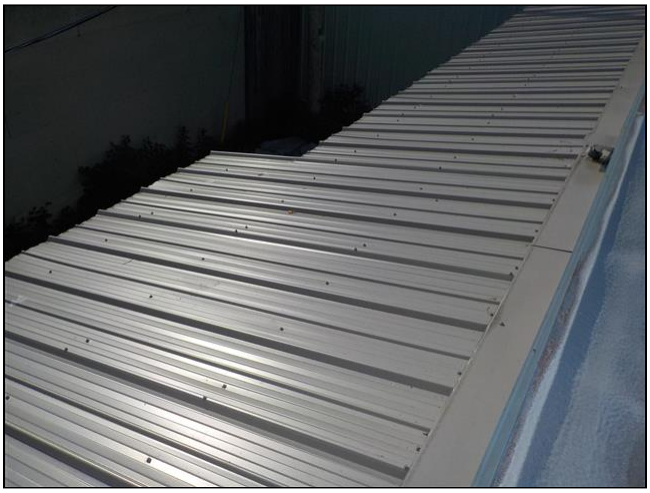
D. Item 2(Picture) Cracked window pane

D. (2) The metal entry doors were in generally good repair. Installation of automatic door openers should be considered for convenience and improved accessibility.

E. (1) The main flat roof is comprised of spray foam roofing with a top silicone sealant layer in overall good repair. Two interior drains were present and the overall roof drainage was adequate to good. Roof maintenance should be completed on a regular basis. Metal roofing has been installed over the rear extension.

E. Item 1(Picture) Flat roof condition

E. Item 2(Picture) Interior roof drain



E. Item 3(Picture) Extension roof

E. (2) The step flashing adjoining the block siding and the asphalt composite roofing materials on the entry cover is not properly capped/sealed. We recommend flashing repairs as required to ensure leak proof conditions.

E. Item 4(Picture) Step flashing

Out of Scope Issues:

Entering of Crawlspace or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

4. Mechanical and Electrical System

Styles & Materials

Plumbing Water Supply (into building):
Copper

Plumbing Water Distribution (inside building):
Copper
PEX

Plumbing Waste:
PVC
ABS

Water Heater Power Source:
Gas (natural draft)

Water Heater Capacity:
50 Gallon

Water Heater Manufacturer:
GIANT

Water Heater Location:
Basement

Heat Type:
Rooftop Package unit

Number of Heat Systems (excluding wood):
Two

Energy Source for Heat:
Gas

Heat System Brand:
LENNOX
RHEEM

Ductwork:
Ducts and Registers

Cooling Equipment Type:
Rooftop Package Unit

Cooling Equipment Energy Source:
Electricity

Electrical Service Conductors:
Below ground

Panel capacity:
200 AMP

Panel Type:
Fuses

Electric Panel Manufacturer:
AMALGAMATED
SQUARE D

A.	Plumbing water supply and Distribution and Fixtures
B.	Plumbing Drain, Waste and Vent Systems
C.	Domestic hot water production
D.	HVAC Equipment
E.	Ventilation
F.	Electric Service and Meter
G.	Electric Distribution

Comments:

A. (1) The toilet and sink fixtures were functional at the time of the inspection. No leaks visible or detected.

A. (2) The tub fixture in the basement bathroom was inoperable at the time of the inspection. We recommend plumbing repairs as required.

A. Item 1(Picture) Inoperable fixture

B. Functional drainage was noted throughout the building.

C. The water heater was manufactured in 2002. We recommend budgeting for replacement due to its age. Upgrading to a power vented water heater is recommended.

C. Item 1(Picture) Water heater

D. (1) The building is heated and cooled by two rooftop package units. The LENNOX unit is original to the building construction (1974) and has reached its typical life expectancy. We recommend budgeting for replacement. Rust and corrosion and a missing condensate trap was noted. We recommend the unit be inspected and serviced by a licensed HVAC contractor to ensure proper operation. Regular servicing and maintenance should be completed.

D. Item 1(Picture) Original LENNOX unit

D. Item 2(Picture) Missing condensate trap

D. (2) The RHEEM unit was manufactured in 2013. It is rated at 135,000 Btu/hr. with a RLA of 26.3. The model number is RKNL-A060JK13E and serial number 2G7499ADAAF131304065.

D. Item 3(Picture) RHEEM unit

E. Washroom extraction fans are present. Installation of a ventilation system for the building (HRV) is recommended.

F. (1) The main service enters underground at the left side. The main electrical panel is located in the basement. It consists of a 200 amp main disconnect with a splitter box dividing the system into two 100 amp circuit breaker panels and two 60 amp disconnects for the rooftop package units. A circuit breaker sub panel is in the rear office on the main floor. Directories are provided identifying the panels and circuit breakers.

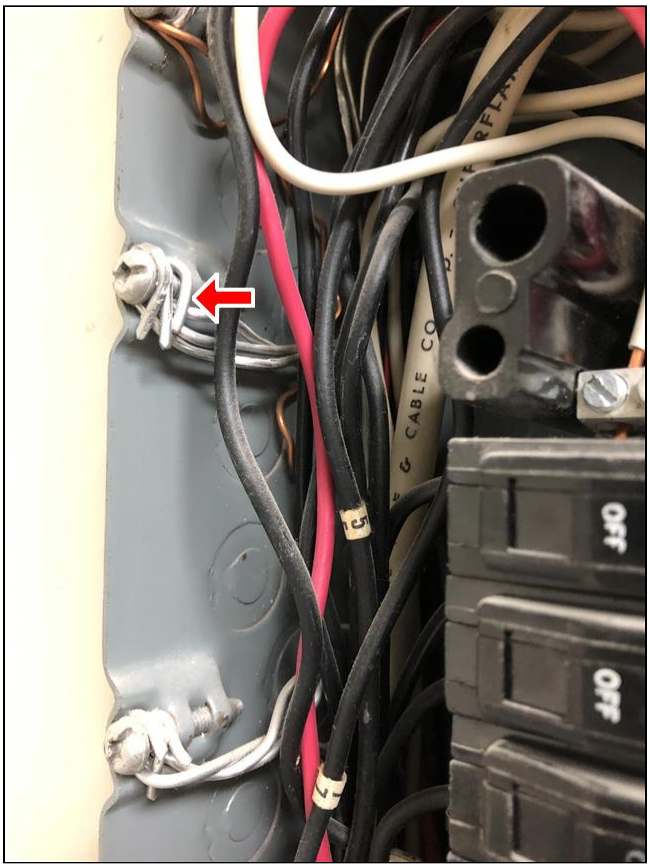
F. Item 1(Picture) Main service

F. Item 2(Picture) Breaker sub panel

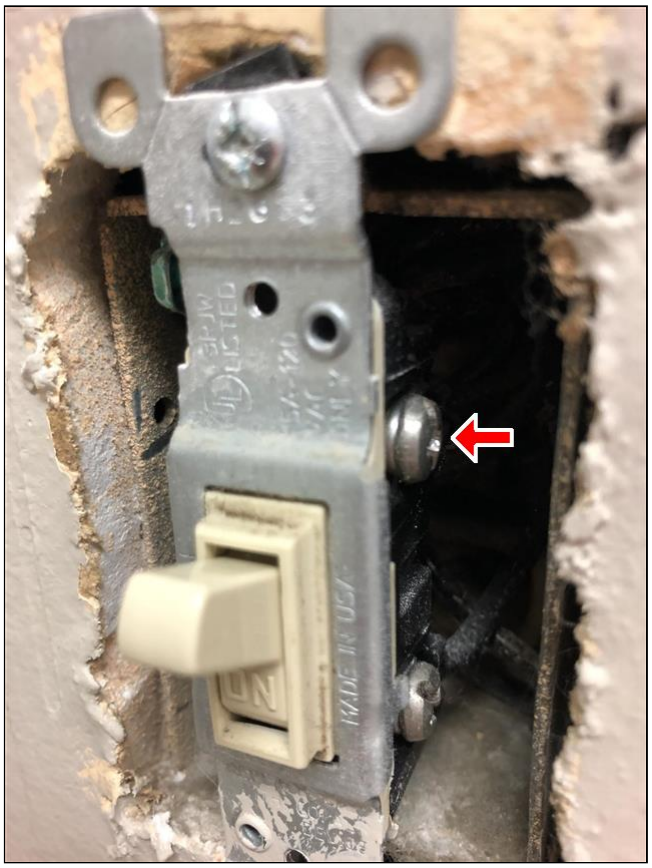
F. (2) An obsolete overhead service mast was present. We recommend removal and capping as required.

F. Item 3(Picture) Obsolete service mast

G. (1) Aluminum wire is installed on a portion of the 120 VAC branch electrical circuits in the building. This wiring was used widely during the mid 1960s and 1970s. Problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices. Properly rated (CO/ALR) electrical switches and outlets for aluminum wiring connections is required. It is recommended that the electrical system be evaluated by a licensed electrician.

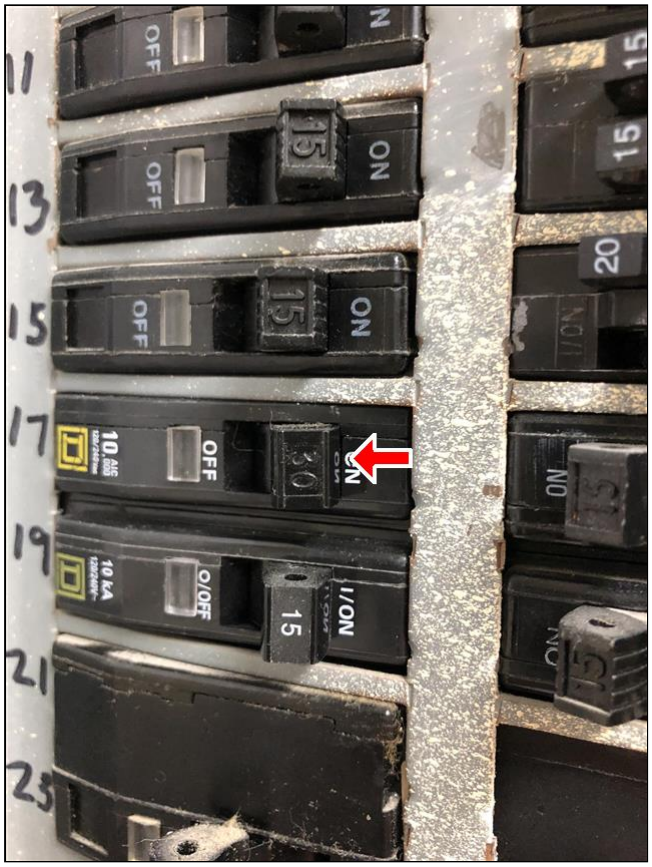


G. Item 1(Picture) Aluminum wire



G. Item 2(Picture) Rated switch

G. (2) The wiring to the 30 amp single pole breaker in the main floor sub panel appears undersized. We recommend further review to ensure the properly sized circuit breaker and wiring is installed for safety.



G. Item 3(Picture) Oversized breaker

G. (3) No GFCI protection was noted on the left side exterior outlet. We recommend upgrading with a GFCI protected outlet in a weathertight cover to enhance safety.

G. Item 4(Picture) Standard outlet

Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

5. Fire Protection

Styles & Materials

Fire Hydrant:
Yes at the street

Fire Alarm system:
yes in place

A.	Fire Systems
B.	Other Systems

Comments:

A. Exit signs and emergency lighting with battery backup and fire extinguishers with out of date inspection tags were noted in the building. Fire safety plans are posted. Smoke detectors are present. We recommend the existing fire systems be reviewed and regular inspections be completed by a fire safety company.

A. Item 1(Picture) Exit sign

A. Item 2(Picture) Emergency lighting

A. Item 3(Picture) Fire extinguisher inspection tag

A. Item 4(Picture) Fire plans

B. A monitored alarm system is present.

B. Item 1(Picture) Alarm system

Out of Scope Issues

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

6. Interior Rooms

Styles & Materials

Ceiling Materials:	Wall Material:	Floor Covering(s):
Drywall	Drywall	Tile
Suspended ceiling panels	Paneling	Vinyl

A.	Ceiling, Walls, Floors
B.	Doors and Windows
C.	Appliances

Comments:

A. The main floor rooms consist of vinyl and tile flooring with drywall and panelled walls and drywall and suspended tile ceilings. The interiors were in overall good condition. Stains from previous roof seepage were noted on the ceiling tiles below the older rooftop package unit. No active leaks were noted at the time of the inspection. The basement rooms were partially finished. Unfinished floors and ceilings were present.

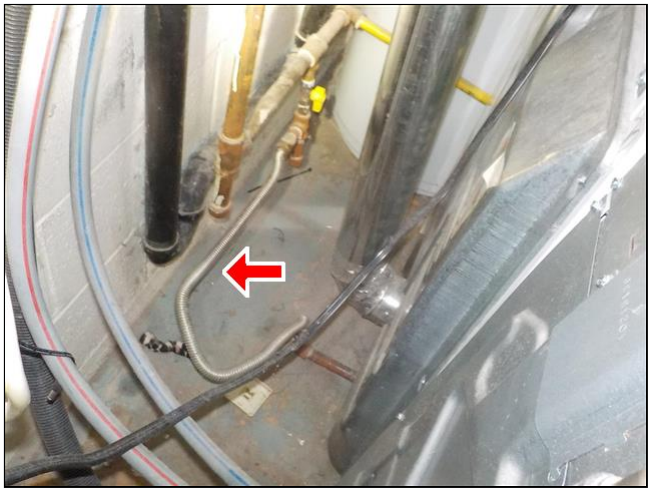
A. Item 1(Picture) Staining from previous seepage

A. Item 2(Picture) Previous seepage below rooftop unit

B. Wood interior doors and windows are present in generally good repair. Cracked window pane noted in the kennel area. Please refer to the Structural Frame and Building Envelope section for additional information.

C. A MAYTAG washer and KENMORE gas dryer are present in the basement. We recommend the flexible gas line to the dryer be upgraded to enhance safety.

C. Item 1(Picture) Laundry facilities



C. Item 2(Picture) Older gas connection

Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

7. Additional Considerations

Additional Considerations:
There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

Additional Issues:
Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/ Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

A.	Out of Scope Considerations
B.	Exhibits (See attached, if any)

Comments:

A. ***Activity Exclusions***—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations; operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or

service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. ***Warranty, Guarantee, and Code Compliance Exclusions:*** By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc. ***Additional/General Considerations: Further Inquiry:*** There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.
Out of Scope Considerations: Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.
Other Standards: There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

Additional Issues: No implication is intended as to the relative importance of inquiry into such non-scope considerations,and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

B. Floor plans

B. Item 1(Picture) Main floor plan

B. Item 2(Picture) Lower level floor plan

Uncertainty Not Eliminated—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this 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. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes 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. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

Not Technically Exhaustive—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.