

PROPERTY CONDITION ASSESSMENT

1234 Business Town
Businessland, CA 12345

Prepared for:
Commercial Client



Prepared by:
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This Report is for the exclusive use of, and has been prepared for the client(s) whose name(s) appear above, and is for their use in determining the physical condition of the property assessed.

Although a thorough assessment of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The Report should not be construed as a guarantee or warranty of the premises or equipment or future uses thereof. Our CONTRACT for SERVICES provides additional details, PLEASE READ IT CAREFULLY.

This assessment, by definition, deals with an existing structure(s) which may have older types of wiring, plumbing, etc. It is very probable that these systems would not meet present standards, although the system(s) probably did meet requirements at the time they were installed.

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GENERAL INFORMATION

IMPORTANT INFORMATION

1.1 Building Orientation

Location descriptions (such as **north, south, east and west**), will be used to identify where the room is located, or where the condition was found. For purposes of this assessment, north will be as shown on the maps/diagrams in the "MAPS & DIAGRAMS" Section of this report.

1.2 Color Code Definitions

Throughout the body of this report we will use the following colored text to direct your attention:

Safety Concern:

The paragraph immediately below "**Safety Concern**" describe conditions that may pose a safety concern of some kind and warrant corrections by a properly qualified specialist in the appropriate trade.

Further Evaluation:

The paragraph immediately below "**Further Evaluation**" describe conditions that warrant further evaluation by a properly qualified specialist in the appropriate trade before any conclusion can be made regarding their proper function.

Corrections Recommended:

The paragraph immediately below "**Corrections Recommended**" indicate conditions where repair or replacement would improve the integrity and/or functionality of the component. We recommend that all corrections be made by properly qualified specialists in the appropriate trade.

Recommended Upgrades:

The paragraph immediately below "**Recommended Upgrades**" describe systems and/or components where upgrades would significantly improve safety or function, but which may not have been available at the time the building was constructed.

DEVIATIONS from the ASTM E-2018 GUIDE

1.3 Documentation and Other Information:

None of the documents listed below were reviewed in the process of this PCA:

Appraisals, either current or previously prepared.

Certificates of Occupancy.

Safety inspection records.

Warranty information (roofs, boilers, chillers, cooling towers, etc.)

Records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc.

Historical cost records, such as those costs incurred for repairs, improvements, recurring replacements, etc.

Pending proposals or executed contracts for material repairs or improvements, or descriptions of future work planned.

Outstanding citations for building, fire and zoning code violations.

Previously prepared ADA surveys or status of any improvements implemented to effect physical compliance.

Previously prepared property condition reports by other firms or studies pertaining to any aspect of the subject property's physical condition.

Records indicating building occupancy percentages.

Records indicating building turnover percentages.

Building rent rolls.

Leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc.

Drawings or specifications (as-built or construction).

1.4 Excluded Components

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment with the following exception:

If you have specifically contracted for us to provide an inspection of the commercial kitchen equipment then we will be assessing the condition of the Fire Suppression Systems which are installed in those kitchens, (Ansul Systems or equivalent). We are not allowed to activate these systems, but will comment on anything that we feel is pertinent to their effectiveness.

NOTE: Even though fire sprinkler systems are beyond the area of our expertise, we will make comments in the report as to their presence and also may indicate in the report when we see conditions that are suspect.

Any and all comments or evaluations regarding the American with Disabilities Act, unless you have specifically contracted for CalPro Inspection Group to perform a Tier II Abbreviated Accessibility Survey as a part of this PCA.

PURPOSE and SCOPE

PURPOSE

2.1 Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

2.2 Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your pre-purchase considerations as it relates to the condition of the property.

SCOPE

2.3 Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of *ASTM E 2018, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, which has been prepared by the *American Society for Testing and Materials*. *The ASTM E 2018 is upgraded every few years to reflect changes in the industry. To determine which version of the ASTM E 2018 was being used for this PCA, please see your Contract for Services.*

Adherence to the *ASTM E 2018 Guide* is entirely voluntary. We have chosen to incorporate these standards as an integral part of our property assessment process to promote uniformity with regards to commercial real estate transactions.

Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs. As a result, some of the *ASTM E 2018* guidelines are not appropriate. Any deviations from the *ASTM Guide* are listed in the EXECUTIVE SUMMARY of the report.

2.4 Inclusions

The scope of our assessment was limited to the following specific visually accessible components: Foundations of the building(s), structural framing (load carrying members only), interior and exterior claddings, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

2.5 Report is Confidential

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report.

Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required.

SITE IMPROVEMENTS

SITWORK

3.1 Topography

The site where the structure is built is generally flat, with no discernible slope of the land.

3.2 Storm Water Drainage

Drainage appears adequate, and all indications are that ground water drains away from the structure properly.

3.3 Access and Egress

Access and egress to the subject property are via the west side. Access and egress both appear adequate and no concerns are noted.

3.4 Paving, Curbing and Parking

All parking surfaces on the lot are paved with asphalt. Curbs and bumpers are of concrete, and all appear to be in satisfactory condition. Typical settling cracks were noted. All concrete, asphalt and masonry cracks, (it's just a matter of degree), and the cracks observed appear to be normal. [A seal coat is recommended within the next year to seal cracks and extend the life of the asphalt surface.](#)

3.5 Flatwork

All walkways on the site are paved with concrete. Good condition. Typical settling cracks were noted. All concrete, asphalt and masonry surfaces eventually crack, (it's just a matter of degree), and the cracks observed appear to be normal. The life expectancy of driveway and sidewalk paving is about 40 to 50 years.



3.6 Landscaping

Landscaping appears to have been adequately maintained.

3.7 Fencing

Good condition, Fencing on the property is constructed of wood, chain link or cyclone, and wrought iron type components.

UTILITIES

3.8 Water Service

Potable water is provided by some form of a public water agency. The incoming water supply line to the structure(s) appears to be galvanized pipe.

The water shutoff and meter are located in an underground vault on the west side of the property. **No protection is installed to prevent vehicle collision. We recommend pipe bollards be installed to prevent vehicles from colliding into water pipes. The back flow preventer is leaking and needs assessment by a licensed plumber.**



3.9 Electrical Service

Electrical service enters the property via an underground conduit. Meter is located at the north side of the building in the utility closet.

3.10 Gas Service

Natural Gas is supplied to the property from a public utility company. Gas meter and shutoff is located at the south side of the building.

3.11 Sanitary Sewer

The subject property appears to be serviced by the public sewer system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

3.12 Storm Drain System

The subject property appears to be serviced by the public storm drain system, however, these components ARE NOT A PART OF THIS ASSESSMENT.

STRUCTURAL FRAME

FOUNDATION & LOAD BEARING WALLS

4.1 Foundation

The structure(s) is/are constructed slab-on-grade, there are no raised foundations or under floor crawlspaces. No readily visible challenges are noted, however, slab is not visible for evaluation where there are floor coverings installed.

4.2 Load Bearing Walls

The load bearing walls are constructed of structural masonry. The typical construction of masonry wall systems consists of hollow precast concrete blocks, reinforced with rebar and filled on site with concrete. Typical settling cracks were noted. All concrete and masonry cracks, (it's just a matter of degree), and the cracks observed appear to be normal.

FLOOR & ROOF FRAMING SYSTEMS

4.3 Roof Framing

Structural framing of the roof system consists of laminated load carrying beams with dimensional lumber for purlins and plywood for the roof sheathing. Ceiling insulation is placed against the underside of the roof sheathing, which hides the sheathing from view. This practice is common with this type of construction, even by current standards. However, it allows any moisture created at the interior spaces to condensate and get trapped against the framing members. We recommend periodic monitoring of the condition of the roof sheathing and other structural components. The only practical way to monitor this type of damage is by the use of a thermal imaging tool, and special training in the use of these tools is essential in order to get useful readings. This type of evaluation is beyond the scope of a standard property condition assessment, and is typically performed by a MOISTURE INTRUSION EXPERT.

STRUCTURAL CAVITIES

4.4 Attic Spaces

Attic space is limited in most cases to the area above the T-Bar ceilings. Many of these areas are not readily accessible for evaluation due to the lack of a walking platform. Inspection was made at various areas by the use of a ladder and no abnormalities were noted, with the exception of the following:

BUILDING SHELL

BUILDING ENVELOPE

5.1 Sidewall Systems

Sidewall system(s) consists of brick. Cladding is in serviceable condition with no abnormalities noted.

5.2 Eaves and Overhangs

Good condition.

5.3 Fenestration Systems - Walk Doors

The exterior walk doors are steel clad type. All appear to be in adequate condition.

5.4 Fenestration Systems - Windows

Windows in this structure are aluminum framed. Window type is single pane. Windows are of the storefront type.

5.5 Weatherproofing (Paint/Stain)

Weatherproofing appears to be in adequate condition at all areas which were visible.

5.6 Insulation

Walls: We were unable to determine if the exterior walls are insulated. Attic/Ceilings: The type of insulation in the attic is fiberglass batt.

ROOFING SYSTEMS

Roof

6.1 Roofing Materials

This section of the report is concerning the roofing materials at the flat sections.

Roofing system appears to consist of either a PVC, (poly vinyl chloride) or a TPO, (thermal-poly olefin) membrane, (or similar product), with welded seams. These are typically durable roofs when installed according to the manufacturer's recommendations. Standard warranty is 15 - 20 Years although lifespan can be much longer. This roof appears to be in good condition.

6.2 Number of Roofing Applications

A maximum of three layers are allowed on most commercial roofs, because each layer, (or roofing application), adds weight to the structure. After three roofing applications are placed on the roof, all layers must be stripped off before another application can be installed. We are unable to determine how many layers of roofing material are applied.

6.3 Pitch of Roof

The pitch of the roof appears to be adequate to provide proper drainage.

6.4 Estimated Remaining Life

Remaining life is unknown, no estimates are given.

6.5 Roof Flashings

Roof flashings appear to be adequately installed and maintained.

6.6 Roof Drainage

Roof drainage is accomplished by drains and overflows built into the roofing surface, as typical for a low pitch roof. All gutters and drains appear to be in acceptable condition. Debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) were noted in the gutters, this is a common condition, however it will accelerate deterioration of gutters. Regular maintenance is needed.



6.7 Other Roofing Observations

The roof access door and ladder are in the utility closet at the north side of the building. .

ROOFING SYSTEMS 2

Roof

7.1 Roofing Materials

This section of the report is concerning the roofing materials at the west sides of the building face.

Roofing application consists of concrete tile. Typical life expectancy of a concrete tile roof is 35 to 50 years, assuming that broken tile are replaced and the roof is maintained. The wall covering at these locations is Composition Shingles. Typical life expectancy of a 3-tab composition roof is 15 to 18 years, assuming that the roof is properly maintained. Previous repairs made to roof tiles. Repair & replacement maintenance should be performed regularly. **Some areas are loose and should be re-secured.**



7.2 Estimated Remaining Life

Remaining life is unknown, no estimates are given.

7.3 Roof Flashings

Roof flashings appear to be adequately installed and maintained. **Flashing sealant in some locations is cracked and needs re-sealing to prevent water intrusion. Lead flashing is loose/disturbed in some areas. Repair is recommended to prevent water intrusion.**



7.4 Roof Drainage

Roof drainage is accomplished by means of galvanized metal gutters installed at the low end of the sloped roofs. All gutters and drains appear to be in acceptable condition. **Debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) were noted in the gutters, this is a common condition, however it will accelerate deterioration of gutters. Regular maintenance is needed.**



PLUMBING SYSTEMS

PIPING & DISTRIBUTION

8.1 Supply Piping System

The visible supply line plumbing consists of copper. Adequate flow was noted, and no deficiencies were encountered.

8.2 Waste Piping System

The majority of the visible waste line plumbing pipe is ABS plastic.

8.3 Natural Gas/LPG System

The majority of gas piping at visible areas consist of iron. Fuel type is natural gas. The gas system for this/these structure(s) appear to be in serviceable condition at all areas which were visible.

8.4 Plumbing Fixtures

An examination of the observable plumbing fixtures was performed, and no deficiencies were noted, with the exception of the following; [The sink at kitchen area has evidence of previous leakage. This area should be monitored for leakage in the future.](#)



HOT WATER PRODUCTION

8.5 Water Heater

Located in the utility closet. Manufactured by A.O. Smith. Capacity is 50 gallons. This heater is powered by Natural Gas. This unit appears to be 8 - 10 years old. This unit is in good to fair condition. There is evidence that the expansion tank has been leaking in the past. Average water heater life in the United States is 8-10 years, although they can exceed this life expectancy by many years if they are drained annually.

HEATING, VENTILATION and AIR CONDITIONING - (HVAC)

HEATING & COOLING SYSTEMS

9.1 HVAC System Description

Heat and cooling for the interior environment is accomplished by means of combination forced air furnaces and electric air conditioning packaged units (commonly referred to as Gas Packs or Packaged Units) located at the rooftop. For specific notes and comments regarding the heating and cooling units, refer to the Table of Heating and Cooling Components below. Summary of information contained in the HVAC table regarding the heating components are as follows:

AIR CONDITIONING

9.2 Air Conditioning Equipment

For specific notes and comments regarding the air conditioning components, refer to the Table of Heating and Cooling Components below. Summary of information contained in the HVAC table regarding the air conditioning components is as follows:

Table of Heating and Cooling Components

9.3

The Comment Codes are explained directly below the Table.

#	Location of Unit	Brand Name	Type	Year Built	BTU or Tons	Comment Codes (see code descriptions below table)
1	Roof.	Trane.	Natural Gas.	2009.	110,000.	

9.5 Comment Codes for the Table of Heating & Cooling Components

The COMMENTS CODES below are the descriptive text regarding a variety of anomalies which can be found regarding heating and cooling systems. If you have any 2 or 3 letter abbreviations in the "Comments" column at the far right hand side of the Table above, then this is where you will find the definition for that abbreviation.

CD = The cooling fins are damaged or corroded.

OLD = This component is past (or near) the end of its expected useful life. You may wish to budget funds for replacement at some time within the next five years.

9.6 HVAC Identification Photos



HEAT & AIR DISTRIBUTION

9.7 Distribution Systems

Air is distributed to the various interior rooms by means of flexible insulated ducts. All visible components of this system are in adequate condition.

9.8 Heat & Air Control Systems

The various interior zones are controlled by programmable thermostats. Thermostats appear to be properly functioning.

VENTILATION

9.9 Bathroom/Restroom Ventilation

Good condition.

ELECTRICAL SYSTEMS

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to furniture, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. We examined all service panels and subpanels which were found on the property, however, other panels and subpanels may exist which we did not find during our visit to the property as they are sometimes hidden in closets or behind wall hangings and/or furniture. We recommend that all electrical hazards be corrected by a licensed electrical contractor. If we have recommended that a licensed electrical contractor examine this entire system, it is because; 1) there was aluminum wiring noted at the minor circuits of the structure, or 2) there were a significant number of electrical hazards found to indicate that someone other than a competent electrician has been working on the system. In either event, there are likely to be additional hazards found by the electrician which this limited inspection did not locate.

INCOMING SERVICE

10.1 Service Conductors

Electrical service to the property is via an underground conduit from the utility company. Unable to determine whether entrance cables are copper or aluminum, as these components are not available for viewing.

10.2 Service Disconnect

The main disconnect is located at the south side of the structure in the electrical room. The rating of the main disconnect breaker is 600 AMPS. Overload protection is provided by breakers. Manufactured by Square D. 3 Phase, 4 Wire.

PANELS & SWITCHBOARDS

10.3 Panel Types

Overload protection inside service panels is provided by breakers.

10.4 Overall Condition of Electrical Panels

For specific notes and comments regarding the switchboards and sub panels, see the "Table of Electrical Panels and Switchboards" later in this section. For your convenience, we have summarized the conditions found in the Table of Electrical Panels and Switchboards immediately below:

TABLE of ELECTRICAL PANELS and SUBPANELS

10.5

Explanation of the Comment Codes appear directly below the Table.

#	Location of Panel	Volts	Brand Name	AMPS	Phases / Wires	Room for Expansion	Comment Codes (see code descriptions below table)
Main	Electrical Room.	480/277.	Square D.	600.	3/4.	Yes.	This is a Main Disconnect Panel. UNK.
P1.	Electrical Room.	480/277.	Square D.	250.	3/4.	Yes.	CG, FC, MS.

10.8 Comment Codes For the Table of Electrical Panels & Switchboards

The COMMENTS CODES below are the descriptive text regarding a variety of anomalies which can be found at electrical panels. If you have any 2 or 3 letter abbreviations in the "Comments" column at the far right hand side of the Table above, then this is where you will find the definition for that abbreviation.

CB = The front cover door binds.

CG = The front cover does not sit flush against the panel frame.

FC = Front cover securing screws holes are misaligned and screws are missing.

MS = Front cover securing screws are missing in some areas.

UNK = It is unknown whether there are any hazards inside this panel, because we could not remove the panel dead cover.

DISTRIBUTIONS SYSTEMS

10.9 Distribution Conductors

Branch conductors are copper where visible. No apparent branch wiring safety concerns were noted.

10.10 Switches and Outlets

A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to tenant's furnishings, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. Ground Fault Circuit Interrupters (GFCI's) have been provided at appropriate areas for the era in which this building was constructed/remodeled.

10.11 Lighting Fixtures

Light fixtures appear to be serviceable.

OTHER SYSTEMS & COMPONENTS

INTERIOR SPACES

11.1 Floors & Floor Coverings

The majority of floor coverings are carpet with some vinyl and tile also. Floors and floor coverings appear to be in serviceable condition.

11.2 Walls and Wall Coverings

The majority of wall coverings are gypsum board and painted. Walls and wall coverings appear to be in serviceable condition.

11.3 Ceilings

The majority of the ceilings are dropped down T-Bar type panels. Ceilings are in serviceable condition with the exception of the following: Moisture stains were noted in the conference room, middle office. I am unable to determine if active leakage exists. Make inquiry with the seller as to the history of leaks.



11.4 Interior Doors

Doors appear to be in serviceable condition.

FIRE PROTECTION

11.5 Sprinklers and Standpipes

A fire sprinkler system is installed for this structure, but inspection of these components is beyond the scope of this assessment.

OUT of SCOPE CONSIDERATIONS

ACTIVITY EXCLUSIONS

12.1

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-08 Guide*. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide*:

Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes. The consultant must be aware of the distinction between repair and replacement activities that maintain the property in its intended design condition, versus actions that improve or reposition the property.

Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility.

12.2 .

Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any systems, components, or equipments adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency.

12.3

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 and material during the course of the field observers 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. This exclusion does not apply if we have agreed to provide a pest & dry-rot inspection report as a part of our written contract, is such is the case then their report will be attached to the end of this report as an appendix.

Reporting on the condition of subterranean conditions, such as soil types and conditions, underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.

Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observers health or safety, 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. However, 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, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the buildings operation staff or service companies.

Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, IAQ, etc.

WARRANTY, GUARANTEE, and CODE COMPLIANCE EXCLUSIONS

12.4

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 systems or components physical condition or use, nor is a PCA to be construed as substituting for any systems or equipments warranty transfer inspection;

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/ design standards, or 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, vendors or manufacturers 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

12.5

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, are identified in the "ADDITIONAL CONSIDERATIONS" Section of this report. Whether or not the client has elected to contract with us regarding non-scope considerations in connection with the *ASTM Guide* was a decision which was made by the client. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with the ASTM Guide.

QUALIFICATIONS

PCA FIELD OBSERVER

13.1 Definition

The PCA Field Observer is the individual designated by CalPro Inspection Group who conducts the walk-through survey at the subject property.

13.2 Identification

The field observer for this property condition assessment was Charles Skinner, whose qualifications are as follows:

Employment History;

2000 - 2009 Employed as technician & foreman in the telecommunications industry in commercial buildings.

2009 - 2016 Employed as a Facilities Administrator at multiple commercial locations.

2016 - Present Employed as an Inspector & Manager, performing residential inspections & commercial due diligence property assessments.

Credentials;

Certified Member of InterNACHI

Continuing Education;

Home Inspection Certification Training through InterNACHI

Commercial Inspection Training through *CDW Engineering*

PCR REVIEWER

13.3 Definition

The PCR Reviewer is the individual who is designated by CalPro Inspection Group to exercise reasonable control over the field observer and to review the report.

13.4 Identification

The PCR Reviewer for this assessment was Glennen Quyn

CLOSING COMMENTS

14.1

We have attempted to be very thorough in our assessment of this property, and have strived to convey the findings to you in a way that is useful and easy to understand. We wish to thank you for your trust in regards to this very important part of your decision making process.

In addition to the main body of this report, please be sure to review the supporting documentation, (if any), and photographs.

Please feel free to call us if you have questions.

Sincerely,

Mr. Building Inspector.