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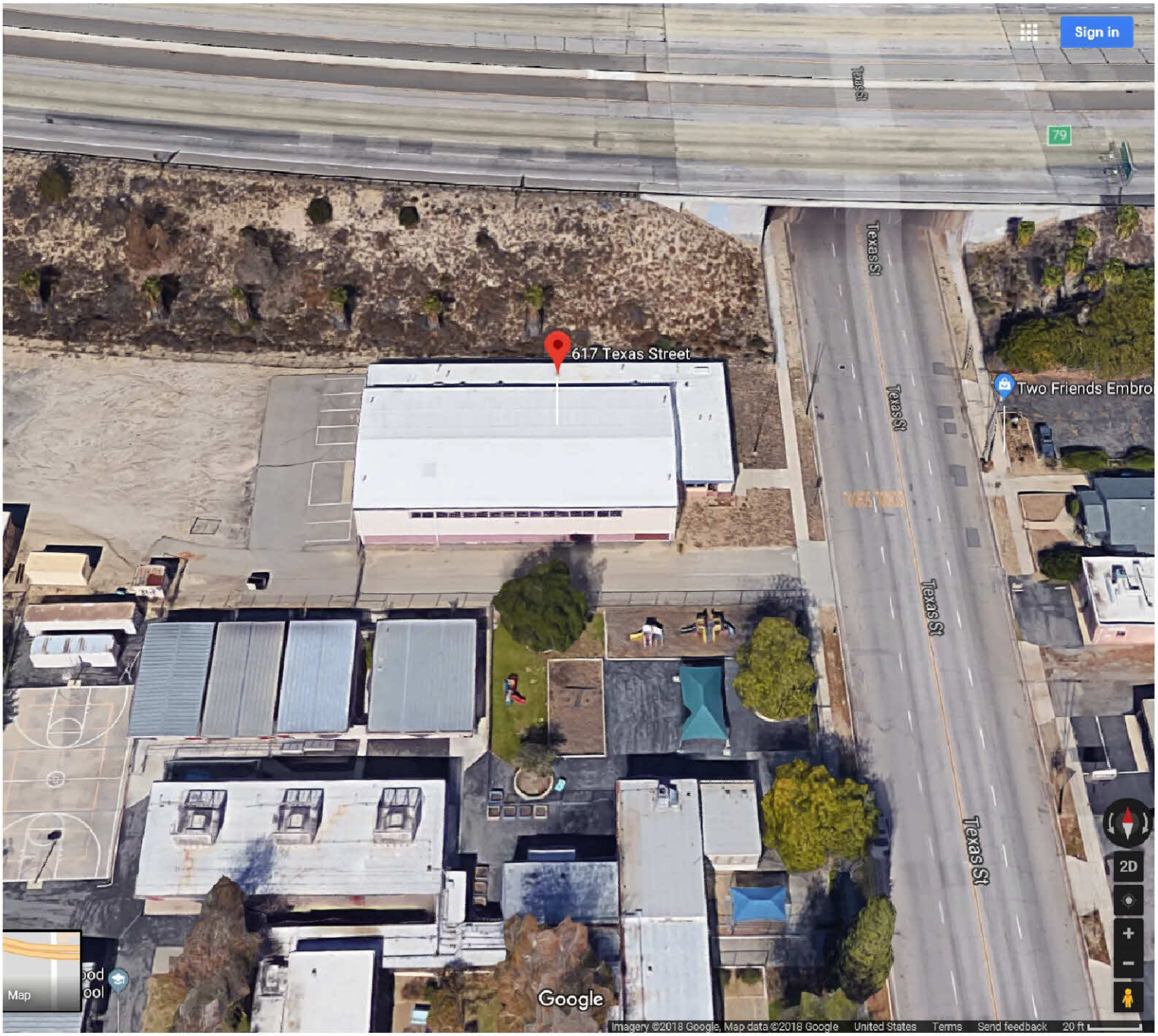
Contractors License #849670

Environmental Sciences & Inspection Services

MEMBER ICC INTERNATIONAL CODE COUNCIL

Building Assessment Report

Inspection Address:	617 Texas St. Redlands, CA 92374
Inspection Date:	2/1/2018
Prepared For:	City of Redlands
Report Number:	BARIECR9
Prepared By:	DMG, Inc. Tel: 949-825-7786 General Contractors License 849670 Certified Building Inspector, ICC 4141006448 ASTM International 00441993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EXECUTIVE SUMMARY

As per the request of Tricia Swope (Client) and in accordance with DMG Inc.'s (DMG) agreed upon contract for a Building Assessment Report (BAR) a visual inspection of the property located at 617 Texas St, Redlands, CA 92374 was performed by DMG's inspector Charles Todd.

Property Description

The property is improved with a one-story high bay clearance office warehouse building and two storage sheds. It was reported that the building is a total of 15,000 square feet of floor space and was built approximately 50 plus years ago. Parking areas are provided with associated landscaping. No wet fire sprinkler system is provided.

The Inspector assessed the entire building and site. The assessment also included the roof, parking areas and structures, building operational and structural components, and all exterior and common areas.

Cost Summary Table

	Term	Holdback
Immediate Repair Cost Estimate	90 days	$314,833.75

1.0 ESTIMATED COMPONENT LIFE ANALYSIS

This section provides estimates for the repair items noted within this report. See Tables 1.1 for items, which DMG recommends for immediate actions.

1.1 Cost Calculation Methodology

These estimates are based on construction costs developed by construction resources such as Marshall and Swift, RS Means, our Commercial Assessors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, and assumptions regarding future economic conditions.

The purpose of estimated costs is to provide a general understanding of the physical condition of the property and should be considered preliminary. Actual costs may differ from DMG's cost estimates dependent upon many factors including, but not limited to: Choice and availability of materials, choice and availability of a qualified General Contractor, climate zone, quality and availability of General Contractor, quality of project management, solicitation for competitive pricing, climate zone, field conditions, site compatibility, and access to the subject property and subject building.

1.2 Immediate Repairs

Items which will need to be performed over the immediate term (within the next 90 days) are included in the Immediate Repairs Cost Estimate Table 1.1. Immediate repair items would include but are not limited to items that present unsafe conditions or deferred maintenance.

IMMEDIATE REPAIRS SPREADSHEET

Environmental Sciences & Inspection Services

IMMEDIATE REPAIRS COST ESTIMATES - TABLE 1.1

Site Address:
617 Texas St.
Redlands, CA 92374

Property Age (Years): 50+
Building Area (SF): APX 15,000
Number of Buildings: 3

Sec #	Item	Quantity	Units	Unit Cost	Total Cost	
Section 3.0 Structure						
3.3.1	Have a licensed termite contractor further evaluate the building and repair all effected wood work	LS			$4,500.00	
Section 4.0 Electrical						
4.3.1	Have a license electrical contractor upgrade the main electrical panel with a 400 AMP 120/208 main switchgear	1	Each	50,000.00	$50,000.00	
4.3.2	Have a license electrical contractor further evaluate the building and perform a general audit, make all necessary repairs and upgrade all branch wiring as needed	LS			$7,500.00	
Section 5.0 Heating/Air Conditioning						
5.3.1	Have a licensed HVAC contractor install roof mounted A/C units and duct work for the office section of the building	5	Each	9500.00	$47,500.00	
5.3.2	Have a licensed HVAC contractor replace all of the ceiling mounted furnaces in the warehouse that are past their affected useful life	4	Each	2500.00	$10,000.00	
Section 6.0 Ventilation						
6.3.1	None					
Section 7.0 Plumbing						
7.3.1	Have a licensed plumbing contractor replace the water heater	1	Each	1,250.00	$1,250.00	
Section 8.0 Roofing						
8.3.1	None					
Section 9.0 Interior						
9.3.1	Have a licensed fire sprinkler contractor provide updated fire extinguishers	LS			$750.00	
9.3.2	Remodel all office and restroom interior finishes	2500	SF	25.00	$62,500.00	
Section 10.0 Exterior						
10.3.1	Patch settlement cracking and repaint building exterior	13980	SF	0.50	$6,990.00	
10.3.2	Replace all of the window systems in the main building	64	each	1,250.00	$80,000.00	
10.3.3	Resurface and re-stripe the asphalt parking surfaces	8475		1.25	$10,593.75	
10.3.4	Improve all barren sections of landscaping at the north and east side of the site and install irrigation systems as needed	LS			$10,000.00	
10.3.5	Repair chain-link fence and gates at the north and west side of the property	LS			$5,000.00	
10.3.6	Provide all noted repairs and decontamination cleanup for the two storage sheds located at the west side of the main building	1750	SF	10.00	$17,500.00	
10.3.7	Cleanup and properly dispose all debris located on the site	LS			$750.00	
	Total Immediate Repair Cost:				**$314,833.75**	
	LS: Lump SUM SF: Square Foot					

2.0 SCOPE OF WORK

2.1 Purpose

The purpose of this survey and related report is to assist the Client in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of financial decisions over time. For this assessment, the Inspector has performed a reconnaissance assessment of the subject property and its improvements, evaluated the apparent physical conditions, reviewed available documentation, and estimated the cost for repairs, replacements, and significant maintenance items. The Inspector assessment included roofs, operational components, parking structures, and all common areas and exteriors.

2.2 LIMITATIONS

Building Assessment Reports as performed by DMG are based upon our review of the subject property consisted of a visual inspection of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warrantee or guarantee compliance with any Federal, state or local stature, ordinance or regulation including but not limited to, ADA, 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. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

DMG has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered. Please refer to Section 2.3 for a description of limiting conditions.

DMG's findings and conclusions are based primarily on the visual assessment of the property at the time the site visit and limited to the components of the building, this is not an environmental inspection and therefore No identification of Asbestos, Lead and Mold can be given. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by DMG are subject to change. DMG's property observations included areas that were readily accessible without opening or dismantling secure areas or components. DMG believes that the inferences made are reasonably representative of the property.

DMG's conclusions did not include any review of building department documents or the review of plans of any kind, destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a Property Condition Assessment (PCA) or Building Assessment Report (BAR) is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project. An earnest effort will be made on the Clients behalf to discover all visible defects, however, in the event of an oversight; no liability is assumed by DMG or the inspector. All reports are an opinion report, expressed as a result of the inspection.

2.3 LIMITING CONDITIONS

Information for the subject property is obtained from but is not limited to the following sources: a site assessment, provided documents and interviews from Client, Brokers, Property Owner or Property Management Company, etc. The site inspection of the subject property, building, and building systems are limited to visual observations only. No equipment testing or sampling is performed.

The performance of this BAR was limited by the following conditions:

- None

2.4 QUALITY DEFINITIONS AND TERMINOLOGY

The following definitions and terminology are used in this report regarding the physical condition(s) of the project, and the estimated life expectancies/age of the components and systems.

DESIGNATION	DESCRIPTION
Good	New or like new condition.
Fair	Satisfactory, some signs of wear and possible minor immediate repairs. Component/s condition consistent with their expected useful life. May have potential immediate repairs.
Poor	Immediate repairs, major replacements, and/or significant attention required.

2.5 RELIANCE

The BAR is not, and should not be construed as, a warranty or guarantee about the condition of the improvements. Neither is the Assessment intended to assure clear title to the property in question.

DMG has performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

3.0 Structure

3.1 DESCRIPTION

GENERAL

The building is of slab on grade construction.

FOUNDATIONS/WALLS

The concrete foundations support the reinforced concrete structure.

FLOORS

The floors are reinforced concrete slabs.

ROOF

The roof is supported by steel joist.

3.2 OBSERVATIONS AND DISCUSSION

FOUNDATION/WALL

3.2.1 Observations of the exterior walls revealed no apparent signs of cracking or movement that would indicate excessive settlement or an improperly installed foundation system.

ROOF

3.2.2 No further evaluation by a structural specialist is recommended.

FLOOR

3.2.3 The concrete floors were observed to be in fair condition.

TERMITES

3.2.4 Signs of potential termite damage were noted in the visible wood work at the exterior front entry and the roof 2 x 12 roof fascia. Dryrot was also noted in these same areas of wood work that may have been initiated from the termite activity and from deferred maintenance of the wood materials of the building. It is recommended having a licensed termite contractor further evaluate the building, repair/replace all wood that has termite damage and chemically treat the building as needed.

3.3 RECOMMENDATIONS AND PRIORITIES

Recommendations

1. Have a licensed termite contractor further evaluate the building and repair all effected wood work

3.4 PHOTO DESCRIPTIONS

PHOTO 1

Example of deteriorated sections of woodwork at the front exterior of the building

PHOTO 2

Example typical peeling paint and deteriorate sections of 2 x 12 wood roof facia at the north side of the building

PHOTO 3

Example of typical peeling paint and deteriorated wood 2 x 12 roof facia at the west side of the building

4.0 Electrical

4.1 DESCRIPTION

SERVICE

Service is brought to the building via under ground conduit and connected to main electrical switchgear and sub panels located in the building. The main electrical distribution panel for the building has 200 amp main switchgear panels with 240V, 3 phase, 4 wire service.

Example of main electrical panel and meter in the electrical room

PANELS

The distribution panels employ circuit breakers.

WIRING

All wiring examined is copper.

4.2 OBSERVATIONS AND DISCUSSION

SERVICE ADEQUACY

4.2.1 This service should be adequate for the present usage.

DISTRIBUTION EQUIPMENT

4.2.2 Electrical main panels and switchgear have an estimated useful life of approximately 50 years. The main panel appears to be past it's effective useful life. Is recommended having a license electrical contractor upgrade the main panel with a 400 amp 120/208 main switchgear.

BRANCH WIRING

4.2.3 Abandoned conduit with exposed wiring were noted at the interior and exterior of the building. Missing junction box covers were also noted that the interior of the building. Some wiring and conduit have been upgraded however there is still about 50% of the branch wiring that is older and has required to be upgraded. It is recommended having a license local contractor perform a general audit of the building, make any necessary upgrades and repairs as needed.

OVERALL CONDITION

4.2.4 The overall condition of the electrical components for the building was noted to be in fair condition.

4.3 RECOMMENDATIONS AND PRIORITIES

Recommendations

1. Have a license electrical contractor upgrade the main electrical panel with a 400 AMP 120/208 main switchgear

2. Have a license electrical contractor further evaluate the building and perform a general audit, make all necessary repairs and upgrade all branch wiring as needed

4.4 PHOTO DESCRIPTIONS

PHOTO 1

Example of typical older main electrical panel and main panel and meter

PHOTO 2

Example of typical abandoned conduit and electrical J box at the exterior of the building

PHOTO 3

Example of typical missing J box cover plate

PHOTO 4

Example of typical abandoned conduit and expose wiring

PHOTO 5

Example of typical older wiring

5.0 Heating/Air Conditioning

5.1 DESCRIPTION

AIR CONDITIONING SYSTEMS

The office section of the building is air-conditioned by three wall mounted A/C units and the warehouse is heated by four ceiling mounted furnaces.

Example of typical wall mounted AC unit

Example of typical ceiling mounted furnace in the warehouse

5.2 OBSERVATIONS AND DISCUSSION

CAPACITY

5.2.1 Inadequate cooling capacity would be estimated with the current circumstances.

LIFE EXPECTANCY

5.2.2 All of the current heating and cooling units are past their effective useful life. When repairs are needed after the units reach 20 years it may prove more cost effective to replace entire units, rather than major components. .

AIR DISTRIBUTION

5.2.3 The current air distribution appears to be inadequate.

OPERATING STATUS

5.2.4 The wall mounted A/C units are insufficient to properly air condition the office space. It is recommended having a license HVAC contractor install roof mounted A/C units for all of the office space.

5.2.5 The ceiling mounted furnaces for the warehouse are all past their effective useful life. It is recommended having a licensed HVAC contractor replace all of the ceiling mounted furnaces in the warehouse.

5.3 RECOMMENDATIONS AND PRIORITIES

Recommendations

1. Have a licensed HVAC contractor install roof mounted A/C units for the office section of the building.

2. Have a licensed HVAC contractor replace all of the ceiling mounted furnaces in the warehouse that are past their affected useful life

6.0 Ventilation

6.1 DESCRIPTION

The offices receive fresh air from the heating and cooling units. These units are equipped with fresh-air makeup units, which allow fresh air from the exterior to enter into the return air plenum. This introduction of fresh air helps to improve indoor air quality as well as compensate for air that is expelled through exhaust fans.

The restrooms are ventilated by electric exhaust fans.

The warehouse is ventilated by rollup doors and rooftop vents.

6.2 OBSERVATIONS AND DISCUSSION

ROOF-MOUNTING VENTS

6.2.1 No major deficiencies were noted.

RESTROOMS

6.2.2 The restroom exhaust fans could not be tested at the time of inspection due to the power being off the building however all the roof mounted exhaust fans appear to be in overall good condition.

MAKEUP AIR

6.2.3 The amount of fresh air to the office space was in adequate at the time of inspection due to the insufficient air-conditioning systems. This item has already been covered in section 5.1 of the air conditioning systems for the building.

WAREHOUSE

6.2.4 The amount of fresh air available to the warehouse was satisfactory at the time of this inspection.

6.3 RECOMMENDATIONS AND PRIORITIES

Recommendations
1. None

7.0 Plumbing

7.1 DESCRIPTION

SUPPLY

There is city water supply to the building.

Virtually all supply plumbing examined is copper.

WASTE

The visible waste piping is primarily metal.

WATER HEATING

A gas water heating unit was noted. The information for that unit is as follows:

MANUFACTURER NAME

AO Smith

MODEL NUMBER

BTH 199 970

MANUFACTURER DATES

1992

NUMBER OF UNITS

1

Example of water heating unit # 1

7.2 OBSERVATIONS AND DISCUSSION

SUPPLY

7.2.1 Water pressure could not be tested at the time of inspection because the water was turned off to the building.

WASTE

7.2.2 Missing sections of the visible plumbing waste lines were noted in the break room and in the restrooms that are required to be replaced. These costs will be covered in the office and restroom remodel in section 9.0.

WATER HEATING

7.2.3 The water heater was noted as having oxidation at the base of that unit and is past its effective useful life. It is recommended having a licensed plumbing contractor replace the water heater.

FIXTURES

7.2.4 Many of the restroom plumbing fixtures have been disconnected and are all in overall poor condition. It is recommended having a licensed plumbing contractor replace all of the restroom and kitchenette plumbing fixtures. These cost will be covered in section 9.0.

7.3 RECOMMENDATIONS AND PRIORITIES

Recommendations
1. Have a licensed plumbing contractor replace the water heater

7.4 PHOTO DESCRIPTIONS

PHOTO 1

Example of oxidized section of water heater at the base of the unit

PHOTO 2

Example of typical restroom plumbing fixtures that have been disconnected and are in overall poor condition

PHOTO 3

Example of typical missing plumbing waste and supply lines

8.0 Roofing

8.1 DESCRIPTION

TYPE OF ROOF

The roof is covered with built up membrane system that has a seamless elastomeric coating. Elastomeric reflective coatings reduces thermal load, weatherproofs and provide additional durability from ultraviolet light.

Example of full view of the roof

Example of close up of built up asphalt membrane roofing

ROOF DRAINAGE

The roof drainage is via gutters and downspouts at the roof exterior.

SKYLIGHTS

No skylights were noted for the subject building.

8.2 OBSERVATIONS AND DISCUSSION

CONDITION

8.2.1 The roof membrane covering is considered to be in good condition. The flat and vertical seams appear properly fixed. No lifting of the membrane was noted on the flat or vertical sections of the parapet walls.

AGE

8.2.2 The age of the membrane was not reported at the time of inspection however it appears to have 10 plus years of effective useful life remaining.

DRAINAGE

8.2.3 No water ponding on the roof or past water stains were noted indicating good drainage.

SKYLIGHTS

8.2.4 NA

8.3 RECOMMENDATIONS AND PRIORITIES

Recommendations
1. None

9.0 Interior

9.1 DESCRIPTION

The office ceilings are exposed ceilings.

The office floor coverings consist of expose concrete.

The office wall finishes consist of painted gypsum board.

Example of typical office interior

Example of warehouse interior

9.2 OBSERVATIONS AND DISCUSSION

9.2.1 Since interior components are subjective to some degree, our comments here will be general, except where functional concerns are noted.

9.2.2 Walls are relatively plumb, doorjambs are square and floors are reasonably level.

9.2.3 All interior construction and finishes were observed to be good grade construction materials and furnishings.

9.2.4 The fire extinguishers were noted as missing. All of the fire extinguishers should be updated by a licensed fire sprinkler contractor.

9.2.5 All of the offices and restrooms interior finishes are at the end of their useful life and are required to be remodeled. This is to include and not be limited to floor coverings, patching and painting walls, replacing the, replacing light fixtures, etc.

9.3 RECOMMENDATIONS AND PRIORITIES

Recommendations

1. Have a licensed fire sprinkler contractor provide updated fire extinguishers
2. Remodel all office and restroom interior finishes

9.4 PHOTO DESCRIPTIONS

PHOTO 1

Example of typical missing fire extinguishers

PHOTO 2

Example of typical poor condition of the restroom interiors

PHOTO 3

Example of typical poor condition of the shower room interiors

PHOTO 4

Example typical poor condition of the office section of the building

PHOTO 5

Example of typical poor condition of the kitchenette area of the building

10.0 Exterior

10.1 DESCRIPTION

WALLS

The exterior walls are painted concrete.

DOORS

The front entrance doors are steel units.

The exit doors are steel units.

The overhead door is a metal sectional units.

WINDOWS

All windows are fixed glazing.

SIDEWALK

There is a poured-concrete sidewalk at front entrance.

PARKING AREAS

There is asphalt paving on parking surface.

FENCE

Chain-link fence and gates were noted that secure the rear portion of the property. A majority of the fencing at the rear yard appear to be the neighbors fencing due to the way the Bobwire is directed at the top of the fencing.

10.2 OBSERVATIONS AND DISCUSSION

WALLS

10.2.1 Building exterior paint was noted to be at the end of its useful life. Minor settlement cracking of the exterior concrete wall panels was noted. This may allow moisture intrusion into the interior of the building. It is recommended to repair all settlement cracking and repainting the building exterior. Periodic painting (every 7 years) of the building's exterior and remedial wet sealing of the window system seals will be required to maintain the good condition and attractive appearance.

PERSONNEL DOORS

10.2.2 The doors are in fair condition. All doors that were tested operated properly.

OVERHEAD DOOR

10.2.3 The overhead door is in fair condition.

WINDOWS

10.2.4 All of the window systems for the main building were noted to be passed their effective useful life and I required to be replaced.

GRADING

10.2.5 The grading is considered to be satisfactory

SIDEWALK

10.2.6 The poured-concrete sidewalk at the front entrance is in fair condition.

ASPHALT

10.2.7 The asphalt paving was noted as having cracking and minor depressions. It is recommended to patch the depressions, install a 1" overlay of new asphalt and re-stripe the parking lot.

FENCE

10.2.8 Repairs are required for the chain-link fence and gates to properly secure the rear and north side of the property.

LANDSCAPING

10.2.9 Barren sections of landscaping were noted throughout the site that are required to be improved. It is also recommended to have the entire irrigation system tested and repaired as needed and improve barren sections of landscaping

OBSERVATIONS

10.2.10 The two storage sheds at the west side of the main building were noted to be full of debris that is required to be removed and require general repairs to include painting the exterior of the buildings, installing an elastomeric coating to the roofing systems, replacing all doors, replacing the electrical systems and lighting and a general power washing and decontamination of the concrete floors.

10.2.11 Debris was noted throughout the exterior of the side that's required to be cleaned up and properly disposed.

10.3 RECOMMENDATIONS AND PRIORITIES

Recommendations

1. Patch settlement cracking and repaint building exterior
2. Replace all of the window systems in the main building
3. Resurface and re-stripe the asphalt parking surfaces
4. Improve all barren sections of landscaping at the north and east side of the site and repair/install irrigation systems as needed
5. Repair chain-link fence and gates at the north and west side of the property
6. Provide all noted repairs and decontamination cleanup for the two storage sheds located at the west side of the main building
7. Cleanup and properly dispose all debris located on the site

10.4 PHOTO DESCRIPTIONS

PHOTO 1

Example of typical exterior paint at the end of its useful life

PHOTO 2

Example of close-up of typical pealing of the exterior paint

PHOTO 3

Example of typical cracking and worn slurry seal of the asphalt parking/drive surfaces

PHOTO 4

Example of older warehouse window systems that require replacement

PHOTO 5

Example of typical front office windows with impact

PHOTO 6

Example of the front of the site that requires landscaping improvements

PHOTO 7

Example of the north side of the building that requires landscaping improvements

PHOTO 8

Example of typical debris on the site

PHOTO 9

Example of typical storage shed exterior

PHOTO 10

Example of typical storage shed interior

11.0 AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

11.1 ADA IMMEDIATE NEEDS DISCLAIMER

All commercial industrial buildings and areas within commercial industrial buildings and multi-family residential public areas including but not limited to leasing rental offices must be 100% ADA title III compliant.

Any construction work for the above that currently is not 100% ADA title III compliant must upgrade non-compliant areas to current ADA title III standards. **This cost for any of this work or upgrades is not reflected in the *Cost Estimates Tables and is not a part of this report.***

11.2 COMPLIANCE

The Americans with Disabilities Act (ADA) is a broad, federal civil rights legislation that protects individuals with disabilities against discrimination and employment and in their use of public accommodations with respect to physical barriers. Owners and employers with buildings classified as public accommodations were to take steps to remove physical barriers when readily achievable as of January 26, 1992. As of January 26, 1992, alteration, renovation and construction work performed on public accommodations and commercial facilities must comply with ADA. Public accommodations must remove barriers in existing buildings where it is easy to do so without much difficulty or expense, given the public accommodation's resources.

The ADA requires those entities that can be classified as public accommodations to remove architectural and communication barriers in existing facilities when such removal is determined to be “readily achievable”. The removal of barriers at a Property is required unless it can be demonstrated by the building owner that taking these steps would fundamentally alter the nature of goods, services, privileges, facility, or accommodations offered or would result in an “undue burden”. The ADA defines an undue burden as “significant difficulty or expense”, as is to be determined on a case-by-case basis. **All public buildings are now required to be 100% compliant. No costs are reflected in the tables for ADA compliance issues or requirements.**

This report does not cover any ADA or building code issues.

12.0 SIGNATURES OF PARTICIPATING PROFESSIONALS

DMG has conducted this BAR within the requested scope of work. Please do not hesitate to contact DMG if you have any questions regarding the contents of this report.

Sincerely,

DMG, Inc.

Charles Todd

Principal/Inspector

1. Example of the west elevation of the building

2. Example of the south elevation of the building

3. Example of the east elevation of the building

Additional photos for section 3.0

PROPERTY PHOTOGRAPHS

4. Example of the electrical main panel and meter

5. Example of typical older electrical sub panel

6. Example of typical newer electrical sub panel

Additional phots for section 4.0

PROPERTY PHOTOGRAPHS

7. Example of typical wall mounted AC unit

8. Example of typical coils on the AC unit

9. Example of typical ceiling mounted heater

Additional photos for section 5.0

PROPERTY PHOTOGRAPHS

10. Example of typical rooftop exhaust fan

11. Example of typical rooftop vent

12. Example of heater/water heater vents

13. Example of main gas supply

14. Example of water heater

15. Example of visible plumbing waste and supply lines

Additional photos for section 7.0

PROPERTY PHOTOGRAPHS

16. Example of full view of the top roof deck

17. Example of full view of the office roof

18. Example of typical roof drain

Additional photos for section 8.0

PROPERTY PHOTOGRAPHS

19. Example of typical office interior

20. Example of typical office interior

21. Example of restroom interior

Additional photos for section 9.0

PROPERTY PHOTOGRAPHS

22. Example of kitchenette area

23. Example of typical warehouse interior

24. Example of phone board

Additional photos for section 9.0

PROPERTY PHOTOGRAPHS

25. Example of smaller storage shed interior

26. Example of typical larger storage interior

27. Example of typical office interior

Additional photos for section 9.0

PROPERTY PHOTOGRAPHS

28. Example of typical parking area

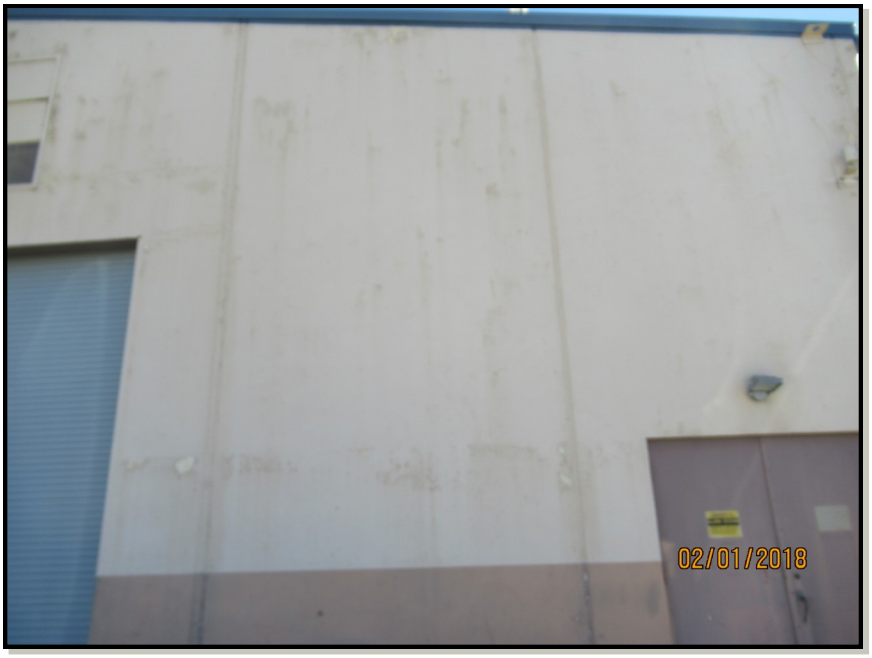
29. Example of drive lanes

30. Example of west yard

Additional photos for section 10.0

PROPERTY PHOTOGRAPHS

31. Example of typical window systems



32. Example of typical exterior walls

33. Example of typical front office exterior

Additional photos for section 10.0

PROPERTY PHOTOGRAPHS