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Report: sample retail **Address:**

Confidential Inspection Report

10000 Main St
Anytown, CO



Prepared for: A Commercial Property Investment Company

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Report: sample retail Address:

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Report: sample retail Address:

January 5, 2012

RE: 10000 Main St, Anytown



At your request, a visual inspection of the above referenced property was conducted on 1/4/12. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

POSITIVE OBSERVATIONS

This building is well maintained. All work seems professional and well done. The ground is very stable with little settling or cracking.

ITEMS NEEDING ACTION IMMEDIATELY OR ITEMS THAT POSE A SAFETY HAZARD

FOUNDATION - STRUCTURE - EXTERIOR

Sidewalks - trip hazard at entry to grocery,

ELECTRICAL

Broken conduit by delivery dock -Variety store.

ITEMS NEEDING ATTENTION SOON

FOUNDATION - STRUCTURE - EXTERIOR

EXTERIOR WALLS:

Evidence of Cracking:

Minor settlement cracking is noted - SW corner.



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Other Inspector Comments:

Caulk at all expansion joints,

Repair hole by liquor store delivery.

Repair SE corner.

Repair cracks in stucco - south wall.

Repair cracks in stucco - by sign on roof.

WINDOWS:

Type and Condition of Sills/Lintels:

Caulk all windows.

DOORS:

Front Entry Doors:

Repair threshold at grocery entry.

Replace sweep - sprinkler control room.

Damage by street - south side.

Seal at south wall and at furniture pickup door.

ROOFING SYSTEM

GENERAL COMMENTS:

Roof appear to be in good condition with a few spot where the gravel has gotten thin. Gravel should be evened to cover these spots.

PLUMBING SYSTEM

PLUMBING FIXTURES:

Baths- Sinks:

Caulk in Men's and Women's rooms - Variety Store.

INTERIOR AREAS

WALLS:

Good overall condition. Repair masonry - rear wall Variety Store.

WINDOWS:

Broken pane at grocery entry.

Pane etched - DHSK at grocery entry.

ADVISORIES

FOUNDATION - STRUCTURE - EXTERIOR

GENERAL COMMENTS:

I observed no indication of foundation defects. The ground is stable and there is minimal settling.



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FOUNDATIONS:

Evidence of Settlement:

Minor cracks noted - not significant at this point in time.

DOORS:

Rear Entry Doors:

Damage to side door. It looks as if someone tried to pry the door open.

PARKING AREAS:

Condition:

Good. Typical cracking.

Rear parking and delivery area only fair condition.

PLUMBING SYSTEM

HOT WATER SOURCE:

Equipment Condition:

Not connected, leaking TPS valve. They are installing a used 10 year old heater with signs corrosion.

FIRE SPRINKLER SYSTEM:

Present - maintained.

ELECTRICAL

MAIN DISCONNECTS:

Location of Service Disconnects:

Sprinkler room.

SUBPANELS:

Locations & Condition:

Sprinkler room - Variety Store

Various places - grocery.

Good overall condition.

AIR CONDITIONING & HEATING SYSTEMS

GENERAL COMMENTS:

These units seem well maintained and are in working order. The larger units are older and may need replacement in the near future. Ask for certification by licensed HVAC Tech. Too cold to test AC units.

System Type:

Package System Big Lots 320000btu x 2 2 & 3 years old,

System Type:

600,000btu x 3 - older may be original - center unit not connected. It has been replaced by the two newer units above, It may work These units appear to have been well maintained.

INTERIOR AREAS

WALLS:

Minor cracking over dock door grocery.

CEILINGS:

Moisture stains - entry - grocery from condensation from positive air pump at entry.



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FLOORS:

Minor wear tile Variety Store. Minor cracking - grocery.

Thank you for selecting my firm to do your pre-purchase inspection. If you have any questions regarding the inspection report or the building please feel free to call me.

Sincerely,
Carl Brahe
Inspection Perfection Inc



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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 1/4/12.
 TIME OF INSPECTION: 10.
 CLIENT NAME: A Commercial Property Investment Company.
 CLIENT PHONE #: 555-555-5555.
 INSPECTION SITE: 100000 Main street.
 INSPECTION SITE CITY/STATE/ZIP: Anytown, CO.

CLIMATIC CONDITIONS:

WEATHER: Clear.
 SOIL CONDITIONS: Frozen.
 APPROXIMATE OUTSIDE TEMPERATURE in F: 30-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
 ESTIMATED AGE OF Building: 31.
 BUILDING TYPE: Retail - Major National Chain & Regional Grocery Chain.
 STORIES: 1.
 SPACE BELOW GRADE: None.

UTILITY SERVICES:

WATER SOURCE: Public.
 SEWAGE DISPOSAL: Public.
 UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
 Building Vacant: Yes - Grocery Store remodel in progress, No - Variety Chain.
 CLIENT PRESENT: No.
 PEOPLE PRESENT: Selling agent.

PAYMENT INFORMATION:

TOTAL FEE: \$xxxx.xx.
 PAID BY: Invoice.

REPORT LIMITATIONS with ARBITRATION CLAUSE

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation,



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playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

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



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FOUNDATION - STRUCTURE - EXTERIOR

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

GOOD - Satisfactory with normal wear and tear

FAIR - Satisfactory but declining in usefulness

POOR - Unsatisfactory in need of immediate repair

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

GENERAL COMMENTS:

I observed no indication of foundation defects. The ground is stable and there is minimal settling.

FOUNDATIONS:

Monolithic. Floor is a concrete slab.

Evidence of Settlement:

Minor cracks noted- not significant at this point in time.

GRADING & LANDSCAPE:

Grading:

Good.

Landscape:

Good.

EXTERIOR WALLS:

Predominant materials:

Masonry.

Overall Condition:

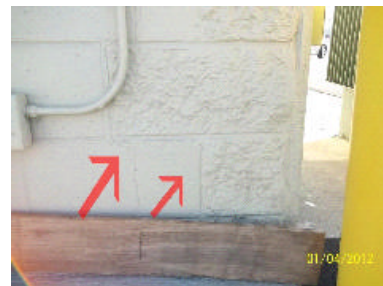
Good.

Evidence of Cracking:

Minor settlement cracking is noted - SW corner.

Other Inspector Comments:

Caulk at all expansion joints,



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Repair hole by liquor store delivery.



Repair SE corner.



Repair cracks in stucco - south wall.



Repair cracks in stucco - by sign on roof.



WINDOWS:

Predominant Type:

Fixed glass.

Overall Condition:

Good.

Type and Condition of Sills/Lintels: Masonry. Some windows are flush with exterior walls. Caulk all windows.



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DOORS:

Front Entry Doors:

Repair threshold at grocery entry.



Rear Entry Doors:

Damage to side door. It looks as if someone tried to pry the door open.



Replace sweep - sprinkler control room.



Overhead/Sliding Doors:

Good condition.

PARKING AREAS:

Surfacing Material:

Asphalt. Approx 225 parking spaces.

Condition:

Good. Typical cracking.



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Rear parking and delivery area only fair condition.



FRONT ENTRY:

Good.

Sidewalks - trip hazard at entry to Mi Pueblo,



Damage by street - south side.



Seal at south wall and at furniture pickup door.





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Approximate Year of Construction:

1980.



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ROOFING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*
- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

GENERAL COMMENTS:

Roof appear to be in good condition with a few spot where the gravel has gotten thin. Gravel should be evened to cover these spots.



Type:

Shallow sloped flat roof.



Roof Covering:

Flat tar and gravel.

Overall Condition:

Good.

ROOF SUPPORT:

Roof Sheathing:

I- beams with purlins spaced at 6 foot centers.
Corrugated steel sheeting.

VENTILATION:

Soffit vents.



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GUTTERS & DOWNSPOUTS:

Type and Condition:

Steel. Good overall condition.

ROOF MOUNTED EQUIPMENT:

Package HVAC units x Vent fans.

RECENT WEATHER CONDITIONS HAVE BEEN:

Wet.



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PLUMBING SYSTEM

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

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- FAIR** - *Satisfactory but declining in usefulness*
- POOR** - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

WATER SOURCE:

Municipal service.
Overall Condition: Good.
Main Cutoff Valve Location: Sprinkler room.

INTERIOR SUPPLY LINES:

Predominant Type: Copper.
Flow: Good.
Evidence of past or present leaks? None.

WASTE/VENTING PROVISIONS:

Sewer.
Interior Waste Lines: Predominant Type: PVC.
Drainage: Good.
Evidence of past or present leaks? None.
Venting: Adequate.

HOT WATER SOURCE:

Primary Water Heater Type: Gas.
Size in Gallons: 95.
Year of Manufacture: 2000.
Equipment Condition: Not connected, leaking TPS valve. They are installing a used 10 year old heater with signs corrosion.



PLUMBING FIXTURES:



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Baths- Sinks:

Caulk in Men's and Women's rooms - variety store.



FIRE SPRINKLER SYSTEM:

Present - maintained.



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ELECTRICAL

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

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- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICE:

Service Entrance: Underground. Good.

MAIN DISCONNECTS:

Location of Service Disconnects: Sprinkler room.

SUBPANELS:

Locations & Condition: Sprinkler room - Variety
 Various places - Grocery.
 Good overall condition.

BRANCH CIRCUIT PANELS:

Location: Utility room.
 Main Circuit Rating: 1600 amps.
 With: Circuit breakers.
 Workmanship and Layout: Good.

BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use: Good.
 Predominant Wire Type: Copper.

ELECTRICAL GROUNDING:

Condition: Good.

OUTLETS/SWITCHES/FIXTURES:

Outlets: Overall Condition: Good.
 Switches: Overall Condition: Good.
 Fixtures: Overall Condition: Good.

GROUND FAULT INTERRUPTER (GFI) CIRCUITRY:

Good.

 Broken conduit by delivery dock - variety.



AIR CONDITIONING & HEATING SYSTEMS

CONDITION DEFINITIONS: CONFIDENTIAL - FOR CLIENT USE ONLY

- GOOD** - Satisfactory with normal wear and tear
- FAIR** - Satisfactory but declining in usefulness
- POOR** - Unsatisfactory in need of immediate repair

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

These units seem well maintained and are in working order. The larger units are older and may need replacement in the near future. Ask for certification by licensed HVAC Tech. Too cold to test AC units.



System Type: Package System, 224000 btu - Grocery.



Overall Condition: Good.
Air Handler: Good.
Heating System: Good.
Ductwork and Air Flow: Air flow is good throughout.
Controls: Good.

System Type: Package System variety store 320000btu x 2 (2 & 3 years old)



Overall Condition: Good, Units are more recently installed replacement.
Air Handler: Good.
Heating System: Good.
Ductwork and Air Flow: Air flow is good throughout.



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Controls: Good.

System Type: 600,000btu x 3 - older may be original - center unit not working. It has been replaced by the two newer units above, It may work These units appear to have been well maintained.



Overall Condition: Fair, due to age of equipment.

Air Handler: Good.

Heating System: Good.

Ductwork and Air Flow: Air flow is good throughout.

Controls: Good.

INTERIOR AREAS

CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

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FAIR - *Satisfactory but declining in usefulness*

POOR - *Unsatisfactory in need of immediate repair*

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Garage door openers should be checked monthly for proper operation of their auto reverse feature. Remote control mechanisms are not tested.

WALLS:

Good overall condition. Repair masonry - rear wall.



Minor cracking over dock door.



CEILINGS:

Moisture stains - entry to grocery- from condensation from positive air pump at entry.



FLOORS:

Minor wear tile variety. Minor cracking - grocery.





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DOORS:

Good.

WINDOWS:

Broken pane at grocery entry.



Pane etched - DHSK at grocery entry.

